

# Balance Sheet

Tuesday, March 31, 2015

## Park Washington Condo

Accrual Accounting Year Starts April 1, 2014

### ASSETS

#### Current Assets

1010 CW Park Washington Oper

\$22,244.97

Total Current Assets

\$22,244.97

#### Fixed Assets

1450 Furniture & Fixtures

\$5,881.00

1510 Accumulated Depreciation

(\$5,881.00)

Total Fixed Assets

\$0.00

#### Other Assets

1210 Accounts Receivable

\$1,442.28

Total Other Assets

\$1,442.28

#### Prepaid Expenses

1320 Prepaid Insurance

\$13,952.43

1330 Prepaid Expenses

\$860.15

Total Prepaid Expenses

\$14,812.58

TOTAL ASSETS

\$38,499.83

### LIABILITIES

#### Current Liabilities

2010 Accounts Payable

\$9,618.57

2030 Advance Payments

\$7,112.72

Total Current Liabilities

\$16,731.29

TOTAL LIABILITIES

\$16,731.29

### EQUITY

Current Year Earnings

(\$28,688.57)

Prior Year Earnings

\$50,457.11

TOTAL EQUITY

\$21,768.54

TOTAL LIABILITIES AND EQUITY

\$38,499.83

# Balance Sheet

Tuesday, March 31, 2015

## Park Washington Condo

Accrual Accounting Year Starts April 1, 2014

### ASSETS

#### Current Assets

1110 CW Park Washington MM

\$69,292.09

Total Current Assets

\$69,292.09

TOTAL ASSETS

\$69,292.09

### EQUITY

Current Year Earnings

(\$97,662.48)

Prior Year Earnings

\$166,954.57

TOTAL EQUITY

\$69,292.09

TOTAL LIABILITIES AND EQUITY

\$69,292.09

Unaudited - For Management Purposes Only

# Unexpended Budget Report

Tuesday, March 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  |
| <b>INCOME</b>               |               |           |            |              |            |            |               |             |
| Revenue                     |               |           |            |              |            |            |               |             |
| 4010 Assessments            | 21,718.00     | 21,718.00 | 0.00       | 260,616.00   | 260,616.00 | 0.00       | 260,616.00    | 0.00        |
| 4040 Covenant Violations    | (75.00)       | 0.00      | (75.00)    | 0.00         | 0.00       | 0.00       | 0.00          | 0.00        |
| 4080 Late Fees Income       | 69.58         | 150.00    | (80.42)    | 1,305.68     | 1,800.00   | (494.32)   | 1,800.00      | 494.32      |
| 4090 Laundry Income         | 0.00          | 330.00    | (330.00)   | 2,966.51     | 4,100.00   | (1,133.49) | 4,100.00      | 1,133.49    |
| 4100 Legal Fee Income       | 90.00         | 150.00    | (60.00)    | 704.07       | 2,000.00   | (1,295.93) | 2,000.00      | 1,295.93    |
| 4115 Move In/Out Income     | 250.00        | 0.00      | 250.00     | 2,250.00     | 1,000.00   | 1,250.00   | 1,000.00      | (1,250.00)  |
| 4160 Other Income           | 0.00          | 0.00      | 0.00       | 510.37       | 0.00       | 510.37     | 0.00          | (510.37)    |
| 4170 Parking Fee            | 420.00        | 390.00    | 30.00      | 4,740.00     | 4,680.00   | 60.00      | 4,680.00      | (60.00)     |
| Total Revenue               | 22,472.58     | 22,738.00 | (265.42)   | 273,092.63   | 274,196.00 | (1,103.37) | 274,196.00    | 1,103.37    |
| <b>TOTAL INCOME</b>         | 22,472.58     | 22,738.00 | (265.42)   | 273,092.63   | 274,196.00 | (1,103.37) | 274,196.00    | 1,103.37    |
| <b>EXPENSES</b>             |               |           |            |              |            |            |               |             |
| Utilities                   |               |           |            |              |            |            |               |             |
| 5010 Electric               | 1,382.60      | 1,500.00  | (117.40)   | 26,629.75    | 24,000.00  | 2,629.75   | 24,000.00     | (2,629.75)  |
| 5020 Gas                    | 2,549.37      | 5,000.00  | (2,450.63) | 24,653.01    | 25,000.00  | (346.99)   | 25,000.00     | 346.99      |
| 5035 Wastewater             | 70.18         | 75.00     | (4.82)     | 840.83       | 900.00     | (59.17)    | 900.00        | 59.17       |
| 5090 Water & Sewer          | 696.52        | 1,375.00  | (678.48)   | 14,101.08    | 16,500.00  | (2,398.92) | 16,500.00     | 2,398.92    |
| Total Utilities             | 4,698.67      | 7,950.00  | (3,251.33) | 66,224.67    | 66,400.00  | (175.33)   | 66,400.00     | 175.33      |
| Grounds                     |               |           |            |              |            |            |               |             |
| 5040 Trash Removal          | 537.76        | 416.25    | 121.51     | 6,535.04     | 4,995.00   | 1,540.04   | 4,995.00      | (1,540.04)  |
| 6340 Landscape Contract     | 0.00          | 163.00    | (163.00)   | 840.00       | 2,000.00   | (1,160.00) | 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           | 827.00        | 0.00      | 827.00     | 2,805.00     | 1,500.00   | 1,305.00   | 1,500.00      | (1,305.00)  |
| 6512 Sprinkler Repairs      | 0.00          | 92.00     | (92.00)    | 429.76       | 550.00     | (120.24)   | 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               | 1,364.76      | 671.25    | 693.51     | 18,448.89    | 10,545.00  | 7,903.89   | 10,545.00     | (7,903.89)  |
| Maintenance                 |               |           |            |              |            |            |               |             |
| 6050 Building Maintenance   | 4,373.40      | 1,000.00  | 3,373.40   | 34,476.43    | 23,000.00  | 11,476.43  | 23,000.00     | (11,476.43) |
| 6058 Carpet Cleaning        | 0.00          | 250.00    | (250.00)   | 1,600.00     | 500.00     | 1,100.00   | 500.00        | (1,100.00)  |
| 6088 Electrical/Lighting    | 0.00          | 125.00    | (125.00)   | 2,215.46     | 1,500.00   | 715.46     | 1,500.00      | (715.46)    |

