

Balance Sheet

Saturday, August 31, 2013

Park Washington Condomini

Accrual Accounting Year Starts April 1, 2013

ASSETS

Current Assets

1010 CW Park Washington Oper	\$38,132.59	
Total Current Assets		\$38,132.59

Fixed Assets

1450 Furniture & Fixtures	\$5,881.00	
1510 Accumulated Depreciation	(\$2,105.15)	
Total Fixed Assets		\$3,775.85

Other Assets

1210 Accounts Receivable	\$2,830.25	
1250 Allowance for Bad Debts	(\$7,291.01)	
1310 Deferred Income Tax	\$17,321.00	
1330 Prepaid Expenses	\$945.45	
1720 Interfund Transfer	\$108,213.93	
Total Other Assets		\$122,019.62

TOTAL ASSETS		<u>\$163,928.06</u>
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LIABILITIES

Current Liabilities

2010 Accounts Payable	\$9,774.34	
2030 Advance Payments	\$5,574.59	
2040 Open Credits	\$294.39	
Total Current Liabilities		\$15,643.32

TOTAL LIABILITIES		<u>\$15,643.32</u>
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EQUITY

Current Year Earnings	\$142,070.45	
Prior Year Earnings	\$6,214.29	
TOTAL EQUITY		<u>\$148,284.74</u>

TOTAL LIABILITIES AND EQUITY		<u>\$163,928.06</u>
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Balance Sheet

Saturday, August 31, 2013

Park Washington Condo

Accrual Accounting Year Starts April 1, 2013

ASSETS

Current Assets

1110 CW Park Washington MM

\$165,478.76

Total Current Assets

\$165,478.76

TOTAL ASSETS

\$165,478.76

LIABILITIES

Current Liabilities

2795 Interfund Transfer Resrv.

\$108,213.93

Total Current Liabilities

\$108,213.93

TOTAL LIABILITIES

\$108,213.93

EQUITY

Current Year Earnings

\$24,131.06

Prior Year Earnings

\$33,133.77

TOTAL EQUITY

\$57,264.83

TOTAL LIABILITIES AND EQUITY

\$165,478.76

Unaudited - For Management Purposes Only

Unexpended Budget Report

Saturday, August 31, 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								
Other Income								
4250 Gain on Sale -Fixed Asset	32.76	0.00	32.76	155,953.90	0.00	155,953.90	0.00	(155,953.90)
Total Other Income	32.76	0.00	32.76	155,953.90	0.00	155,953.90	0.00	(155,953.90)
Revenue								
4010 Assessments	21,718.00	21,609.00	109.00	107,028.84	108,045.00	(1,016.16)	259,308.00	152,279.16
4080 Late Fees Income	88.47	75.00	13.47	1,245.39	375.00	870.39	900.00	(345.39)
4090 Laundry Income	313.13	366.00	(52.87)	1,682.52	1,834.00	(151.48)	4,400.00	2,717.48
4100 Legal Fee Income	159.50	42.00	117.50	1,209.34	206.00	1,003.34	500.00	(709.34)
4115 Move In/Out Income	250.00	0.00	250.00	1,000.00	500.00	500.00	1,000.00	0.00
4160 Other Income	0.00	0.00	0.00	223.00	0.00	223.00	0.00	(223.00)
4170 Parking Fee	390.00	390.00	0.00	1,950.00	1,950.00	0.00	4,680.00	2,730.00
Total Revenue	22,919.10	22,482.00	437.10	114,339.09	112,910.00	1,429.09	270,788.00	156,448.91
TOTAL INCOME	22,951.86	22,482.00	469.86	270,292.99	112,910.00	157,382.99	270,788.00	495.01
EXPENSES								
Utilities								
5010 Electric	2,712.62	3,200.00	(487.38)	11,621.26	11,293.00	328.26	24,443.00	12,821.74
5020 Gas	756.61	1,000.00	(243.39)	6,798.67	7,500.00	(701.33)	25,000.00	18,201.33
5035 Wastewater	68.80	75.00	(6.20)	275.20	375.00	(99.80)	900.00	624.80
5090 Water & Sewer	1,889.54	1,375.00	514.54	7,795.79	6,875.00	920.79	16,500.00	8,704.21
Total Utilities	5,427.57	5,650.00	(222.43)	26,490.92	26,043.00	447.92	66,843.00	40,352.08
Grounds								
5040 Trash Removal	423.23	416.25	6.98	2,364.06	2,081.25	282.81	4,995.00	2,630.94
6340 Landscape Contract	124.00	167.00	(43.00)	974.00	835.00	139.00	2,000.00	1,026.00
6345 Landscape Maintenance	0.00	0.00	0.00	224.23	500.00	(275.77)	1,000.00	775.77
6510 Snow Removal	0.00	0.00	0.00	570.00	0.00	570.00	1,700.00	1,130.00
6512 Sprinkler Repairs	125.00	90.00	35.00	472.85	458.00	14.85	550.00	77.15
6560 Trees, Plants & Shrubs	110.00	300.00	(190.00)	110.00	1,400.00	(1,290.00)	1,500.00	1,390.00
Total Grounds	782.23	973.25	(191.02)	4,715.14	5,274.25	(559.11)	11,745.00	7,029.86

