

# Balance Sheet

Tuesday, June 30, 2015

## Park Washington Condo

Accrual Accounting Year Starts April 1, 2015

### ASSETS

#### Current Assets

1010 CW Park Washington Oper

\$35,695.57

Total Current Assets

\$35,695.57

#### Other Assets

1210 Accounts Receivable

\$3,146.73

1220 Income Tax Refund

\$7,061.00

Total Other Assets

\$10,207.73

#### Prepaid Expenses

1320 Prepaid Insurance

\$7,560.42

1330 Prepaid Expenses

\$1,274.00

Total Prepaid Expenses

\$8,834.42

TOTAL ASSETS

\$54,737.72

### LIABILITIES

#### Current Liabilities

2010 Accounts Payable

\$10,154.67

2030 Advance Payments

\$5,321.86

Total Current Liabilities

\$15,476.53

TOTAL LIABILITIES

\$15,476.53

### EQUITY

Current Year Earnings

\$10,541.65

Prior Year Earnings

\$28,719.54

TOTAL EQUITY

\$39,261.19

TOTAL LIABILITIES AND EQUITY

\$54,737.72

# Balance Sheet

Tuesday, June 30, 2015

## Park Washington Condo

Accrual Accounting Year Starts April 1, 2015

### ASSETS

#### Current Assets

1110 CW Park Washington MM

\$76,198.20

Total Current Assets

\$76,198.20

TOTAL ASSETS

\$76,198.20

### EQUITY

Current Year Earnings

\$6,906.11

Prior Year Earnings

\$69,292.09

TOTAL EQUITY

\$76,198.20

TOTAL LIABILITIES AND EQUITY

\$76,198.20

Unaudited - For Management Purposes Only

# Unexpended Budget Report

Tuesday, June 30, 2015

## Park Washington Condominium Operating

Park Washington Condo Accrual Accounting Year Starts April 1, 2015

|                             | 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       | 65,154.00    | 65,154.00 | 0.00       | 260,616.00    | 195,462.00 |
| 4080 Late Fees Income       | 172.01        | 113.00    | 59.01      | 418.55       | 347.00    | 71.55      | 1,400.00      | 981.45     |
| 4090 Laundry Income         | 0.00          | 375.00    | (375.00)   | 0.00         | 1,060.00  | (1,060.00) | 4,100.00      | 4,100.00   |
| 4100 Legal Fee Income       | 0.00          | 150.00    | (150.00)   | 0.00         | 650.00    | (650.00)   | 2,000.00      | 2,000.00   |
| 4115 Move In/Out Income     | 0.00          | 0.00      | 0.00       | 0.00         | 250.00    | (250.00)   | 1,000.00      | 1,000.00   |
| 4160 Other Income           | 63.00         | 0.00      | 63.00      | 126.00       | 0.00      | 126.00     | 0.00          | (126.00)   |
| 4170 Parking Fee            | 420.00        | 390.00    | 30.00      | 1,260.00     | 1,170.00  | 90.00      | 4,680.00      | 3,420.00   |
| Total Revenue               | 22,373.01     | 22,746.00 | (372.99)   | 66,958.55    | 68,631.00 | (1,672.45) | 273,796.00    | 206,837.45 |
| TOTAL INCOME                | 22,373.01     | 22,746.00 | (372.99)   | 66,958.55    | 68,631.00 | (1,672.45) | 273,796.00    | 206,837.45 |
| <b>EXPENSES</b>             |               |           |            |              |           |            |               |            |
| Utilities                   |               |           |            |              |           |            |               |            |
| 5010 Electric               | 3,350.30      | 2,200.00  | 1,150.30   | 7,471.06     | 4,800.00  | 2,671.06   | 26,000.00     | 18,528.94  |
| 5020 Gas                    | 0.00          | 1,200.00  | (1,200.00) | 3,588.70     | 5,700.00  | (2,111.30) | 28,000.00     | 24,411.30  |
| 5035 Wastewater             | 72.10         | 75.00     | (2.90)     | 214.35       | 225.00    | (10.65)    | 900.00        | 685.65     |
| 5090 Water & Sewer          | 1,166.52      | 1,375.00  | (208.48)   | 3,016.40     | 3,125.00  | (108.60)   | 15,500.00     | 12,483.60  |
| Total Utilities             | 4,588.92      | 4,850.00  | (261.08)   | 14,290.51    | 13,850.00 | 440.51     | 70,400.00     | 56,109.49  |
| Grounds                     |               |           |            |              |           |            |               |            |
| 5040 Trash Removal          | 541.82        | 542.00    | (0.18)     | 1,619.44     | 1,626.00  | (6.56)     | 6,500.00      | 4,880.56   |
| 6340 Landscape Contract     | 510.00        | 0.00      | 510.00     | 855.00       | 200.00    | 655.00     | 1,000.00      | 145.00     |
| 6345 Landscape Maintenance  | 0.00          | 200.00    | (200.00)   | 45.00        | 400.00    | (355.00)   | 500.00        | 455.00     |
| 6510 Snow Removal           | 0.00          | 0.00      | 0.00       | 25.00        | 750.00    | (725.00)   | 1,500.00      | 1,475.00   |
| 6512 Sprinkler Repairs      | 0.00          | 92.00     | (92.00)    | 0.00         | 276.00    | (276.00)   | 550.00        | 550.00     |
| 6560 Trees, Plants & Shrubs | 0.00          | 100.00    | (100.00)   | 0.00         | 500.00    | (500.00)   | 1,000.00      | 1,000.00   |
| Total Grounds               | 1,051.82      | 934.00    | 117.82     | 2,544.44     | 3,752.00  | (1,207.56) | 11,050.00     | 8,505.56   |
| Maintenance                 |               |           |            |              |           |            |               |            |
| 6050 Building Maintenance   | 1,400.00      | 417.00    | 983.00     | 4,200.00     | 1,251.00  | 2,949.00   | 5,000.00      | 800.00     |
| 6058 Carpet Cleaning        | 0.00          | 0.00      | 0.00       | 0.00         | 200.00    | (200.00)   | 1,600.00      | 1,600.00   |
| 6088 Electrical/Lighting    | 0.00          | 125.00    | (125.00)   | 0.00         | 375.00    | (375.00)   | 1,500.00      | 1,500.00   |
| 6090 Elevator Repairs       | 0.00          | 100.00    | (100.00)   | 0.00         | 300.00    | (300.00)   | 2,000.00      | 2,000.00   |

