

Balance Sheet

Friday, October 31, 2014

Park Washington Condo

Accrual Accounting Year Starts April 1, 2014

ASSETS

Current Assets

1010 CW Park Washington Oper	\$9,454.15	
Total Current Assets		\$9,454.15

Fixed Assets

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

Other Assets

1210 Accounts Receivable	\$4,242.91	
1770 Due from Reserves	\$9,930.00	
Total Other Assets		\$14,172.91

Prepaid Expenses

1320 Prepaid Insurance	\$24,605.78	
1330 Prepaid Expenses	\$658.05	
Total Prepaid Expenses		\$25,263.83

TOTAL ASSETS		<u>\$48,890.89</u>
--------------	--	--------------------

LIABILITIES

Current Liabilities

2010 Accounts Payable	\$15,375.16	
2030 Advance Payments	\$5,013.34	
2040 Open Credits	\$30.37	
Total Current Liabilities		\$20,418.87

TOTAL LIABILITIES		<u>\$20,418.87</u>
-------------------	--	--------------------

EQUITY

Current Year Earnings	(\$22,129.59)	
Prior Year Earnings	\$50,601.61	
TOTAL EQUITY		<u>\$28,472.02</u>

TOTAL LIABILITIES AND EQUITY		<u>\$48,890.89</u>
------------------------------	--	--------------------

Balance Sheet

Friday, October 31, 2014

Park Washington Condo

Accrual Accounting Year Starts April 1, 2014

ASSETS

Current Assets

1110 CW Park Washington MM

\$122,075.53

Total Current Assets

\$122,075.53

TOTAL ASSETS

\$122,075.53

LIABILITIES

Current Liabilities

2750 Due to Operating

\$9,930.00

Total Current Liabilities

\$9,930.00

TOTAL LIABILITIES

\$9,930.00

EQUITY

Current Year Earnings

(\$54,809.04)

Prior Year Earnings

\$166,954.57

TOTAL EQUITY

\$112,145.53

TOTAL LIABILITIES AND EQUITY

\$122,075.53

Unexpended Budget Report

Friday, October 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	152,026.00	152,026.00	0.00	260,616.00	108,590.00
4080 Late Fees Income	186.11	150.00	36.11	533.99	1,050.00	(516.01)	1,800.00	1,266.01
4090 Laundry Income	365.00	360.00	5.00	2,597.51	2,405.00	192.51	4,100.00	1,502.49
4100 Legal Fee Income	0.00	150.00	(150.00)	174.07	1,250.00	(1,075.93)	2,000.00	1,825.93
4115 Move In/Out Income	250.00	250.00	0.00	1,750.00	750.00	1,000.00	1,000.00	(750.00)
4160 Other Income	35.00	0.00	35.00	330.00	0.00	330.00	0.00	(330.00)
4170 Parking Fee	390.00	390.00	0.00	2,700.00	2,730.00	(30.00)	4,680.00	1,980.00
Total Revenue	22,944.11	23,018.00	(73.89)	160,111.57	160,211.00	(99.43)	274,196.00	114,084.43
TOTAL INCOME	22,944.11	23,018.00	(73.89)	160,111.57	160,211.00	(99.43)	274,196.00	114,084.43
EXPENSES								
Utilities								
5010 Electric	1,238.91	2,450.00	(1,211.09)	19,695.43	16,350.00	3,345.43	24,000.00	4,304.57
5020 Gas	1,271.19	1,000.00	271.19	8,335.61	9,500.00	(1,164.39)	25,000.00	16,664.39
5035 Wastewater	70.18	75.00	(4.82)	489.93	525.00	(35.07)	900.00	410.07
5090 Water & Sewer	1,205.46	1,375.00	(169.54)	10,099.76	9,625.00	474.76	16,500.00	6,400.24
Total Utilities	3,785.74	4,900.00	(1,114.26)	38,620.73	36,000.00	2,620.73	66,400.00	27,779.27
Grounds								
5040 Trash Removal	499.04	416.25	82.79	3,806.28	2,913.75	892.53	4,995.00	1,188.72
6340 Landscape Contract	210.00	167.00	43.00	750.00	1,169.00	(419.00)	2,000.00	1,250.00
6345 Landscape Maintenance	0.00	0.00	0.00	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	115.00	0.00	115.00	429.76	458.00	(28.24)	550.00	120.24
6560 Trees, Plants & Shrubs	0.00	0.00	0.00	4,005.00	1,000.00	3,005.00	1,000.00	(3,005.00)
Total Grounds	824.04	583.25	240.79	12,767.13	6,790.75	5,976.38	10,545.00	(2,222.13)
Maintenance								
6050 Building Maintenance	2,004.78	2,000.00	4.78	20,013.51	14,000.00	6,013.51	23,000.00	2,986.49
6058 Carpet Cleaning	0.00	0.00	0.00	1,600.00	250.00	1,350.00	500.00	(1,100.00)
6088 Electrical/Lighting	0.00	125.00	(125.00)	955.66	875.00	80.66	1,500.00	544.34
6090 Elevator Repairs	0.00	100.00	(100.00)	(86.25)	600.00	(686.25)	1,000.00	1,086.25

