

Balance Sheet

Saturday, January 31, 2015

Park Washington Condo

Accrual Accounting Year Starts April 1, 2014

ASSETS

Current Assets

1010 CW Park Washington Oper	\$11,553.10	
Total Current Assets		\$11,553.10

Fixed Assets

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

Other Assets

1210 Accounts Receivable	\$1,393.88	
1770 Due from Reserves	\$4,363.09	
Total Other Assets		\$5,756.97

Prepaid Expenses

1320 Prepaid Insurance	\$18,213.77	
1330 Prepaid Expenses	\$210.51	
Total Prepaid Expenses		\$18,424.28

TOTAL ASSETS		<u>\$35,734.35</u>
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LIABILITIES

Current Liabilities

2010 Accounts Payable	\$8,171.34	
2030 Advance Payments	\$5,188.18	
Total Current Liabilities		\$13,359.52

TOTAL LIABILITIES		<u>\$13,359.52</u>
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EQUITY

Current Year Earnings	(\$28,151.78)	
Prior Year Earnings	\$50,526.61	
TOTAL EQUITY		<u>\$22,374.83</u>

TOTAL LIABILITIES AND EQUITY		<u>\$35,734.35</u>
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Balance Sheet

Saturday, January 31, 2015

Park Washington Condo

Accrual Accounting Year Starts April 1, 2014

ASSETS

Current Assets

1110 CW Park Washington MM

\$65,521.94

Total Current Assets

\$65,521.94

TOTAL ASSETS

\$65,521.94

LIABILITIES

Current Liabilities

2750 Due to Operating

\$4,363.09

Total Current Liabilities

\$4,363.09

TOTAL LIABILITIES

\$4,363.09

EQUITY

Current Year Earnings

(\$105,795.72)

Prior Year Earnings

\$166,954.57

TOTAL EQUITY

\$61,158.85

TOTAL LIABILITIES AND EQUITY

\$65,521.94

Unexpended Budget Report

Saturday, January 31, 2015

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	217,180.00	217,180.00	0.00	260,616.00	43,436.00
4080 Late Fees Income	79.04	150.00	(70.96)	1,063.03	1,500.00	(436.97)	1,800.00	736.97
4090 Laundry Income	0.00	330.00	(330.00)	2,966.51	3,440.00	(473.49)	4,100.00	1,133.49
4100 Legal Fee Income	85.00	150.00	(65.00)	614.07	1,700.00	(1,085.93)	2,000.00	1,385.93
4115 Move In/Out Income	0.00	250.00	(250.00)	2,000.00	1,000.00	1,000.00	1,000.00	(1,000.00)
4160 Other Income	35.00	0.00	35.00	470.37	0.00	470.37	0.00	(470.37)
4170 Parking Fee	420.00	390.00	30.00	3,900.00	3,900.00	0.00	4,680.00	780.00
Total Revenue	22,337.04	22,988.00	(650.96)	228,193.98	228,720.00	(526.02)	274,196.00	46,002.02
TOTAL INCOME	22,337.04	22,988.00	(650.96)	228,193.98	228,720.00	(526.02)	274,196.00	46,002.02
EXPENSES								
Utilities								
5010 Electric	1,264.34	1,600.00	(335.66)	23,894.62	20,900.00	2,994.62	24,000.00	105.38
5020 Gas	3,343.27	2,500.00	843.27	19,258.91	15,000.00	4,258.91	25,000.00	5,741.09
5035 Wastewater	70.18	75.00	(4.82)	700.47	750.00	(49.53)	900.00	199.53
5090 Water & Sewer	822.74	1,375.00	(552.26)	12,654.46	13,750.00	(1,095.54)	16,500.00	3,845.54
Total Utilities	5,500.53	5,550.00	(49.47)	56,508.46	50,400.00	6,108.46	66,400.00	9,891.54
Grounds								
5040 Trash Removal	547.80	416.25	131.55	5,461.92	4,162.50	1,299.42	4,995.00	(466.92)
6340 Landscape Contract	0.00	167.00	(167.00)	840.00	1,670.00	(830.00)	2,000.00	1,160.00
6345 Landscape Maintenance	0.00	0.00	0.00	3,834.09	500.00	3,334.09	500.00	(3,334.09)
6510 Snow Removal	823.50	450.00	373.50	1,468.50	1,200.00	268.50	1,500.00	31.50
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	1,371.30	1,033.25	338.05	16,039.27	8,990.50	7,048.77	10,545.00	(5,494.27)
Maintenance								
6050 Building Maintenance	0.00	2,000.00	(2,000.00)	26,586.36	20,000.00	6,586.36	23,000.00	(3,586.36)
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)	2,215.46	1,250.00	965.46	1,500.00	(715.46)
6090 Elevator Repairs	0.00	100.00	(100.00)	1,611.25	900.00	711.25	1,000.00	(611.25)