# Unexpended Budget Report

Tuesday, March 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  |
| <b>EXPENSES (Continued)</b>    |               |          |          |              |           |            |               |             |
| <b>Maintenance (Continued)</b> |               |          |          |              |           |            |               |             |
| 6090 Elevator Repairs          | 0.00          | 0.00     | 0.00     | 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     | 7,000.00  | (220.00)   | 7,000.00      | 220.00      |
| 6160 Fire Alarm Monitoring     | 79.00         | 79.00    | 0.00     | 948.00       | 2,000.00  | (1,052.00) | 2,000.00      | 1,052.00    |
| 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 | (95.00)       | 167.00   | (262.00) | 3,761.77     | 2,000.00  | 1,761.77   | 2,000.00      | (1,761.77)  |
| 6295 HVAC Repairs/Supplies     | 0.00          | 400.00   | (400.00) | 6,685.04     | 7,000.00  | (314.96)   | 7,000.00      | 314.96      |
| 6298 HVAC Contract             | 301.67        | 272.00   | 29.67    | 4,020.13     | 3,265.00  | 755.13     | 3,265.00      | (755.13)    |
| 6311 Janitorial Contract       | 775.00        | 850.00   | (75.00)  | 9,211.54     | 10,200.00 | (988.46)   | 10,200.00     | 988.46      |
| 6430 Plumbing                  | 0.00          | 500.00   | (500.00) | 4,176.02     | 5,000.00  | (823.98)   | 5,000.00      | 823.98      |
| 6535 Supplies                  | 302.62        | 40.00    | 262.62   | 2,338.86     | 500.00    | 1,838.86   | 500.00        | (1,838.86)  |
| 6575 Water Treatment           | 0.00          | 0.00     | 0.00     | 1,325.00     | 1,500.00  | (175.00)   | 1,500.00      | 175.00      |
| Total Maintenance              | 5,736.69      | 4,266.00 | 1,470.69 | 79,149.50    | 65,465.00 | 13,684.50  | 65,465.00     | (13,684.50) |
| <b>Other Expense</b>           |               |          |          |              |           |            |               |             |
| 5900 Reserve Contributions     | 5,970.00      | 5,970.00 | 0.00     | 71,618.00    | 71,618.00 | 0.00       | 71,618.00     | 0.00        |
| Total Other Expenses           | 5,970.00      | 5,970.00 | 0.00     | 71,618.00    | 71,618.00 | 0.00       | 71,618.00     | 0.00        |
| <b>Pool &amp; Spa</b>          |               |          |          |              |           |            |               |             |
| 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)  |
| <b>Administration</b>          |               |          |          |              |           |            |               |             |
| 7021 Administrative Expenses   | 136.09        | 200.00   | (63.91)  | 2,280.88     | 2,000.00  | 280.88     | 2,000.00      | (280.88)    |
| 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    | 25,262.31    | 25,008.00 | 254.31     | 25,008.00     | (254.31)    |
| 7119 Legal - Collections       | 0.00          | 0.00     | 0.00     | 1,214.07     | 2,000.00  | (785.93)   | 2,000.00      | 785.93      |
| 7120 Legal - General           | 276.21        | 0.00     | 276.21   | 4,561.21     | 1,000.00  | 3,561.21   | 1,000.00      | (3,561.21)  |
| 7130 Licenses, Permits & Fees  | 300.00        | 0.00     | 300.00   | 930.00       | 160.00    | 770.00     | 160.00        | (770.00)    |
| 7140 Management Fees           | 1,500.00      | 1,500.00 | 0.00     | 18,000.00    | 18,000.00 | 0.00       | 18,000.00     | 0.00        |
| 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                 | 153.13        | 163.00   | (9.87)   | 2,033.72     | 2,000.00  | 33.72      | 2,000.00      | (33.72)     |

