Balance Sheet

Sunday, November 30, 2014

Park Washington Condo

Accrual Accounting Year Starts April 1, 2014

ASSETS		
Current Assets		
1010 CW Park Washington Oper	$14,707.13	
Total Current Assets		$14,707.13
Fixed Assets		
1450 Furniture & Fixtures	$5,881.00	
1510 Accumulated Depreciation	($5,881.00)	
Total Fixed Assets		$0.00
Other Assets		
1210 Accounts Receivable	$4,311.22	
1770 Due from Reserves	$3,355.31	
Total Other Assets		$7,666.53
Prepaid Expenses		
1320 Prepaid Insurance	$22,475.11	
1330 Prepaid Expenses	$508.87	
Total Prepaid Expenses		$22,983.98
TOTAL ASSETS		$45,357.64
LIABILITIES		
Current Liabilities		
2010 Accounts Payable	$15,878.21	
2030 Advance Payments	$4,608.34	
Total Current Liabilities		$20,486.55
TOTAL LIABILITIES		$20,486.55
EQUITY		
Current Year Earnings	($25,730.52)	
Prior Year Earnings	$50,601.61	
TOTAL EQUITY		$24,871.09
TOTAL LIABILITIES AND EQUITY		$45,357.64

Unaudited - For Management Purposes Only

Balance Sheet

Sunday, November 30, 2014

Park Washington Condo

Accrual Accounting Year Starts April 1, 2014

ASSETS			
Current Assets			
1110 CW Park Washington MM		$104,888.42	
	Total Current Assets		$104,888.42
	TOTAL ASSETS		$104,888.42
LIABILITIES			
Current Liabilities			
2750 Due to Operating		$3,355.31	
	Total Current Liabilities		$3,355.31
	TOTAL LIABILITIES		$3,355.31
EQUITY			
Current Year Earnings		($65,421.46)	
Prior Year Earnings		$166,954.57	
	TOTAL EQUITY		$101,533.11
	TOTAL LIABILITIES AND EQUITY		$104,888.42

Unaudited - For Management Purposes Only

Unexpended Budget Report

Sunday, November 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	173,744.00	173,744.00	0.00	260,616.00	86,872.00
4080 Late Fees Income	264.69	150.00	114.69	798.68	1,200.00	(401.32)	1,800.00	1,001.32
4090 Laundry Income	369.00	330.00	39.00	2,966.51	2,735.00	231.51	4,100.00	1,133.49
4100 Legal Fee Income	265.00	150.00	115.00	439.07	1,400.00	(960.93)	2,000.00	1,560.93
4115 Move In/Out Income	250.00	0.00	250.00	2,000.00	750.00	1,250.00	1,000.00	(1,000.00)
4160 Other Income	70.37	0.00	70.37	400.37	0.00	400.37	0.00	(400.37)
4170 Parking Fee	390.00	390.00	0.00	3,090.00	3,120.00	(30.00)	4,680.00	1,590.00
Total Revenue	23,327.06	22,738.00	589.06	183,438.63	182,949.00	489.63	274,196.00	90,757.37
TOTAL INCOME	23,327.06	22,738.00	589.06	183,438.63	182,949.00	489.63	274,196.00	90,757.37
EXPENSES								
Utilities								
5010 Electric	1,459.78	1,500.00	(40.22)	21,155.21	17,850.00	3,305.21	24,000.00	2,844.79
5020 Gas	3,286.39	1,000.00	2,286.39	11,622.00	10,500.00	1,122.00	25,000.00	13,378.00
5035 Wastewater	70.18	75.00	(4.82)	560.11	600.00	(39.89)	900.00	339.89
5090 Water & Sewer	861.38	1,375.00	(513.62)	10,961.14	11,000.00	(38.86)	16,500.00	5,538.86
Total Utilities	5,677.73	3,950.00	1,727.73	44,298.46	39,950.00	4,348.46	66,400.00	22,101.54
Grounds								
5040 Trash Removal	553.92	416.25	137.67	4,360.20	3,330.00	1,030.20	4,995.00	634.80
6340 Landscape Contract	90.00	167.00	(77.00)	840.00	1,336.00	(496.00)	2,000.00	1,160.00
6345 Landscape Maintenance	270.00	0.00	270.00	3,834.09	500.00	3,334.09	500.00	(3,334.09)
6510 Snow Removal	390.00	0.00	390.00	602.00	750.00	(148.00)	1,500.00	898.00
6512 Sprinkler Repairs	0.00	0.00	0.00	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	1,303.92	583.25	720.67	14,071.05	7,374.00	6,697.05	10,545.00	(3,526.05)
Maintenance								
6050 Building Maintenance	2,595.06	2,000.00	595.06	22,608.57	16,000.00	6,608.57	23,000.00	391.43
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	1,000.00	(44.34)	1,500.00	544.34
6090 Elevator Repairs	1,697.50	100.00	1,597.50	1,611.25	700.00	911.25	1,000.00	(611.25)

