Balance Sheet

Sunday, June 30, 2013

Park Washington Condomini

Accrual Accounting Year Starts April 1, 2013

ASSETS			
Current Assets			
1010 CW Park Washington Oper		$48,733.40	
	Total Current Assets		$48,733.40
Fixed Assets			
1450 Furniture & Fixtures		$5,881.00	
1490 Unit #105		$82,484.00	
1510 Accumulated Depreciation		($47,437.24)	
	Total Fixed Assets		$40,927.76
Other Assets			
1210 Accounts Receivable		$8,936.24	
1250 Allowance for Bad Debts		($7,291.01)	
1310 Deferred Income Tax		$17,321.00	
1330 Prepaid Expenses		$1,241.05	
	Total Other Assets		$20,207.28
	TOTAL ASSETS		$109,868.44
LIABILITIES			
Current Liabilities			
2010 Accounts Payable		$25,464.95	
2030 Advance Payments		$4,307.03	
2040 Open Credits		$177.86	
	Total Current Liabilities		$29,949.84
Long Term Liabilities			
2790 Loan Payable		$84,478.17	
	Total Long Term Liabilities		$84,478.17
	TOTAL LIABILITIES		$114,428.01
EQUITY			
Current Year Earnings		($10,839.76)	
Prior Year Earnings		$6,280.19	
	TOTAL EQUITY		($4,559.57)
	TOTAL LIABILITIES AND EQUITY		$109,868.44

Unaudited - For Management Purposes Only

Balance Sheet

Sunday, June 30, 2013

Park Washington Condo

Accrual Accounting Year Starts April 1, 2013

ASSETS		
Current Assets		
1110 CW Park Washington MM	$48,970.83	
Total Current Assets		$48,970.83
TOTAL ASSETS		$48,970.83
EQUITY		
Current Year Earnings	$15,837.06	
Prior Year Earnings	$33,133.77	
TOTAL EQUITY		$48,970.83
TOTAL LIABILITIES AND EQUITY		$48,970.83

Unaudited - For Management Purposes Only

Unexpended Budget Report

Sunday, June 30, 2013

Park Washington Condo.

Park Washington Condomini Accrual Accounting Year Starts April 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Revenue								
4010 Assessments	21,282.00	21,609.00	(327.00)	63,846.00	64,827.00	(981.00)	259,308.00	195,462.00
4080 Late Fees Income	281.27	75.00	206.27	910.63	225.00	685.63	900.00	(10.63)
4090 Laundry Income	366.88	366.00	0.88	1,040.14	1,098.00	(57.86)	4,400.00	3,359.86
4100 Legal Fee Income	570.07	42.00	528.07	820.07	124.00	696.07	500.00	(320.07)
4115 Move In/Out Income	250.00	0.00	250.00	250.00	250.00	0.00	1,000.00	750.00
4160 Other Income	48.00	0.00	48.00	223.00	0.00	223.00	0.00	(223.00)
4170 Parking Fee	390.00	390.00	0.00	1,170.00	1,170.00	0.00	4,680.00	3,510.00
Total Revenue	23,188.22	22,482.00	706.22	68,259.84	67,694.00	565.84	270,788.00	202,528.16
TOTAL INCOME	23,188.22	22,482.00	706.22	68,259.84	67,694.00	565.84	270,788.00	202,528.16
EXPENSES								
Utilities								
5010 Electric	3,593.73	2,200.00	1,393.73	6,079.27	4,893.00	1,186.27	24,443.00	18,363.73
5020 Gas	766.80	1,200.00	(433.20)	5,375.60	5,400.00	(24.40)	25,000.00	19,624.40
5035 Wastewater	68.80	75.00	(6.20)	137.60	225.00	(87.40)	900.00	762.40
5090 Water & Sewer	1,539.14	1,375.00	164.14	4,013.14	4,125.00	(111.86)	16,500.00	12,486.86
Total Utilities	5,968.47	4,850.00	1,118.47	15,605.61	14,643.00	962.61	66,843.00	51,237.39
Grounds								
5040 Trash Removal	478.13	416.25	61.88	1,442.58	1,248.75	193.83	4,995.00	3,552.42
6340 Landscape Contract	429.00	167.00	262.00	695.00	501.00	194.00	2,000.00	1,305.00
6345 Landscape Maintenance	0.00	0.00	0.00	175.98	500.00	(324.02)	1,000.00	824.02
6510 Snow Removal	0.00	0.00	0.00	570.00	0.00	570.00	1,700.00	1,130.00
6512 Sprinkler Repairs	0.00	92.00	(92.00)	347.85	276.00	71.85	550.00	202.15
6560 Trees, Plants & Shrubs	0.00	100.00	(100.00)	0.00	1,000.00	(1,000.00)	1,500.00	1,500.00
Total Grounds	907.13	775.25	131.88	3,231.41	3,525.75	(294.34)	11,745.00	8,513.59
Maintenance								
6050 Building Maintenance	1,625.00	375.00	1,250.00	3,201.61	1,125.00	2,076.61	4,500.00	1,298.39
6058 Carpet Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
6088 Electrical/Lighting	461.67	300.00	161.67	22.23	900.00	(877.77)	3,600.00	3,577.77
6090 Elevator Repairs	0.00	100.00	(100.00)	0.00	300.00	(300.00)	1,000.00	1,000.00

Unaudited - For Management Purposes Only

Unexpended Budget Report

Sunday, June 30, 2013

Park Washington Condo. (Continued)

