Balance Sheet

Saturday, May 31, 2014

Park Washington Condo

Accrual Accounting Year Starts April 1, 2014

ASSETS		
Current Assets		
1010 CW Park Washington Oper	$37,181.43	
Total Current Assets		$37,181.43
Fixed Assets		
1450 Furniture & Fixtures	$5,881.00	
1510 Accumulated Depreciation	($5,881.00)	
Total Fixed Assets		$0.00
Other Assets		
1210 Accounts Receivable	$6,580.76	
1720 Interfund Transfer	$108,213.93	
Total Other Assets		$114,794.69
Prepaid Expenses		
1320 Prepaid Insurance	$9,478.74	
1330 Prepaid Expenses	$1,403.95	
Total Prepaid Expenses		$10,882.69
TOTAL ASSETS		$162,858.81
LIABILITIES		
Current Liabilities		
2010 Accounts Payable	$10,504.49	
2030 Advance Payments	$5,241.71	
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		$119,391.06
TOTAL LIABILITIES		$119,391.06
EQUITY		
Current Year Earnings	($7,133.86)	
Prior Year Earnings	$50,601.61	
TOTAL EQUITY		$43,467.75
TOTAL LIABILITIES AND EQUITY		$162,858.81

Unaudited - For Management Purposes Only

Balance Sheet

Saturday, May 31, 2014

Park Washington Condo

Accrual Accounting Year Starts April 1, 2014

ASSETS			
Current Assets			
1110 CW Park Washington MM		$184,586.93	
	Total Current Assets		$184,586.93
Other Assets			
1750 Due from Operating		$102,607.00	
	Total Other Assets		$102,607.00
	TOTAL ASSETS		$287,193.93
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		$12,025.43	
Prior Year Earnings		$166,954.57	
	TOTAL EQUITY		$178,980.00
	TOTAL LIABILITIES AND EQUITY		$287,193.93

Unaudited - For Management Purposes Only

Unexpended Budget Report

Saturday, May 31, 2014

Park Washington Condominium Operating

Park Washington Condo Accrual Accounting Year Starts April 1, 2014

Unaudited - For Management Purposes Only

	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	43,436.00	43,436.00	0.00	260,616.00	217,180.00
4080 Late Fees Income	(440.79)	150.00	(590.79)	(98.61)	300.00	(398.61)	1,800.00	1,898.61
4090 Laundry Income	335.00	360.00	(25.00)	634.50	685.00	(50.50)	4,100.00	3,465.50
4100 Legal Fee Income	170.00	350.00	(180.00)	274.07	500.00	(225.93)	2,000.00	1,725.93
4115 Move In/Out Income	0.00	0.00	0.00	250.00	250.00	0.00	1,000.00	750.00
4160 Other Income	15.00	0.00	15.00	120.00	0.00	120.00	0.00	(120.00)
4170 Parking Fee	390.00	390.00	0.00	780.00	780.00	0.00	4,680.00	3,900.00
Total Revenue	22,187.21	22,968.00	(780.79)	45,395.96	45,951.00	(555.04)	274,196.00	228,800.04
TOTAL INCOME	22,187.21	22,968.00	(780.79)	45,395.96	45,951.00	(555.04)	274,196.00	228,800.04
EXPENSES								
Utilities								
5010 Electric	2,585.14	1,200.00	1,385.14	3,939.25	2,600.00	1,339.25	24,000.00	20,060.75
5020 Gas	1,184.80	2,000.00	(815.20)	3,725.11	4,200.00	(474.89)	25,000.00	21,274.89
5035 Wastewater	70.18	75.00	(4.82)	139.03	150.00	(10.97)	900.00	760.97
5090 Water & Sewer	1,294.40	1,375.00	(80.60)	2,080.96	2,750.00	(669.04)	16,500.00	14,419.04
Total Utilities	5,134.52	4,650.00	484.52	9,884.35	9,700.00	184.35	66,400.00	56,515.65
Grounds								
5040 Trash Removal	483.89	416.25	67.64	1,049.62	832.50	217.12	4,995.00	3,945.38
6340 Landscape Contract	75.00	167.00	(92.00)	75.00	334.00	(259.00)	2,000.00	1,925.00
6345 Landscape Maintenance	441.07	200.00	241.07	840.07	200.00	640.07	500.00	(340.07)
6510 Snow Removal	53.00	300.00	(247.00)	212.00	750.00	(538.00)	1,500.00	1,288.00
6512 Sprinkler Repairs	0.00	92.00	(92.00)	0.00	184.00	(184.00)	550.00	550.00
6560 Trees, Plants & Shrubs	4,005.00	100.00	3,905.00	4,005.00	400.00	3,605.00	1,000.00	(3,005.00)
Total Grounds	5,057.96	1,275.25	3,782.71	6,181.69	2,700.50	3,481.19	10,545.00	4,363.31
Maintenance								
6050 Building Maintenance	2,342.53	2,000.00	342.53	4,568.28	4,000.00	568.28	23,000.00	18,431.72
6058 Carpet Cleaning	200.00	0.00	200.00	200.00	0.00	200.00	500.00	300.00
6088 Electrical/Lighting	0.00	125.00	(125.00)	120.00	250.00	(130.00)	1,500.00	1,380.00
6090 Elevator Repairs	283.75	100.00	183.75	283.75	200.00	83.75	1,000.00	716.25

