Balance Sheet

Wednesday, April 30, 2014

Park Washington Condo

Accrual Accounting Year Starts April 1, 2014

ASSETS		
Current Assets		
1010 CW Park Washington Oper	$39,855.11	
Total Current Assets		$39,855.11
Fixed Assets		
1450 Furniture & Fixtures	$5,881.00	
1510 Accumulated Depreciation	($5,881.00)	
Total Fixed Assets		$0.00
Other Assets		
1210 Accounts Receivable	$6,519.55	
1720 Interfund Transfer	$108,213.93	
Total Other Assets		$114,733.48
Prepaid Expenses		
1320 Prepaid Insurance	$11,562.74	
1330 Prepaid Expenses	$1,553.13	
Total Prepaid Expenses		$13,115.87
TOTAL ASSETS		$167,704.46
LIABILITIES		
Current Liabilities		
2010 Accounts Payable	$9,397.82	
2030 Advance Payments	$5,536.71	
2040 Open Credits	$177.86	
2050 Federal Inc Tax Payable	$773.00	
2060 State Inc Tax Payable	$87.00	
2770 Due to Reserves	$102,607.00	
Total Current Liabilities		$118,579.39
TOTAL LIABILITIES		$118,579.39
EQUITY		
Current Year Earnings	($1,476.54)	
Prior Year Earnings	$50,601.61	
TOTAL EQUITY		$49,125.07
TOTAL LIABILITIES AND EQUITY		$167,704.46

Unaudited - For Management Purposes Only

Balance Sheet

Wednesday, April 30, 2014

Park Washington Condo

Accrual Accounting Year Starts April 1, 2014

ASSETS			
Current Assets			
1110 CW Park Washington MM		$178,572.12	
	Total Current Assets		$178,572.12
Other Assets			
1750 Due from Operating		$102,607.00	
	Total Other Assets		$102,607.00
	TOTAL ASSETS		$281,179.12
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		$6,010.62	
Prior Year Earnings		$166,954.57	
	TOTAL EQUITY		$172,965.19
	TOTAL LIABILITIES AND EQUITY		$281,179.12

Unaudited - For Management Purposes Only

Unexpended Budget Report

Wednesday, April 30, 2014

Park Washington Condominium Operating

Park Washington Condo Accrual Accounting Year Starts April 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Revenue								
4010 Assessments	21,718.00	21,718.00	0.00	21,718.00	21,718.00	0.00	260,616.00	238,898.00
4080 Late Fees Income	342.18	150.00	192.18	342.18	150.00	192.18	1,800.00	1,457.82
4090 Laundry Income	299.50	325.00	(25.50)	299.50	325.00	(25.50)	4,100.00	3,800.50
4100 Legal Fee Income	104.07	150.00	(45.93)	104.07	150.00	(45.93)	2,000.00	1,895.93
4115 Move In/Out Income	250.00	250.00	0.00	250.00	250.00	0.00	1,000.00	750.00
4160 Other Income	105.00	0.00	105.00	105.00	0.00	105.00	0.00	(105.00)
4170 Parking Fee	390.00	390.00	0.00	390.00	390.00	0.00	4,680.00	4,290.00
Total Revenue	23,208.75	22,983.00	225.75	23,208.75	22,983.00	225.75	274,196.00	250,987.25
TOTAL INCOME	23,208.75	22,983.00	225.75	23,208.75	22,983.00	225.75	274,196.00	250,987.25
EXPENSES								
Utilities								
5010 Electric	1,354.11	1,400.00	(45.89)	1,354.11	1,400.00	(45.89)	24,000.00	22,645.89
5020 Gas	2,540.31	2,200.00	340.31	2,540.31	2,200.00	340.31	25,000.00	22,459.69
5035 Wastewater	68.85	75.00	(6.15)	68.85	75.00	(6.15)	900.00	831.15
5090 Water & Sewer	786.56	1,375.00	(588.44)	786.56	1,375.00	(588.44)	16,500.00	15,713.44
Total Utilities	4,749.83	5,050.00	(300.17)	4,749.83	5,050.00	(300.17)	66,400.00	61,650.17
Grounds								
5040 Trash Removal	565.73	416.25	149.48	565.73	416.25	149.48	4,995.00	4,429.27
6340 Landscape Contract	0.00	167.00	(167.00)	0.00	167.00	(167.00)	2,000.00	2,000.00
6345 Landscape Maintenance	399.00	0.00	399.00	399.00	0.00	399.00	500.00	101.00
6510 Snow Removal	159.00	450.00	(291.00)	159.00	450.00	(291.00)	1,500.00	1,341.00
6512 Sprinkler Repairs	0.00	92.00	(92.00)	0.00	92.00	(92.00)	550.00	550.00
6560 Trees, Plants & Shrubs	0.00	300.00	(300.00)	0.00	300.00	(300.00)	1,000.00	1,000.00
Total Grounds	1,123.73	1,425.25	(301.52)	1,123.73	1,425.25	(301.52)	10,545.00	9,421.27
Maintenance								
6050 Building Maintenance	2,225.75	2,000.00	225.75	2,225.75	2,000.00	225.75	23,000.00	20,774.25
6058 Carpet Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
6088 Electrical/Lighting	120.00	125.00	(5.00)	120.00	125.00	(5.00)	1,500.00	1,380.00
6090 Elevator Repairs	0.00	100.00	(100.00)	0.00	100.00	(100.00)	1,000.00	1,000.00

