Balance Sheet

Saturday, February 28, 2015

Park Washington Condo

Accrual Accounting Year Starts April 1, 2014

ASSETS			
Current Assets			
1010 CW Park Washington Oper		$17,067.74	
	Total Current Assets		$17,067.74
Fixed Assets			
1450 Furniture & Fixtures		$5,881.00	
1510 Accumulated Depreciation		($5,881.00)	
	Total Fixed Assets		$0.00
Other Assets			
1210 Accounts Receivable		$1,447.70	
	Total Other Assets		$1,447.70
Prepaid Expenses			
1320 Prepaid Insurance		$16,083.10	
1330 Prepaid Expenses		$1,009.33	
	Total Prepaid Expenses		$17,092.43
	TOTAL ASSETS		$35,607.87
LIABILITIES			
Current Liabilities			
2010 Accounts Payable		$9,676.53	
2030 Advance Payments		$4,369.16	
	Total Current Liabilities		$14,045.69
	TOTAL LIABILITIES		$14,045.69
EQUITY			
Current Year Earnings		($28,894.93)	
Prior Year Earnings		$50,457.11	
	TOTAL EQUITY		$21,562.18
	TOTAL LIABILITIES AND EQUITY		$35,607.87

Unaudited - For Management Purposes Only

Balance Sheet

Saturday, February 28, 2015

Park Washington Condo

Accrual Accounting Year Starts April 1, 2014

ASSETS		
Current Assets		
1110 CW Park Washington MM	$63,314.07	
Total Current Assets		$63,314.07
TOTAL ASSETS		$63,314.07
EQUITY		
Current Year Earnings	($103,640.50)	
Prior Year Earnings	$166,954.57	
TOTAL EQUITY		$63,314.07
TOTAL LIABILITIES AND EQUITY		$63,314.07

Unaudited - For Management Purposes Only

Unexpended Budget Report

Saturday, February 28, 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	238,898.00	238,898.00	0.00	260,616.00	21,718.00
4040 Covenant Violations	75.00	0.00	75.00	75.00	0.00	75.00	0.00	(75.00)
4080 Late Fees Income	173.07	150.00	23.07	1,236.10	1,650.00	(413.90)	1,800.00	563.90
4090 Laundry Income	0.00	330.00	(330.00)	2,966.51	3,770.00	(803.49)	4,100.00	1,133.49
4100 Legal Fee Income	0.00	150.00	(150.00)	614.07	1,850.00	(1,235.93)	2,000.00	1,385.93
4115 Move In/Out Income	0.00	0.00	0.00	2,000.00	1,000.00	1,000.00	1,000.00	(1,000.00)
4160 Other Income	40.00	0.00	40.00	510.37	0.00	510.37	0.00	(510.37)
4170 Parking Fee	420.00	390.00	30.00	4,320.00	4,290.00	30.00	4,680.00	360.00
Total Revenue	22,426.07	22,738.00	(311.93)	250,620.05	251,458.00	(837.95)	274,196.00	23,575.95
TOTAL INCOME	22,426.07	22,738.00	(311.93)	250,620.05	251,458.00	(837.95)	274,196.00	23,575.95
EXPENSES								
Utilities								
5010 Electric	1,352.53	1,600.00	(247.47)	25,247.15	22,500.00	2,747.15	24,000.00	(1,247.15)
5020 Gas	2,844.73	5,000.00	(2,155.27)	22,103.64	20,000.00	2,103.64	25,000.00	2,896.36
5035 Wastewater	70.18	75.00	(4.82)	770.65	825.00	(54.35)	900.00	129.35
5090 Water & Sewer	750.10	1,375.00	(624.90)	13,404.56	15,125.00	(1,720.44)	16,500.00	3,095.44
Total Utilities	5,017.54	8,050.00	(3,032.46)	61,526.00	58,450.00	3,076.00	66,400.00	4,874.00
Grounds								
5040 Trash Removal	535.36	416.25	119.11	5,997.28	4,578.75	1,418.53	4,995.00	(1,002.28)
6340 Landscape Contract	0.00	167.00	(167.00)	840.00	1,837.00	(997.00)	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	509.50	300.00	209.50	1,978.00	1,500.00	478.00	1,500.00	(478.00)
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	1,044.86	883.25	161.61	17,084.13	9,873.75	7,210.38	10,545.00	(6,539.13)
Maintenance								
6050 Building Maintenance	1,400.00	2,000.00	(600.00)	30,103.03	22,000.00	8,103.03	23,000.00	(7,103.03)
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	1,375.00	840.46	1,500.00	(715.46)