Unexpended Budget Report

Saturday, January 31, 2015

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	6,780.00	5,834.00	946.00	7,000.00	220.00
6160 Fire Alarm Monitoring	79.00	79.00	0.00	790.00	1,842.00	(1,052.00)	2,000.00	1,210.00
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	293.00	167.00	126.00	3,856.77	1,666.00	2,190.77	2,000.00	(1,856.77)
6295 HVAC Repairs/Supplies	689.20	600.00	89.20	6,685.04	6,000.00	685.04	7,000.00	314.96
6298 HVAC Contract	272.08	272.00	0.08	3,416.79	2,721.00	695.79	3,265.00	(151.79)
6311 Janitorial Contract	775.00	850.00	(75.00)	7,661.54	8,500.00	(838.46)	10,200.00	2,538.46
6430 Plumbing	0.00	500.00	(500.00)	2,135.48	4,500.00	(2,364.52)	5,000.00	2,864.52
6535 Supplies	86.44	40.00	46.44	1,718.79	420.00	1,298.79	500.00	(1,218.79)
6575 Water Treatment	0.00	0.00	0.00	1,325.00	1,500.00	(175.00)	1,500.00	175.00
Total Maintenance	3,889.72	5,317.00	(1,427.28)	66,382.48	56,383.00	9,999.48	65,465.00	(917.48)
Other Expense								
5900 Reserve Contributions	5,968.00	5,968.00	0.00	59,680.00	59,680.00	0.00	71,618.00	11,938.00
Total Other Expenses	5,968.00	5,968.00	0.00	59,680.00	59,680.00	0.00	71,618.00	11,938.00
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	350.00	0.00	350.00	2,957.04	500.00	2,457.04	500.00	(2,457.04)
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	350.00	0.00	350.00	5,352.76	4,000.00	1,352.76	4,000.00	(1,352.76)
Administration								
7021 Administrative Expenses	300.00	200.00	100.00	2,006.13	1,600.00	406.13	2,000.00	(6.13)
7030 Audit	0.00	0.00	0.00	5,501.20	4,000.00	1,501.20	4,000.00	(1,501.20)
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	21,000.97	20,840.00	160.97	25,008.00	4,007.03
7119 Legal - Collections	85.00	200.00	(115.00)	1,214.07	1,800.00	(585.93)	2,000.00	785.93
7120 Legal - General	185.00	0.00	185.00	4,100.00	750.00	3,350.00	1,000.00	(3,100.00)
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	15,000.00	15,000.00	0.00	18,000.00	3,000.00
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	153.19	167.00	(13.81)	1,726.43	1,670.00	56.43	2,000.00	273.57

Unexpended Budget Report

Saturday, January 31, 2015

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	4,353.86	4,151.00	202.86	52,382.79	47,820.00	4,562.79	56,168.00	3,785.21
TOTAL EXPENSES	21,433.41	22,019.25	(585.84)	256,345.76	227,273.50	29,072.26	274,196.00	17,850.24
NET INCOME (LOSS)	903.63	968.75	(65.12)	(28,151.78)	1,446.50	(29,598.28)		
UNEXPENDED (OVER EXPENDED)								28,151.78

Unaudited - For Management Purposes Only

Unexpended Budget Report

Saturday, January 31, 2015

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	59,680.00	59,680.00	0.00	71,618.00	11,938.00
9440 Reserve Interest Income	9.02	0.00	9.02	336.20	0.00	336.20	0.00	(336.20)
Total Revenue	5,977.02	5,968.00	9.02	60,016.20	59,680.00	336.20	71,618.00	11,601.80
TOTAL INCOME	5,977.02	5,968.00	9.02	60,016.20	59,680.00	336.20	71,618.00	11,601.80
EXPENSES								
Expenses								
9645 Reserves - Consulting	1,472.50	0.00	1,472.50	1,472.50	0.00	1,472.50	0.00	(1,472.50)
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	0.00	0.00	0.00	4,963.00	0.00	4,963.00	0.00	(4,963.00)
9685 Reserve HVAC	(4,363.09)	0.00	(4,363.09)	20,163.02	0.00	20,163.02	0.00	(20,163.02)
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	0.00	0.00	0.00	84,902.90	0.00	84,902.90	0.00	(84,902.90)
Total Expenses	(2,890.59)	0.00	(2,890.59)	165,811.92	0.00	165,811.92	0.00	(165,811.92)
TOTAL EXPENSES	(2,890.59)	0.00	(2,890.59)	165,811.92	0.00	165,811.92	0.00	(165,811.92)
NET INCOME (LOSS)	8,867.61	5,968.00	2,899.61	(105,795.72)	59,680.00	(165,475.72)	71,618.00	
UNEXPENDED (OVER EXPENDED)								177,413.72