

Balance Sheet

Sunday, August 31, 2014

Park Washington Condo

Accrual Accounting Year Starts April 1, 2014

ASSETS

Current Assets

1010 CW Park Washington Oper	\$34,383.13	
Total Current Assets		\$34,383.13

Fixed Assets

1450 Furniture & Fixtures	\$5,881.00	
1510 Accumulated Depreciation	(\$5,881.00)	
Total Fixed Assets		\$0.00

Other Assets

1210 Accounts Receivable	\$4,440.12	
1720 Interfund Transfer	(\$25,008.00)	
Total Other Assets		(\$20,567.88)

Prepaid Expenses

1320 Prepaid Insurance	\$3,226.74	
1330 Prepaid Expenses	\$956.41	
Total Prepaid Expenses		\$4,183.15

TOTAL ASSETS		<u>\$17,998.40</u>
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LIABILITIES

Current Liabilities

2010 Accounts Payable	\$11,337.47	
2030 Advance Payments	\$4,949.71	
2040 Open Credits	\$436.00	
2050 Federal Inc Tax Payable	\$773.00	
2060 State Inc Tax Payable	\$87.00	
2770 Due to Reserves	(\$102,607.00)	
Total Current Liabilities		(\$85,023.82)

TOTAL LIABILITIES		<u>(\$85,023.82)</u>
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EQUITY

Current Year Earnings	(\$25,178.39)	
Prior Year Earnings	\$128,200.61	

TOTAL EQUITY		<u>\$103,022.22</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$17,998.40</u>
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Balance Sheet

Sunday, August 31, 2014

Park Washington Condo

Accrual Accounting Year Starts April 1, 2014

ASSETS

Current Assets

1110 CW Park Washington MM

\$168,475.96

Total Current Assets

\$168,475.96

Other Assets

1750 Due from Operating

(\$102,607.00)

Total Other Assets

(\$102,607.00)

TOTAL ASSETS

\$65,868.96

LIABILITIES

Current Liabilities

2795 Interfund Transfer Resrv.

(\$25,008.00)

Total Current Liabilities

(\$25,008.00)

TOTAL LIABILITIES

(\$25,008.00)

EQUITY

Current Year Earnings

\$1,521.39

Prior Year Earnings

\$89,355.57

TOTAL EQUITY

\$90,876.96

TOTAL LIABILITIES AND EQUITY

\$65,868.96

Unexpended Budget Report

Sunday, August 31, 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	108,590.00	108,590.00	0.00	260,616.00	152,026.00
4080 Late Fees Income	188.51	150.00	38.51	164.15	750.00	(585.85)	1,800.00	1,635.85
4090 Laundry Income	243.88	320.00	(76.12)	1,767.51	1,715.00	52.51	4,100.00	2,332.49
4100 Legal Fee Income	45.00	150.00	(105.00)	174.07	950.00	(775.93)	2,000.00	1,825.93
4115 Move In/Out Income	500.00	0.00	500.00	1,000.00	500.00	500.00	1,000.00	0.00
4160 Other Income	0.00	0.00	0.00	155.00	0.00	155.00	0.00	(155.00)
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	23,085.39	22,728.00	357.39	113,800.73	114,455.00	(654.27)	274,196.00	160,395.27
TOTAL INCOME	23,085.39	22,728.00	357.39	113,800.73	114,455.00	(654.27)	274,196.00	160,395.27
EXPENSES								
Utilities								
5010 Electric	3,928.34	3,200.00	728.34	15,243.53	11,200.00	4,043.53	24,000.00	8,756.47
5020 Gas	748.28	1,000.00	(251.72)	6,354.67	7,500.00	(1,145.33)	25,000.00	18,645.33
5035 Wastewater	70.18	75.00	(4.82)	349.57	375.00	(25.43)	900.00	550.43
5090 Water & Sewer	1,915.70	1,375.00	540.70	7,026.44	6,875.00	151.44	16,500.00	9,473.56
Total Utilities	6,662.50	5,650.00	1,012.50	28,974.21	25,950.00	3,024.21	66,400.00	37,425.79
Grounds								
5040 Trash Removal	501.31	416.25	85.06	2,725.31	2,081.25	644.06	4,995.00	2,269.69
6340 Landscape Contract	75.00	167.00	(92.00)	420.00	835.00	(415.00)	2,000.00	1,580.00
6345 Landscape Maintenance	197.93	100.00	97.93	3,564.09	500.00	3,064.09	500.00	(3,064.09)
6510 Snow Removal	0.00	0.00	0.00	212.00	750.00	(538.00)	1,500.00	1,288.00
6512 Sprinkler Repairs	0.00	90.00	(90.00)	314.76	458.00	(143.24)	550.00	235.24
6560 Trees, Plants & Shrubs	0.00	300.00	(300.00)	4,005.00	900.00	3,105.00	1,000.00	(3,005.00)
Total Grounds	774.24	1,073.25	(299.01)	11,241.16	5,524.25	5,716.91	10,545.00	(696.16)
Maintenance								
6050 Building Maintenance	4,984.77	2,000.00	2,984.77	14,436.11	10,000.00	4,436.11	23,000.00	8,563.89
6058 Carpet Cleaning	0.00	0.00	0.00	1,600.00	0.00	1,600.00	500.00	(1,100.00)
6088 Electrical/Lighting	274.00	125.00	149.00	955.66	625.00	330.66	1,500.00	544.34
6090 Elevator Repairs	0.00	0.00	0.00	(86.25)	400.00	(486.25)	1,000.00	1,086.25