Maintenance

Unexpended Budget Report

Saturday, August 31, 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)								
6050 Building Maintenance	2,117.38	375.00	1,742.38	8,889.70	1,875.00	7,014.70	4,500.00	(4,389.70)
6058 Carpet Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
6088 Electrical/Lighting	0.00	300.00	(300.00)	22.23	1,500.00	(1,477.77)	3,600.00	3,577.77
6090 Elevator Repairs	0.00	0.00	0.00	0.00	400.00	(400.00)	1,000.00	1,000.00
6110 Elevator Contract	0.00	583.00	(583.00)	3,390.00	2,917.00	473.00	7,000.00	3,610.00
6160 Fire Alarm Monitoring	79.00	206.25	(127.25)	1,100.10	1,031.25	68.85	2,500.00	1,399.90
6179 Garage Cleaning	0.00	625.00	(625.00)	1,840.00	3,125.00	(1,285.00)	7,500.00	5,660.00
6180 Garage Repair/Maintenance	0.00	167.00	(167.00)	10,256.55	835.00	9,421.55	2,000.00	(8,256.55)
6295 HVAC Repairs/Supplies	0.00	833.00	(833.00)	9,276.49	4,169.00	5,107.49	10,000.00	723.51
6311 Janitorial Contract	750.00	850.00	(100.00)	3,750.00	4,250.00	(500.00)	10,200.00	6,450.00
6430 Plumbing	99.00	500.00	(401.00)	99.00	2,500.00	(2,401.00)	6,000.00	5,901.00
6535 Supplies	0.00	62.50	(62.50)	101.54	312.50	(210.96)	750.00	648.46
6575 Water Treatment	265.00	525.00	(260.00)	1,060.00	2,625.00	(1,565.00)	3,680.00	2,620.00
Total Maintenance	3,310.38	5,026.75	(1,716.37)	39,785.61	25,539.75	14,245.86	59,230.00	19,444.39
Other Expense								
5900 Reserve Contributions	5,272.00	5,272.00	0.00	26,360.00	26,360.00	0.00	63,260.00	36,900.00
Total Other Expenses	5,272.00	5,272.00	0.00	26,360.00	26,360.00	0.00	63,260.00	36,900.00
Pool & Spa								
6440 Pool Chemicals	352.95	0.00	352.95	941.09	500.00	441.09	700.00	(241.09)
6450 Pool Expenses	0.00	125.00	(125.00)	115.00	1,250.00	(1,135.00)	1,500.00	1,385.00
6460 Pool Contract	350.00	425.00	(75.00)	1,400.00	1,575.00	(175.00)	2,500.00	1,100.00
Total Pool & Spa	702.95	550.00	152.95	2,456.09	3,325.00	(868.91)	4,700.00	2,243.91
Administration								
6565 Unit 105 Expenses	0.00	0.00	0.00	1,709.24	0.00	1,709.24	0.00	(1,709.24)
7021 Administrative Expenses	48.23	200.00	(151.77)	416.28	1,000.00	(583.72)	2,400.00	1,983.72
7030 Audit	0.00	0.00	0.00	4,418.97	3,800.00	618.97	3,800.00	(618.97)
7110 Insurance	2,148.08	2,492.00	(343.92)	10,740.40	12,460.00	(1,719.60)	29,900.00	19,159.60
7119 Legal - Collections	0.00	200.00	(200.00)	0.00	1,000.00	(1,000.00)	2,000.00	2,000.00
7120 Legal - General	299.50	250.00	49.50	1,399.34	500.00	899.34	1,000.00	(399.34)
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	7,500.00	7,500.00	0.00	18,000.00	10,500.00

Unexpended Budget Report

Saturday, August 31, 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)								
Administration (Continued)								
7235 Property Taxes - Unit 105	0.00	0.00	0.00	563.79	0.00	563.79	0.00	(563.79)
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	0.00	0.00	0.00	817.65	750.00	67.65	750.00	(67.65)
7425 Telephone	169.67	167.00	2.67	849.11	835.00	14.11	2,000.00	1,150.89
Total Administration	4,165.48	4,809.00	(643.52)	28,414.78	32,845.00	(4,430.22)	65,010.00	36,595.22
TOTAL EXPENSES	19,660.61	22,281.00	(2,620.39)	128,222.54	119,387.00	8,835.54	270,788.00	142,565.46
NET INCOME (LOSS)	3,291.25	201.00	3,090.25	142,070.45	(6,477.00)	148,547.45		
UNEXPENDED (OVER EXPENDED)								(142,070.45)

Unexpended Budget Report

Saturday, August 31, 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	26,360.00	26,360.00	0.00	63,260.00	36,900.00
9440 Reserve Interest Income	58.33	0.00	58.33	101.78	0.00	101.78	0.00	(101.78)
Total Revenue	5,330.33	5,272.00	58.33	26,461.78	26,360.00	101.78	63,260.00	36,798.22
TOTAL INCOME	5,330.33	5,272.00	58.33	26,461.78	26,360.00	101.78	63,260.00	36,798.22
EXPENSES								
Expenses								
9680 Reserve HVAC	0.00	0.00	0.00	2,330.72	0.00	2,330.72	0.00	(2,330.72)
9800 Reserve Expenses	(3.00)	0.00	(3.00)	0.00	0.00	0.00	0.00	0.00
Total Expenses	(3.00)	0.00	(3.00)	2,330.72	0.00	2,330.72	0.00	(2,330.72)
TOTAL EXPENSES	(3.00)	0.00	(3.00)	2,330.72	0.00	2,330.72	0.00	(2,330.72)
NET INCOME (LOSS)	5,333.33	5,272.00	61.33	24,131.06	26,360.00	(2,228.94)	63,260.00	
UNEXPENDED (OVER EXPENDED)								39,128.94