Unaudited - For Management Purposes Only

Unexpended Budget Report

Sunday, November 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	0.00	583.00	(583.00)	5,085.00	4,667.00	418.00	7,000.00	1,915.00
6160 Fire Alarm Monitoring	79.00	79.00	0.00	632.00	1,684.00	(1,052.00)	2,000.00	1,368.00
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	75.86	163.00	(87.14)	3,563.77	1,332.00	2,231.77	2,000.00	(1,563.77)
6295 HVAC Repairs/Supplies	1,395.27	600.00	795.27	4,975.00	4,800.00	175.00	7,000.00	2,025.00
6298 HVAC Contract	272.08	272.00	0.08	2,872.63	2,177.00	695.63	3,265.00	392.37
6311 Janitorial Contract	861.54	850.00	11.54	6,111.54	6,800.00	(688.46)	10,200.00	4,088.46
6430 Plumbing	195.00	500.00	(305.00)	2,135.48	3,500.00	(1,364.52)	5,000.00	2,864.52
6535 Supplies	470.29	40.00	430.29	1,041.66	340.00	701.66	500.00	(541.66)
6575 Water Treatment	0.00	0.00	0.00	1,325.00	1,500.00	(175.00)	1,500.00	175.00
Total Maintenance	7,641.60	5,312.00	2,329.60	54,517.56	45,750.00	8,767.56	65,465.00	10,947.44
Other Expense								
5900 Reserve Contributions	5,968.00	5,968.00	0.00	47,744.00	47,744.00	0.00	71,618.00	23,874.00
Total Other Expenses	5,968.00	5,968.00	0.00	47,744.00	47,744.00	0.00	71,618.00	23,874.00
Pool & Spa								
6440 Pool Chemicals	0.00	0.00	0.00	645.72	1,000.00	(354.28)	1,000.00	354.28
6450 Pool Expenses	795.00	0.00	795.00	2,607.04	500.00	2,107.04	500.00	(2,107.04)
6460 Pool Contract	0.00	0.00	0.00	1,750.00	2,500.00	(750.00)	2,500.00	750.00
Total Pool & Spa	795.00	0.00	795.00	5,002.76	4,000.00	1,002.76	4,000.00	(1,002.76)
Administration								
7021 Administrative Expenses	125.86	200.00	(74.14)	1,463.86	1,300.00	163.86	2,000.00	536.14
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	2,130.67	2,084.00	46.67	16,739.63	16,672.00	67.63	25,008.00	8,268.37
7119 Legal - Collections	265.00	200.00	65.00	1,039.07	1,400.00	(360.93)	2,000.00	960.93
7120 Legal - General	175.00	250.00	(75.00)	3,740.00	750.00	2,990.00	1,000.00	(2,740.00)
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	12,000.00	12,000.00	0.00	18,000.00	6,000.00
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	173.88	167.00	6.88	1,380.07	1,336.00	44.07	2,000.00	619.93

Unaudited - For Management Purposes Only

Unexpended Budget Report

Sunday, November 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	4,370.41	4,401.00	(30.59)	43,535.32	39,618.00	3,917.32	56,168.00	12,632.68
TOTAL EXPENSES	25,756.66	20,214.25	5,542.41	209,169.15	184,436.00	24,733.15	274,196.00	65,026.85
NET INCOME (LOSS)	(2,429.60)	2,523.75	(4,953.35)	(25,730.52)	(1,487.00)	(24,243.52)		
UNEXPENDED (OVER EXPENDED)								25,730.52

Unaudited - For Management Purposes Only

Unexpended Budget Report

Sunday, November 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	47,744.00	47,744.00	0.00	71,618.00	23,874.00
9440 Reserve Interest Income	24.57	0.00	24.57	315.68	0.00	315.68	0.00	(315.68)
Total Revenue	5,992.57	5,968.00	24.57	48,059.68	47,744.00	315.68	71,618.00	23,558.32
TOTAL INCOME	5,992.57	5,968.00	24.57	48,059.68	47,744.00	315.68	71,618.00	23,558.32
EXPENSES								
Expenses								
9657 Reserve Equipment	0.00	0.00	0.00	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)
9680 Reserves - Gutters & Roof	4,963.00	0.00	4,963.00	4,963.00	0.00	4,963.00	0.00	(4,963.00)
9685 Reserve HVAC	2,726.68	0.00	2,726.68	18,376.94	0.00	18,376.94	0.00	(18,376.94)
9788 Reserve Pool	0.00	0.00	0.00	37,850.00	0.00	37,850.00	0.00	(37,850.00)
9800 Reserve Expenses	8,915.31	0.00	8,915.31	35,830.70	0.00	35,830.70	0.00	(35,830.70)
Total Expenses	16,604.99	0.00	16,604.99	113,481.14	0.00	113,481.14	0.00	(113,481.14)
TOTAL EXPENSES	16,604.99	0.00	16,604.99	113,481.14	0.00	113,481.14	0.00	(113,481.14)
NET INCOME (LOSS)	(10,612.42)	5,968.00	(16,580.42)	(65,421.46)	47,744.00	(113,165.46)	71,618.00	
UNEXPENDED (OVER EXPENDED)								137,039.46

Unaudited - For Management Purposes Only