Park Washington Condomini Accrual Accounting Year Starts April 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Maintenance (Continued)								
6110 Elevator Contract	0.00	583.00	(583.00)	1,695.00	1,750.00	(55.00)	7,000.00	5,305.00
6160 Fire Alarm Monitoring	784.10	206.25	577.85	942.10	618.75	323.35	2,500.00	1,557.90
6179 Garage Cleaning	0.00	625.00	(625.00)	1,840.00	1,875.00	(35.00)	7,500.00	5,660.00
6180 Garage Repair/Maintenance	9,264.30	167.00	9,097.30	10,256.55	501.00	9,755.55	2,000.00	(8,256.55)
6295 HVAC Repairs/Supplies	8,423.39	833.00	7,590.39	8,423.39	2,503.00	5,920.39	10,000.00	1,576.61
6311 Janitorial Contract	750.00	850.00	(100.00)	1,500.00	2,550.00	(1,050.00)	10,200.00	8,700.00
6430 Plumbing	0.00	500.00	(500.00)	0.00	1,500.00	(1,500.00)	6,000.00	6,000.00
6535 Supplies	0.00	62.50	(62.50)	0.00	187.50	(187.50)	750.00	750.00
6575 Water Treatment	265.00	525.00	(260.00)	530.00	1,575.00	(1,045.00)	3,680.00	3,150.00
Total Maintenance	21,573.46	5,126.75	16,446.71	28,410.88	15,385.25	13,025.63	59,230.00	30,819.12
Other Expense								
5900 Reserve Contributions	5,272.00	5,272.00	0.00	15,816.00	15,816.00	0.00	63,260.00	47,444.00
Total Other Expenses	5,272.00	5,272.00	0.00	15,816.00	15,816.00	0.00	63,260.00	47,444.00
Pool & Spa								
6440 Pool Chemicals	0.00	100.00	(100.00)	588.14	400.00	188.14	700.00	111.86
6450 Pool Expenses	115.00	250.00	(135.00)	115.00	1,000.00	(885.00)	1,500.00	1,385.00
6460 Pool Contract	350.00	425.00	(75.00)	700.00	725.00	(25.00)	2,500.00	1,800.00
Total Pool & Spa	465.00	775.00	(310.00)	1,403.14	2,125.00	(721.86)	4,700.00	3,296.86
Administration								
6565 Unit 105 Expenses	715.00	0.00	715.00	1,219.90	0.00	1,219.90	0.00	(1,219.90)
7021 Administrative Expenses	47.17	200.00	(152.83)	320.93	600.00	(279.07)	2,400.00	2,079.07
7030 Audit	0.00	0.00	0.00	0.00	3,800.00	(3,800.00)	3,800.00	3,800.00
7110 Insurance	2,148.08	2,492.00	(343.92)	6,444.24	7,476.00	(1,031.76)	29,900.00	23,455.76
7119 Legal - Collections	0.00	200.00	(200.00)	0.00	600.00	(600.00)	2,000.00	2,000.00
7120 Legal - General	570.07	0.00	570.07	820.07	250.00	570.07	1,000.00	179.93
7130 Licenses, Permits & Fees	0.00	0.00	0.00	0.00	0.00	0.00	160.00	160.00
7140 Management Fees	1,500.00	1,500.00	0.00	4,500.00	4,500.00	0.00	18,000.00	13,500.00
7262 Reserve Study	0.00	0.00	0.00	0.00	5,000.00	(5,000.00)	5,000.00	5,000.00
7425 Interest - Loan Payable	271.30	170.00	101.30	817.65	750.00	67.65	750.00	(67.65)
7425 Telephone	169.83	167.00	2.83	509.77	501.00	8.77	2,000.00	1,490.23

Unaudited - For Management Purposes Only

Unexpended Budget Report

Sunday, June 30, 2013

Park Washington Condo. (Continued)

Park Washington Condomini Accrual Accounting Year Starts April 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Total Administration	5,421.45	4,729.00	692.45	14,632.56	23,477.00	(8,844.44)	65,010.00	50,377.44
TOTAL EXPENSES	39,607.51	21,528.00	18,079.51	79,099.60	74,972.00	4,127.60	270,788.00	191,688.40
NET INCOME (LOSS)	(16,419.29)	954.00	(17,373.29)	(10,839.76)	(7,278.00)	(3,561.76)		
UNEXPENDED (OVER EXPENDED)								10,839.76

Unaudited - For Management Purposes Only

Unexpended Budget Report

Sunday, June 30, 2013

Park Washington Condominium Association

Park Washington Condo Accrual Accounting Year Starts April 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Revenue								
9410 Reserve Income	5,272.00	5,272.00	0.00	15,816.00	15,816.00	0.00	63,260.00	47,444.00
9440 Reserve Interest Income	7.28	0.00	7.28	21.06	0.00	21.06	0.00	(21.06)
Total Revenue	5,279.28	5,272.00	7.28	15,837.06	15,816.00	21.06	63,260.00	47,422.94
TOTAL INCOME	5,279.28	5,272.00	7.28	15,837.06	15,816.00	21.06	63,260.00	47,422.94
NET INCOME (LOSS)	5,279.28	5,272.00	7.28	15,837.06	15,816.00	21.06	63,260.00	
UNEXPENDED (OVER EXPENDED)								47,422.94

Unaudited - For Management Purposes Only