Unexpended Budget Report

Saturday, May 31, 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	0.00	583.00	(583.00)	1,695.00	1,167.00	528.00	7,000.00	5,305.00
6160 Fire Alarm Monitoring	79.00	79.00	0.00	158.00	158.00	0.00	2,000.00	1,842.00
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	0.00	167.00	(167.00)	2,148.18	334.00	1,814.18	2,000.00	(148.18)
6295 HVAC Repairs/Supplies	2,120.52	600.00	1,520.52	2,384.69	1,200.00	1,184.69	7,000.00	4,615.31
6298 HVAC Contract	0.00	272.00	(272.00)	0.00	545.00	(545.00)	3,265.00	3,265.00
6311 Janitorial Contract	750.00	850.00	(100.00)	1,500.00	1,700.00	(200.00)	10,200.00	8,700.00
6430 Plumbing	144.00	500.00	(356.00)	144.00	1,000.00	(856.00)	5,000.00	4,856.00
6535 Supplies	448.89	40.00	408.89	448.89	80.00	368.89	500.00	51.11
6575 Water Treatment	265.00	0.00	265.00	265.00	0.00	265.00	1,500.00	1,235.00
Total Maintenance	6,633.69	5,316.00	1,317.69	13,915.79	10,634.00	3,281.79	65,465.00	51,549.21
Other Expense								
5900 Reserve Contributions	5,968.00	5,968.00	0.00	11,936.00	11,936.00	0.00	71,618.00	59,682.00
Total Other Expenses	5,968.00	5,968.00	0.00	11,936.00	11,936.00	0.00	71,618.00	59,682.00
Pool & Spa								
6440 Pool Chemicals	0.00	200.00	(200.00)	0.00	300.00	(300.00)	1,000.00	1,000.00
6450 Pool Expenses	673.86	100.00	573.86	673.86	100.00	573.86	500.00	(173.86)
6460 Pool Contract	350.00	300.00	50.00	700.00	300.00	400.00	2,500.00	1,800.00
Total Pool & Spa	1,023.86	600.00	423.86	1,373.86	700.00	673.86	4,000.00	2,626.14
Administration								
7021 Administrative Expenses	100.98	200.00	(99.02)	311.26	400.00	(88.74)	2,000.00	1,688.74
7030 Audit	0.00	4,000.00	(4,000.00)	0.00	4,000.00	(4,000.00)	4,000.00	4,000.00
7040 Bad Debts	0.00	0.00	0.00	1,141.49	0.00	1,141.49	0.00	(1,141.49)
7110 Insurance	2,084.00	2,084.00	0.00	4,168.00	4,168.00	0.00	25,008.00	20,840.00
7119 Legal - Collections	170.00	200.00	(30.00)	274.07	400.00	(125.93)	2,000.00	1,725.93
7120 Legal - General	0.00	250.00	(250.00)	0.00	250.00	(250.00)	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	3,000.00	3,000.00	0.00	18,000.00	15,000.00
7262 Reserve Study	0.00	0.00	0.00	0.00	2,000.00	(2,000.00)	2,000.00	2,000.00
7425 Telephone	171.52	167.00	4.52	343.31	334.00	9.31	2,000.00	1,656.69

Unaudited - For Management Purposes Only

Unexpended Budget Report

Saturday, May 31, 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	4,026.50	8,401.00	(4,374.50)	9,238.13	14,552.00	(5,313.87)	56,168.00	46,929.87
TOTAL EXPENSES	27,844.53	26,210.25	1,634.28	52,529.82	50,222.50	2,307.32	274,196.00	221,666.18
NET INCOME (LOSS)	(5,657.32)	(3,242.25)	(2,415.07)	(7,133.86)	(4,271.50)	(2,862.36)		
UNEXPENDED (OVER EXPENDED)								7,133.86

Unaudited - For Management Purposes Only

Unexpended Budget Report

Saturday, May 31, 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	11,936.00	11,936.00	0.00	71,618.00	59,682.00
9440 Reserve Interest Income	46.81	0.00	46.81	89.43	0.00	89.43	0.00	(89.43)
Total Revenue	6,014.81	5,968.00	46.81	12,025.43	11,936.00	89.43	71,618.00	59,592.57
TOTAL INCOME	6,014.81	5,968.00	46.81	12,025.43	11,936.00	89.43	71,618.00	59,592.57
NET INCOME (LOSS)	6,014.81	5,968.00	46.81	12,025.43	11,936.00	89.43	71,618.00	
UNEXPENDED (OVER EXPENDED)								59,592.57

Unaudited - For Management Purposes Only