

Balance Sheet

Friday, October 31, 2014

South Pearl Commons

Cash Accounting Year Starts January 1, 2014

ASSETS

Cash & Investments

1010 Citywide Operating

\$15,630.67

Total Cash & Investments

\$15,630.67

Fixed Assets

1460 Equipment

\$1,017.29

Total Fixed Assets

\$1,017.29

TOTAL ASSETS

\$16,647.96

EQUITY

3060 Retained Earnings PRYR

\$18,531.69

Current Year Earnings

(\$1,883.73)

TOTAL EQUITY

\$16,647.96

TOTAL LIABILITIES AND EQUITY

\$16,647.96

Balance Sheet

Friday, October 31, 2014

S. Pearl Commons Reserves

Cash Accounting Year Starts January 1, 2014

ASSETS

Cash & Investments

1110 Citywide Reserve MM

\$89,866.30

Total Cash & Investments

\$89,866.30

TOTAL ASSETS

\$89,866.30

EQUITY

3060 Retained Earnings PRYR

\$91,382.10

Current Year Earnings

(\$1,515.80)

TOTAL EQUITY

\$89,866.30

TOTAL LIABILITIES AND EQUITY

\$89,866.30

Unaudited - For Management Purposes Only

Unexpended Budget Report

Friday, October 31, 2014

South Pearl Commons Operating

South Pearl Commons Cash Accounting Year Starts January 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
4010 HOA Dues	4,300.00	4,485.00	(185.00)	44,592.80	44,850.00	(257.20)	53,820.00	9,227.20
4020 Bike Storage Fees	25.00	33.33	(8.33)	200.00	333.33	(133.33)	400.00	200.00
4080 Late Fees	0.00	0.00	0.00	27.63	0.00	27.63	0.00	(27.63)
4090 Laundry Income	75.63	70.84	4.79	714.78	708.33	6.45	850.00	135.22
Total Income	4,400.63	4,589.17	(188.54)	45,535.21	45,891.66	(356.45)	55,070.00	9,534.79
TOTAL INCOME								
	4,400.63	4,589.17	(188.54)	45,535.21	45,891.66	(356.45)	55,070.00	9,534.79
EXPENSES								
Operating Expenses								
5010 Electric	107.53	183.33	(75.80)	1,156.65	1,833.33	(676.68)	2,200.00	1,043.35
5020 Gas	227.69	583.33	(355.64)	4,968.91	5,833.33	(864.42)	7,000.00	2,031.09
5040 Trash Removal	0.00	133.33	(133.33)	1,470.41	1,333.33	137.08	1,600.00	129.59
5090 Water & Sewer	481.30	500.00	(18.70)	5,019.73	5,000.00	19.73	6,000.00	980.27
6541 Telephone - Entry System	51.95	58.33	(6.38)	516.53	583.33	(66.80)	700.00	183.47
Total Operating Expenses	868.47	1,458.32	(589.85)	13,132.23	14,583.32	(1,451.09)	17,500.00	4,367.77
Maintenance Expenses								
6020 Boiler Inspection	0.00	12.50	(12.50)	0.00	125.00	(125.00)	150.00	150.00
6030 Boiler Maintenance	0.00	200.00	(200.00)	430.00	2,000.00	(1,570.00)	2,400.00	1,970.00
6051 Building Exterior Maint.	216.34	166.66	49.68	599.54	1,666.67	(1,067.13)	2,000.00	1,400.46
6052 Building Interior Maint.	16.10	166.66	(150.56)	5,549.62	1,666.67	3,882.95	2,000.00	(3,549.62)
6060 Common Area Cleaning	200.00	200.00	0.00	2,200.00	2,000.00	200.00	2,400.00	200.00
6087 Doors & Windows	0.00	16.67	(16.67)	0.00	166.67	(166.67)	200.00	200.00
6135 Exterminating/Pest	0.00	16.66	(16.66)	95.00	166.67	(71.67)	200.00	105.00
6170 Fire Safety	171.79	12.50	159.29	996.22	125.00	871.22	150.00	(846.22)
6315 Keys & Locks	0.00	16.66	(16.66)	97.50	166.67	(69.17)	200.00	102.50
6340 Landscape & Grounds	0.00	125.00	(125.00)	3,466.46	1,250.00	2,216.46	1,500.00	(1,966.46)
6430 Plumbing	0.00	191.66	(191.66)	790.14	1,916.67	(1,126.53)	2,300.00	1,509.86
6480 Roof Repairs	0.00	83.33	(83.33)	150.00	833.33	(683.33)	1,000.00	850.00
6510 Snow Removal	0.00	125.00	(125.00)	440.00	1,250.00	(810.00)	1,500.00	1,060.00
Total Maintenance Expenses	604.23	1,333.30	(729.07)	14,814.48	13,333.35	1,481.13	16,000.00	1,185.52

Unexpended Budget Report

Friday, October 31, 2014

South Pearl Commons Operating (Continued)

South Pearl Commons Cash Accounting Year Starts January 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Administrative Expenses								
5900 Reserve Contributions	425.00	425.00	0.00	4,250.00	4,250.00	0.00	5,100.00	850.00
7021 Administrative Expenses	36.20	37.50	(1.30)	818.98	375.00	443.98	450.00	(368.98)
7030 Audit/Accounting	0.00	25.00	(25.00)	180.00	250.00	(70.00)	300.00	120.00
7060 Copies & Postage	0.00	26.66	(26.66)	180.25	266.67	(86.42)	320.00	139.75
7110 Insurance Expense	0.00	583.33	(583.33)	7,043.00	5,833.33	1,209.67	7,000.00	(43.00)
7140 Management Fees	700.00	700.00	0.00	7,000.00	7,000.00	0.00	8,400.00	1,400.00
Total Administrative Expenses	1,161.20	1,797.49	(636.29)	19,472.23	17,975.00	1,497.23	21,570.00	2,097.77
TOTAL EXPENSES	2,633.90	4,589.11	(1,955.21)	47,418.94	45,891.67	1,527.27	55,070.00	7,651.06
NET INCOME (LOSS)	1,766.73	0.06	1,766.67	(1,883.73)	(0.01)	(1,883.72)		
UNEXPENDED (OVER EXPENDED)								1,883.73

Unexpended Budget Report

Friday, October 31, 2014

South Pearl 2014 Reserve

S. Pearl Commons Reserves Cash Accounting Year Starts January 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Reserve Income								
9410 Reserve Income	425.00	425.00	0.00	4,250.00	4,250.00	0.00	5,100.00	850.00
9440 Reserve Interest	15.79	8.33	7.46	153.08	83.33	69.75	100.00	(53.08)
Total Reserve Income	440.79	433.33	7.46	4,403.08	4,333.33	69.75	5,200.00	796.92
TOTAL INCOME	440.79	433.33	7.46	4,403.08	4,333.33	69.75	5,200.00	796.92
EXPENSES								
Reserve Expenses								
9410 Reserve Expenses	0.00	0.00	0.00	5,918.88	0.00	5,918.88	0.00	(5,918.88)
Total Reserve Expenses	0.00	0.00	0.00	5,918.88	0.00	5,918.88	0.00	(5,918.88)
TOTAL EXPENSES	0.00	0.00	0.00	5,918.88	0.00	5,918.88	0.00	(5,918.88)
NET INCOME (LOSS)	440.79	433.33	7.46	(1,515.80)	4,333.33	(5,849.13)	5,200.00	
UNEXPENDED (OVER EXPENDED)								6,715.80