

# Balance Sheet

Sunday, November 30, 2014

## South Pearl Commons

Cash Accounting Year Starts January 1, 2014

### ASSETS

#### Cash & Investments

1010 Citywide Operating

\$17,486.46

Total Cash & Investments

\$17,486.46

#### Fixed Assets

1460 Equipment

\$1,017.29

Total Fixed Assets

\$1,017.29

TOTAL ASSETS

\$18,503.75

### LIABILITIES

#### Current Liabilities

2040 Open Credits

\$487.37

TOTAL LIABILITIES

\$487.37

### EQUITY

3060 Retained Earnings PRYR

\$18,531.69

Current Year Earnings

(\$515.31)

TOTAL EQUITY

\$18,016.38

TOTAL LIABILITIES AND EQUITY

\$18,503.75

# Balance Sheet

Sunday, November 30, 2014

## S. Pearl Commons Reserves

Cash Accounting Year Starts January 1, 2014

### ASSETS

Cash & Investments

1110 Citywide Reserve MM

\$90,304.76

Total Cash & Investments

\$90,304.76

TOTAL ASSETS

\$90,304.76

### EQUITY

3060 Retained Earnings PRYR

\$91,382.10

Current Year Earnings

(\$1,077.34)

TOTAL EQUITY

\$90,304.76

TOTAL LIABILITIES AND EQUITY

\$90,304.76

Unaudited - For Management Purposes Only

# Unexpended Budget Report

Sunday, November 30, 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 |
| <b>INCOME</b>                 |               |          |          |              |           |            |               |            |
| Income                        |               |          |          |              |           |            |               |            |
| 4010 HOA Dues                 | 4,109.13      | 4,485.00 | (375.87) | 48,506.93    | 49,335.00 | (828.07)   | 53,820.00     | 5,313.07   |
| 4020 Bike Storage Fees        | 10.00         | 33.34    | (23.34)  | 210.00       | 366.67    | (156.67)   | 400.00        | 190.00     |
| 4080 Late Fees                | 27.93         | 0.00     | 27.93    | 55.56        | 0.00      | 55.56      | 0.00          | (55.56)    |
| 4090 Laundry Income           | 75.00         | 70.83    | 4.17     | 789.78       | 779.16    | 10.62      | 850.00        | 60.22      |
| Total Income                  | 4,222.06      | 4,589.17 | (367.11) | 49,562.27    | 50,480.83 | (918.56)   | 55,070.00     | 5,507.73   |
| <b>TOTAL INCOME</b>           |               |          |          |              |           |            |               |            |
|                               | 4,222.06      | 4,589.17 | (367.11) | 49,562.27    | 50,480.83 | (918.56)   | 55,070.00     | 5,507.73   |
| <b>EXPENSES</b>               |               |          |          |              |           |            |               |            |
| Operating Expenses            |               |          |          |              |           |            |               |            |
| 5010 Electric                 | 78.71         | 183.34   | (104.63) | 1,235.36     | 2,016.67  | (781.31)   | 2,200.00      | 964.64     |
| 5020 Gas                      | 340.68        | 583.34   | (242.66) | 5,309.59     | 6,416.67  | (1,107.08) | 7,000.00      | 1,690.41   |
| 5040 Trash Removal            | 0.00          | 133.34   | (133.34) | 1,470.41     | 1,466.67  | 3.74       | 1,600.00      | 129.59     |
| 5090 Water & Sewer            | 510.74        | 500.00   | 10.74    | 5,530.47     | 5,500.00  | 30.47      | 6,000.00      | 469.53     |
| 6541 Telephone - Entry System | 52.01         | 58.34    | (6.33)   | 568.54       | 641.67    | (73.13)    | 700.00        | 131.46     |
| Total Operating Expenses      | 982.14        | 1,458.36 | (476.22) | 14,114.37    | 16,041.68 | (1,927.31) | 17,500.00     | 3,385.63   |
| Maintenance Expenses          |               |          |          |              |           |            |               |            |
| 6020 Boiler Inspection        | 0.00          | 12.50    | (12.50)  | 0.00         | 137.50    | (137.50)   | 150.00        | 150.00     |
| 6030 Boiler Maintenance       | 0.00          | 200.00   | (200.00) | 430.00       | 2,200.00  | (1,770.00) | 2,400.00      | 1,970.00   |
| 6051 Building Exterior Maint. | 0.00          | 166.67   | (166.67) | 599.54       | 1,833.34  | (1,233.80) | 2,000.00      | 1,400.46   |
| 6052 Building Interior Maint. | 0.00          | 166.67   | (166.67) | 5,549.62     | 1,833.34  | 3,716.28   | 2,000.00      | (3,549.62) |
| 6060 Common Area Cleaning     | 200.00        | 200.00   | 0.00     | 2,400.00     | 2,200.00  | 200.00     | 2,400.00      | 0.00       |
| 6087 Doors & Windows          | 0.00          | 16.66    | (16.66)  | 0.00         | 183.33    | (183.33)   | 200.00        | 200.00     |
| 6135 Exterminating/Pest       | 0.00          | 16.67    | (16.67)  | 95.00        | 183.34    | (88.34)    | 200.00        | 105.00     |
| 6170 Fire Safety              | 0.00          | 12.50    | (12.50)  | 996.22       | 137.50    | 858.72     | 150.00        | (846.22)   |
| 6315 Keys & Locks             | 0.00          | 16.67    | (16.67)  | 97.50        | 183.34    | (85.84)    | 200.00        | 102.50     |
| 6340 Landscape & Grounds      | 285.00        | 125.00   | 160.00   | 3,751.46     | 1,375.00  | 2,376.46   | 1,500.00      | (2,251.46) |
| 6430 Plumbing                 | 0.00          | 191.67   | (191.67) | 790.14       | 2,108.34  | (1,318.20) | 2,300.00      | 1,509.86   |
| 6480 Roof Repairs             | 0.00          | 83.34    | (83.34)  | 150.00       | 916.67    | (766.67)   | 1,000.00      | 850.00     |
| 6510 Snow Removal             | 0.00          | 125.00   | (125.00) | 440.00       | 1,375.00  | (935.00)   | 1,500.00      | 1,060.00   |
| Total Maintenance Expenses    | 485.00        | 1,333.35 | (848.35) | 15,299.48    | 14,666.70 | 632.78     | 16,000.00     | 700.52     |