# Unexpended Budget Report

Tuesday, March 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       | 4,496.10      | 3,947.00  | 549.10   | 60,987.38    | 56,168.00  | 4,819.38    | 56,168.00     | (4,819.38)  |
| TOTAL EXPENSES             | 22,266.22     | 22,804.25 | (538.03) | 301,781.20   | 274,196.00 | 27,585.20   | 274,196.00    | (27,585.20) |
| NET INCOME (LOSS)          | 206.36        | (66.25)   | 272.61   | (28,688.57)  |            | (28,688.57) |               |             |
| UNEXPENDED (OVER EXPENDED) |               |           |          |              |            |             |               | 28,688.57   |

Unaudited - For Management Purposes Only

# Unexpended Budget Report

Tuesday, March 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   |
| <b>INCOME</b>                     |               |          |          |              |           |              |               |              |
| Revenue                           |               |          |          |              |           |              |               |              |
| 9410 Reserve Income               | 5,970.00      | 5,970.00 | 0.00     | 71,618.00    | 71,618.00 | 0.00         | 71,618.00     | 0.00         |
| 9440 Reserve Interest Income      | 8.02          | 0.00     | 8.02     | 351.44       | 0.00      | 351.44       | 0.00          | (351.44)     |
| Total Revenue                     | 5,978.02      | 5,970.00 | 8.02     | 71,969.44    | 71,618.00 | 351.44       | 71,618.00     | (351.44)     |
| <b>TOTAL INCOME</b>               | 5,978.02      | 5,970.00 | 8.02     | 71,969.44    | 71,618.00 | 351.44       | 71,618.00     | (351.44)     |
| <b>EXPENSES</b>                   |               |          |          |              |           |              |               |              |
| 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             | 0.00          | 0.00     | 0.00     | 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                    | 0.00          | 0.00     | 0.00     | 169,631.92   | 0.00      | 169,631.92   | 0.00          | (169,631.92) |
| <b>TOTAL EXPENSES</b>             | 0.00          | 0.00     | 0.00     | 169,631.92   | 0.00      | 169,631.92   | 0.00          | (169,631.92) |
| <b>NET INCOME (LOSS)</b>          | 5,978.02      | 5,970.00 | 8.02     | (97,662.48)  | 71,618.00 | (169,280.48) | 71,618.00     |              |
| <b>UNEXPENDED (OVER EXPENDED)</b> |               |          |          |              |           |              |               | 169,280.48   |