

2:30 PM
07/24/14
Accrual Basis

Pine Tree Plaza Condominium Assoc.
Balance Sheet
As of June 30, 2014

	<u>Jun 30, 14</u>
ASSETS	
Current Assets	
Checking/Savings	
1010 · Operating Checking-GMB	3,080.02
1050 · MMA Savings-GMB	<u>72,528.90</u>
Total Checking/Savings	75,608.92
Accounts Receivable	
1100 · Accounts Receivable-Homeowners	<u>759.90</u>
Total Accounts Receivable	759.90
Other Current Assets	
1190 · Accounts Receivable - Misc	11,048.54
1200 · Prepaid Insurance	<u>878.83</u>
Total Other Current Assets	<u>11,927.37</u>
Total Current Assets	<u>88,296.19</u>
TOTAL ASSETS	<u>88,296.19</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2100 · Accounts Payable-Trade	<u>6,441.57</u>
Total Accounts Payable	6,441.57
Other Current Liabilities	
2400 · Unearned Assessments	<u>2,470.00</u>
Total Other Current Liabilities	<u>2,470.00</u>
Total Current Liabilities	<u>8,911.57</u>
Total Liabilities	8,911.57
Equity	
3100 · Capital Replacement Fund	83,847.90
3901 · Operating Fund Balance	18,766.57
Net Income	<u>(23,229.85)</u>
Total Equity	<u>79,384.62</u>
TOTAL LIABILITIES & EQUITY	<u>88,296.19</u>

Pine Tree Plaza Condominium Assoc.

Budget vs. Actual

September 2013 through June 2014

Accrual Basis

	Sep '13 - Jun 14	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
4000 · Howowner Assessments	75,147.00	75,147.00	0.00
4010 · Finance Charges	0.00	0.00	0.00
4020 · Interest Income	88.07	0.00	88.07
Total Income	<u>75,235.07</u>	<u>75,147.00</u>	<u>88.07</u>
Expense			
5000 · Administration	3,752.37	2,050.00	1,702.37
5005 · Accounting	1,450.00	1,425.00	25.00
5040 · Cable Television	3,503.16	3,557.42	(54.26)
5050 · Common Area Maintenance	11,725.55	10,000.00	1,725.55
5070 · Electric	9,722.19	11,295.00	(1,572.81)
5080 · Elevator Service	3,272.59	1,816.28	1,456.31
5085 · Gas-XCEL	2,093.21	2,880.00	(786.79)
5090 · Grounds Maintenance	5,284.29	3,500.00	1,784.29
5110 · Income Tax Expense	0.00	0.00	0.00
5120 · Insurance	4,394.17	4,394.16	0.01
5130 · Insurance Damage Expense	2,500.00	2,500.00	0.00
5150 · Legal	149.90	150.00	(0.10)
5151 · Legal Fees Billed to Owners	0.00	0.00	0.00
5160 · Mailing Expense	105.77	100.00	5.77
5170 · Management Fee	6,975.00	6,975.00	0.00
5220 · Snow Removal	14,965.78	8,500.00	6,465.78
5240 · Telephone & Alarm	1,886.00	2,667.50	(781.50)
5260 · Trash Removal	1,619.60	1,500.00	119.60
5300 · Water & Sewer	7,630.25	7,550.00	80.25
5900 · Major Maintenance	7,931.43	4,500.00	3,431.43
Total Expense	<u>88,961.26</u>	<u>75,360.36</u>	<u>13,600.90</u>
Net Ordinary Income	<u>(13,726.19)</u>	<u>(213.36)</u>	<u>(13,512.83)</u>
Net Income	<u><u>(13,726.19)</u></u>	<u><u>(213.36)</u></u>	<u><u>(13,512.83)</u></u>

Pine Tree Plaza
Capital Replacement Fund Balance
As of June 30, 2014

September 1, 2013 - August 31, 2014

3100 - Fund Bal. - Replacement	\$135,738.90
8100 - CRF Assessments	\$12,996.00
8915 - Additional From Operations	\$0.00
8105 - Special Assessment Recd	\$0.00
8130 - Interest Income	\$0.00
8500 - CRF Expenditures	\$22,449.66

ENDING FUND BALANCE:

\$126,285.24

**MOUNTAIN CHALET PROPERTY MANAGEMENT, INC.
PINE TREE PLAZA COA
PROPERTY MANAGER REPORT
FOR QUARTER ENDING 6/30/14**

COMMON AREA MAINTENANCE:

- Swept and vacuumed interior and exterior hallways
- Vacuumed stairways and elevator lobby
- Washed windows on common entry doors
- Inspect property and pick up trash/debris
- Perform periodic light checks-4/6/14....

SNOW REMOVAL:

- Shoveled snow from walkways, hallways and carport/garages
- Plowed snow from parking lot
- Removed ice from roof

GROUNDS MAINTENANCE:

- Power rake lawns and remove thatch-5/12/14
- Aerate lawns-5/13/14
- Fertilize and apply weed killer-5/13/14
- Watered and mowed
- Prep and start up sprinkler system-5/16/14
- Clean out flower beds-5/29/14
- Trim trees and bushes-5/15/14
- Install flower baskets and planters-6/5/14
- Sprinkler system repairs-6/21/14...

MAJOR MAINTENANCE:

- WSFP Inspection of fire extinguishers-6/19/14
- WSFP backflow tests for domestic water supply-6/19/14
- WSFP backflow test for lawn sprinklers-6/19/14
- WSFP backflow test fire sprinklers-6/19/14
- Repaint Handicap Parking-6/25/14
- Power wash awnings-
- Turn off crawl space heaters-5/4/14
- Replace failed light bulbs on south exterior of building
- Stripe rear parking stall adjacent to parking garage-6/25/14

ADMINISTRATION:

- Prepare monthly dues statements and send out
- Receive monthly dues payments and post
- Pay monthly bills on behalf of the association
- Make bank deposits and reconcile statements
- Review CRF, budget and current expenses
- Prepare Quarterly Property Manager Report
- Facilitate BOD meeting