Unexpended Budget Report

Sunday, August 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)	3,390.00	2,917.00	473.00	7,000.00	3,610.00
6160 Fire Alarm Monitoring	79.00	79.00	0.00	395.00	947.00	(552.00)	2,000.00	1,605.00
6179 Garage Cleaning	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)	1,000.00	1,000.00
6180 Garage Repair/Maintenance	0.00	167.00	(167.00)	3,487.91	835.00	2,652.91	2,000.00	(1,487.91)
6295 HVAC Repairs/Supplies	152.25	600.00	(447.75)	2,965.98	3,000.00	(34.02)	7,000.00	4,034.02
6298 HVAC Contract	264.17	272.00	(7.83)	1,320.85	1,361.00	(40.15)	3,265.00	1,944.15
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	689.06	500.00	189.06	1,440.48	2,500.00	(1,059.52)	5,000.00	3,559.52
6535 Supplies	0.00	60.00	(60.00)	448.89	220.00	228.89	500.00	51.11
6575 Water Treatment	265.00	300.00	(35.00)	1,060.00	900.00	160.00	1,500.00	440.00
Total Maintenance	7,458.25	5,536.00	1,922.25	35,164.63	28,955.00	6,209.63	65,465.00	30,300.37
Other Expense								
5900 Reserve Contributions	5,968.00	5,968.00	0.00	29,840.00	29,840.00	0.00	71,618.00	41,778.00
Total Other Expenses	5,968.00	5,968.00	0.00	29,840.00	29,840.00	0.00	71,618.00	41,778.00
Pool & Spa								
6440 Pool Chemicals	0.00	300.00	(300.00)	645.72	800.00	(154.28)	1,000.00	354.28
6450 Pool Expenses	0.00	0.00	0.00	1,487.04	500.00	987.04	500.00	(987.04)
6460 Pool Contract	350.00	425.00	(75.00)	1,750.00	1,575.00	175.00	2,500.00	750.00
Total Pool & Spa	350.00	725.00	(375.00)	3,882.76	2,875.00	1,007.76	4,000.00	117.24
Administration								
7021 Administrative Expenses	177.80	100.00	77.80	1,146.47	800.00	346.47	2,000.00	853.53
7030 Audit	0.00	0.00	0.00	5,338.70	4,000.00	1,338.70	4,000.00	(1,338.70)
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	10,420.00	10,420.00	0.00	25,008.00	14,588.00
7119 Legal - Collections	45.00	200.00	(155.00)	574.07	1,000.00	(425.93)	2,000.00	1,425.93
7120 Legal - General	1,681.00	250.00	1,431.00	2,203.00	500.00	1,703.00	1,000.00	(1,203.00)
7130 Licenses, Permits & Fees	0.00	0.00	0.00	630.00	0.00	630.00	160.00	(470.00)
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
7262 Reserve Study	0.00	0.00	0.00	62.50	2,000.00	(1,937.50)	2,000.00	1,937.50
7425 Telephone	173.94	167.00	6.94	860.13	835.00	25.13	2,000.00	1,139.87

Unexpended Budget Report

Sunday, August 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	5,661.74	4,301.00	1,360.74	29,876.36	27,055.00	2,821.36	56,168.00	26,291.64
TOTAL EXPENSES	26,874.73	23,253.25	3,621.48	138,979.12	120,199.25	18,779.87	274,196.00	135,216.88
NET INCOME (LOSS)	(3,789.34)	(525.25)	(3,264.09)	(25,178.39)	(5,744.25)	(19,434.14)		
UNEXPENDED (OVER EXPENDED)								25,178.39

Unaudited - For Management Purposes Only

Unexpended Budget Report

Sunday, August 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	29,840.00	29,840.00	0.00	71,618.00	41,778.00
9440 Reserve Interest Income	43.41	0.00	43.41	222.48	0.00	222.48	0.00	(222.48)
Total Revenue	6,011.41	5,968.00	43.41	30,062.48	29,840.00	222.48	71,618.00	41,555.52
TOTAL INCOME	6,011.41	5,968.00	43.41	30,062.48	29,840.00	222.48	71,618.00	41,555.52
EXPENSES								
Expenses								
9670 Reserve Fence/Gates	2,966.00	0.00	2,966.00	2,966.00	0.00	2,966.00	0.00	(2,966.00)
9800 Reserve Expenses	0.00	0.00	0.00	25,575.09	0.00	25,575.09	0.00	(25,575.09)
Total Expenses	2,966.00	0.00	2,966.00	28,541.09	0.00	28,541.09	0.00	(28,541.09)
TOTAL EXPENSES	2,966.00	0.00	2,966.00	28,541.09	0.00	28,541.09	0.00	(28,541.09)
NET INCOME (LOSS)	3,045.41	5,968.00	(2,922.59)	1,521.39	29,840.00	(28,318.61)	71,618.00	
UNEXPENDED (OVER EXPENDED)								70,096.61