Unexpended Budget Report

Friday, October 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	1,695.00	584.00	1,111.00	5,085.00	4,084.00	1,001.00	7,000.00	1,915.00
6160 Fire Alarm Monitoring	79.00	79.00	0.00	553.00	1,605.00	(1,052.00)	2,000.00	1,447.00
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	1,169.00	2,318.91	2,000.00	(1,487.91)
6295 HVAC Repairs/Supplies	0.00	600.00	(600.00)	3,415.98	4,200.00	(784.02)	7,000.00	3,584.02
6298 HVAC Contract	0.00	272.00	(272.00)	1,592.97	1,905.00	(312.03)	3,265.00	1,672.03
6311 Janitorial Contract	750.00	850.00	(100.00)	5,250.00	5,950.00	(700.00)	10,200.00	4,950.00
6430 Plumbing	0.00	500.00	(500.00)	1,940.48	3,000.00	(1,059.52)	5,000.00	3,059.52
6535 Supplies	0.00	40.00	(40.00)	571.37	300.00	271.37	500.00	(71.37)
6575 Water Treatment	0.00	300.00	(300.00)	1,325.00	1,500.00	(175.00)	1,500.00	175.00
Total Maintenance	4,528.78	5,617.00	(1,088.22)	45,704.63	40,438.00	5,266.63	65,465.00	19,760.37
Other Expense								
5900 Reserve Contributions	5,968.00	5,968.00	0.00	41,776.00	41,776.00	0.00	71,618.00	29,842.00
Total Other Expenses	5,968.00	5,968.00	0.00	41,776.00	41,776.00	0.00	71,618.00	29,842.00
Pool & Spa								
6440 Pool Chemicals	0.00	100.00	(100.00)	645.72	1,000.00	(354.28)	1,000.00	354.28
6450 Pool Expenses	0.00	0.00	0.00	1,812.04	500.00	1,312.04	500.00	(1,312.04)
6460 Pool Contract	0.00	500.00	(500.00)	1,750.00	2,500.00	(750.00)	2,500.00	750.00
Total Pool & Spa	0.00	600.00	(600.00)	4,207.76	4,000.00	207.76	4,000.00	(207.76)
Administration								
7021 Administrative Expenses	94.82	100.00	(5.18)	1,338.00	1,100.00	238.00	2,000.00	662.00
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	2,104.96	2,084.00	20.96	14,608.96	14,588.00	20.96	25,008.00	10,399.04
7119 Legal - Collections	200.00	0.00	200.00	774.07	1,200.00	(425.93)	2,000.00	1,225.93
7120 Legal - General	355.00	0.00	355.00	3,565.00	500.00	3,065.00	1,000.00	(2,565.00)
7130 Licenses, Permits & Fees	0.00	0.00	0.00	630.00	160.00	470.00	160.00	(470.00)
7140 Management Fees	1,500.00	1,500.00	0.00	10,500.00	10,500.00	0.00	18,000.00	7,500.00
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	172.48	167.00	5.48	1,206.19	1,169.00	37.19	2,000.00	793.81

Unexpended Budget Report

Friday, October 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	4,427.26	3,851.00	576.26	39,164.91	35,217.00	3,947.91	56,168.00	17,003.09
TOTAL EXPENSES	19,533.82	21,519.25	(1,985.43)	182,241.16	164,221.75	18,019.41	274,196.00	91,954.84
NET INCOME (LOSS)	3,410.29	1,498.75	1,911.54	(22,129.59)	(4,010.75)	(18,118.84)		
UNEXPENDED (OVER EXPENDED)								22,129.59

Unaudited - For Management Purposes Only

Unexpended Budget Report

Friday, October 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	41,776.00	41,776.00	0.00	71,618.00	29,842.00
9440 Reserve Interest Income	35.12	0.00	35.12	291.11	0.00	291.11	0.00	(291.11)
Total Revenue	6,003.12	5,968.00	35.12	42,067.11	41,776.00	291.11	71,618.00	29,550.89
TOTAL INCOME	6,003.12	5,968.00	35.12	42,067.11	41,776.00	291.11	71,618.00	29,550.89
EXPENSES								
Expenses								
9657 Reserve Equipment	13,494.50	0.00	13,494.50	13,494.50	0.00	13,494.50	0.00	(13,494.50)
9670 Reserve Fence/Gates	0.00	0.00	0.00	2,966.00	0.00	2,966.00	0.00	(2,966.00)
9685 Reserve HVAC	14,293.09	0.00	14,293.09	15,650.26	0.00	15,650.26	0.00	(15,650.26)
9788 Reserve Pool	37,850.00	0.00	37,850.00	37,850.00	0.00	37,850.00	0.00	(37,850.00)
9800 Reserve Expenses	452.80	0.00	452.80	26,915.39	0.00	26,915.39	0.00	(26,915.39)
Total Expenses	66,090.39	0.00	66,090.39	96,876.15	0.00	96,876.15	0.00	(96,876.15)
TOTAL EXPENSES	66,090.39	0.00	66,090.39	96,876.15	0.00	96,876.15	0.00	(96,876.15)
NET INCOME (LOSS)	(60,087.27)	5,968.00	(66,055.27)	(54,809.04)	41,776.00	(96,585.04)	71,618.00	
UNEXPENDED (OVER EXPENDED)								126,427.04