Unaudited - For Management Purposes Only

Unexpended Budget Report

Wednesday, April 30, 2014

Park Washington Condominium Operating (Continued)

Park Washington Condo Accrual Accounting Year Starts April 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Maintenance (Continued)								
6110 Elevator Contract	1,695.00	584.00	1,111.00	1,695.00	584.00	1,111.00	7,000.00	5,305.00
6160 Fire Alarm Monitoring	79.00	79.00	0.00	79.00	79.00	0.00	2,000.00	1,921.00
6179 Garage Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
6180 Garage Repair/Maintenance	2,148.18	167.00	1,981.18	2,148.18	167.00	1,981.18	2,000.00	(148.18)
6295 HVAC Repairs/Supplies	264.17	600.00	(335.83)	264.17	600.00	(335.83)	7,000.00	6,735.83
6298 HVAC Contract	0.00	273.00	(273.00)	0.00	273.00	(273.00)	3,265.00	3,265.00
6311 Janitorial Contract	750.00	850.00	(100.00)	750.00	850.00	(100.00)	10,200.00	9,450.00
6430 Plumbing	0.00	500.00	(500.00)	0.00	500.00	(500.00)	5,000.00	5,000.00
6535 Supplies	0.00	40.00	(40.00)	0.00	40.00	(40.00)	500.00	500.00
6575 Water Treatment	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	1,500.00
Total Maintenance	7,282.10	5,318.00	1,964.10	7,282.10	5,318.00	1,964.10	65,465.00	58,182.90
Other Expense								
5900 Reserve Contributions	5,968.00	5,968.00	0.00	5,968.00	5,968.00	0.00	71,618.00	65,650.00
Total Other Expenses	5,968.00	5,968.00	0.00	5,968.00	5,968.00	0.00	71,618.00	65,650.00
Pool & Spa								
6440 Pool Chemicals	0.00	100.00	(100.00)	0.00	100.00	(100.00)	1,000.00	1,000.00
6450 Pool Expenses	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
6460 Pool Contract	350.00	0.00	350.00	350.00	0.00	350.00	2,500.00	2,150.00
Total Pool & Spa	350.00	100.00	250.00	350.00	100.00	250.00	4,000.00	3,650.00
Administration								
7021 Administrative Expenses	210.28	200.00	10.28	210.28	200.00	10.28	2,000.00	1,789.72
7030 Audit	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00	4,000.00
7040 Bad Debts	1,141.49	0.00	1,141.49	1,141.49	0.00	1,141.49	0.00	(1,141.49)
7110 Insurance	2,084.00	2,084.00	0.00	2,084.00	2,084.00	0.00	25,008.00	22,924.00
7119 Legal - Collections	104.07	200.00	(95.93)	104.07	200.00	(95.93)	2,000.00	1,895.93
7120 Legal - General	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
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	1,500.00	1,500.00	0.00	18,000.00	16,500.00
7262 Reserve Study	0.00	2,000.00	(2,000.00)	0.00	2,000.00	(2,000.00)	2,000.00	2,000.00
7425 Telephone	171.79	167.00	4.79	171.79	167.00	4.79	2,000.00	1,828.21

Unaudited - For Management Purposes Only

Unexpended Budget Report

Wednesday, April 30, 2014

Park Washington Condominium Operating (Continued)

Park Washington Condo Accrual Accounting Year Starts April 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Total Administration	5,211.63	6,151.00	(939.37)	5,211.63	6,151.00	(939.37)	56,168.00	50,956.37
TOTAL EXPENSES	24,685.29	24,012.25	673.04	24,685.29	24,012.25	673.04	274,196.00	249,510.71
NET INCOME (LOSS)	(1,476.54)	(1,029.25)	(447.29)	(1,476.54)	(1,029.25)	(447.29)		
UNEXPENDED (OVER EXPENDED)								1,476.54

Unaudited - For Management Purposes Only

Unexpended Budget Report

Wednesday, April 30, 2014

Park Washington Condominium Reserves

Park Washington Condo Accrual Accounting Year Starts April 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Revenue								
9410 Reserve Income	5,968.00	5,968.00	0.00	5,968.00	5,968.00	0.00	71,618.00	65,650.00
9440 Reserve Interest Income	42.62	0.00	42.62	42.62	0.00	42.62	0.00	(42.62)
Total Revenue	6,010.62	5,968.00	42.62	6,010.62	5,968.00	42.62	71,618.00	65,607.38
TOTAL INCOME	6,010.62	5,968.00	42.62	6,010.62	5,968.00	42.62	71,618.00	65,607.38
NET INCOME (LOSS)	6,010.62	5,968.00	42.62	6,010.62	5,968.00	42.62	71,618.00	
UNEXPENDED (OVER EXPENDED)								65,607.38

Unaudited - For Management Purposes Only