Unaudited - For Management Purposes Only

Unexpended Budget Report

Saturday, February 28, 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)								
6090 Elevator Repairs	0.00	100.00	(100.00)	1,611.25	1,000.00	611.25	1,000.00	(611.25)
6110 Elevator Contract	0.00	583.00	(583.00)	6,780.00	6,417.00	363.00	7,000.00	220.00
6160 Fire Alarm Monitoring	79.00	79.00	0.00	869.00	1,921.00	(1,052.00)	2,000.00	1,131.00
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)	3,856.77	1,833.00	2,023.77	2,000.00	(1,856.77)
6295 HVAC Repairs/Supplies	0.00	600.00	(600.00)	6,685.04	6,600.00	85.04	7,000.00	314.96
6298 HVAC Contract	301.67	272.00	29.67	3,718.46	2,993.00	725.46	3,265.00	(453.46)
6311 Janitorial Contract	775.00	850.00	(75.00)	8,436.54	9,350.00	(913.46)	10,200.00	1,763.46
6430 Plumbing	1,590.54	0.00	1,590.54	4,176.02	4,500.00	(323.98)	5,000.00	823.98
6535 Supplies	263.28	40.00	223.28	2,036.24	460.00	1,576.24	500.00	(1,536.24)
6575 Water Treatment	0.00	0.00	0.00	1,325.00	1,500.00	(175.00)	1,500.00	175.00
Total Maintenance	4,409.49	4,816.00	(406.51)	73,412.81	61,199.00	12,213.81	65,465.00	(7,947.81)
Other Expense								
5900 Reserve Contributions	5,968.00	5,968.00	0.00	65,648.00	65,648.00	0.00	71,618.00	5,970.00
Total Other Expenses	5,968.00	5,968.00	0.00	65,648.00	65,648.00	0.00	71,618.00	5,970.00
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	0.00	0.00	0.00	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	0.00	0.00	0.00	5,352.76	4,000.00	1,352.76	4,000.00	(1,352.76)
Administration								
7021 Administrative Expenses	138.66	200.00	(61.34)	2,144.79	1,800.00	344.79	2,000.00	(144.79)
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	23,131.64	22,924.00	207.64	25,008.00	1,876.36
7119 Legal - Collections	0.00	200.00	(200.00)	1,214.07	2,000.00	(785.93)	2,000.00	785.93
7120 Legal - General	185.00	250.00	(65.00)	4,285.00	1,000.00	3,285.00	1,000.00	(3,285.00)
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	16,500.00	16,500.00	0.00	18,000.00	1,500.00
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	154.16	167.00	(12.84)	1,880.59	1,837.00	43.59	2,000.00	119.41

Unaudited - For Management Purposes Only

Unexpended Budget Report

Saturday, February 28, 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	4,108.49	4,401.00	(292.51)	56,491.28	52,221.00	4,270.28	56,168.00	(323.28)
TOTAL EXPENSES	20,548.38	24,118.25	(3,569.87)	279,514.98	251,391.75	28,123.23	274,196.00	(5,318.98)
NET INCOME (LOSS)	1,877.69	(1,380.25)	3,257.94	(28,894.93)	66.25	(28,961.18)		
UNEXPENDED (OVER EXPENDED)								28,894.93

Unaudited - For Management Purposes Only

Unexpended Budget Report

Saturday, February 28, 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	65,648.00	65,648.00	0.00	71,618.00	5,970.00
9440 Reserve Interest Income	7.22	0.00	7.22	343.42	0.00	343.42	0.00	(343.42)
Total Revenue	5,975.22	5,968.00	7.22	65,991.42	65,648.00	343.42	71,618.00	5,626.58
TOTAL INCOME	5,975.22	5,968.00	7.22	65,991.42	65,648.00	343.42	71,618.00	5,626.58
EXPENSES								
Expenses								
9645 Reserves - Consulting	0.00	0.00	0.00	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	0.00	0.00	0.00	20,163.02	0.00	20,163.02	0.00	(20,163.02)
9750 Reserve Painting	3,820.00	0.00	3,820.00	3,820.00	0.00	3,820.00	0.00	(3,820.00)
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	3,820.00	0.00	3,820.00	169,631.92	0.00	169,631.92	0.00	(169,631.92)
TOTAL EXPENSES	3,820.00	0.00	3,820.00	169,631.92	0.00	169,631.92	0.00	(169,631.92)
NET INCOME (LOSS)	2,155.22	5,968.00	(3,812.78)	(103,640.50)	65,648.00	(169,288.50)	71,618.00	
UNEXPENDED (OVER EXPENDED)								175,258.50

Unaudited - For Management Purposes Only