# Unexpended Budget Report

Sunday, November 30, 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       | 4,675.00     | 4,675.00  | 0.00     | 5,100.00      | 425.00     |
| 7021 Administrative Expenses  | 66.50         | 37.50    | 29.00      | 885.48       | 412.50    | 472.98   | 450.00        | (435.48)   |
| 7030 Audit/Accounting         | 0.00          | 25.00    | (25.00)    | 180.00       | 275.00    | (95.00)  | 300.00        | 120.00     |
| 7060 Copies & Postage         | 0.00          | 26.67    | (26.67)    | 180.25       | 293.34    | (113.09) | 320.00        | 139.75     |
| 7110 Insurance Expense        | 0.00          | 583.34   | (583.34)   | 7,043.00     | 6,416.67  | 626.33   | 7,000.00      | (43.00)    |
| 7140 Management Fees          | 700.00        | 700.00   | 0.00       | 7,700.00     | 7,700.00  | 0.00     | 8,400.00      | 700.00     |
| Total Administrative Expenses | 1,191.50      | 1,797.51 | (606.01)   | 20,663.73    | 19,772.51 | 891.22   | 21,570.00     | 906.27     |
| TOTAL EXPENSES                | 2,658.64      | 4,589.22 | (1,930.58) | 50,077.58    | 50,480.89 | (403.31) | 55,070.00     | 4,992.42   |
| NET INCOME (LOSS)             | 1,563.42      | (0.05)   | 1,563.47   | (515.31)     | (0.06)    | (515.25) |               |            |
| UNEXPENDED (OVER EXPENDED)    |               |          |            |              |           |          |               | 515.31     |

# Unexpended Budget Report

Sunday, November 30, 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 |
| <b>INCOME</b>                     |               |        |          |              |          |            |               |            |
| Reserve Income                    |               |        |          |              |          |            |               |            |
| 9410 Reserve Income               | 425.00        | 425.00 | 0.00     | 4,675.00     | 4,675.00 | 0.00       | 5,100.00      | 425.00     |
| 9440 Reserve Interest             | 13.46         | 8.34   | 5.12     | 166.54       | 91.67    | 74.87      | 100.00        | (66.54)    |
| Total Reserve Income              | 438.46        | 433.34 | 5.12     | 4,841.54     | 4,766.67 | 74.87      | 5,200.00      | 358.46     |
| <b>TOTAL INCOME</b>               | 438.46        | 433.34 | 5.12     | 4,841.54     | 4,766.67 | 74.87      | 5,200.00      | 358.46     |
| <b>EXPENSES</b>                   |               |        |          |              |          |            |               |            |
| 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) |
| <b>TOTAL EXPENSES</b>             | 0.00          | 0.00   | 0.00     | 5,918.88     | 0.00     | 5,918.88   | 0.00          | (5,918.88) |
| <b>NET INCOME (LOSS)</b>          | 438.46        | 433.34 | 5.12     | (1,077.34)   | 4,766.67 | (5,844.01) | 5,200.00      |            |
| <b>UNEXPENDED (OVER EXPENDED)</b> |               |        |          |              |          |            |               | 6,277.34   |