# Unexpended Budget Report

Tuesday, June 30, 2015

## Park Washington Condominium Operating (Continued)

Park Washington Condo Accrual Accounting Year Starts April 1, 2015

|                                | Month To Date |          |            | Year To Date |           |            | Annual Budget |            |
|--------------------------------|---------------|----------|------------|--------------|-----------|------------|---------------|------------|
|                                | Actual        | Budget   | Variance   | Actual       | Budget    | Variance   | Budget        | Unexpended |
| <b>EXPENSES (Continued)</b>    |               |          |            |              |           |            |               |            |
| <b>Maintenance (Continued)</b> |               |          |            |              |           |            |               |            |
| 6110 Elevator Contract         | 0.00          | 583.00   | (583.00)   | 1,695.00     | 1,750.00  | (55.00)    | 7,000.00      | 5,305.00   |
| 6160 Fire Alarm Monitoring     | 79.00         | 150.00   | (71.00)    | 237.00       | 450.00    | (213.00)   | 1,800.00      | 1,563.00   |
| 6179 Garage Cleaning           | 0.00          | 1,000.00 | (1,000.00) | 0.00         | 1,000.00  | (1,000.00) | 1,000.00      | 1,000.00   |
| 6180 Garage Repair/Maintenance | 296.51        | 167.00   | 129.51     | 296.51       | 1,001.00  | (704.49)   | 2,500.00      | 2,203.49   |
| 6295 HVAC Repairs/Supplies     | 1,440.00      | 600.00   | 840.00     | 2,205.00     | 1,800.00  | 405.00     | 7,000.00      | 4,795.00   |
| 6298 HVAC Contract             | 0.00          | 302.00   | (302.00)   | 603.34       | 906.00    | (302.66)   | 3,620.00      | 3,016.66   |
| 6311 Janitorial Contract       | 775.00        | 775.00   | 0.00       | 2,325.00     | 2,325.00  | 0.00       | 9,300.00      | 6,975.00   |
| 6385 Maintenance Contract      | 0.00          | 1,400.00 | (1,400.00) | 0.00         | 4,200.00  | (4,200.00) | 16,800.00     | 16,800.00  |
| 6430 Plumbing                  | 0.00          | 300.00   | (300.00)   | 144.00       | 300.00    | (156.00)   | 4,000.00      | 3,856.00   |
| 6535 Supplies                  | 1,138.65      | 167.00   | 971.65     | 1,481.01     | 501.00    | 980.01     | 2,000.00      | 518.99     |
| 6575 Water Treatment           | 265.00        | 200.00   | 65.00      | 265.00       | 500.00    | (235.00)   | 1,400.00      | 1,135.00   |
| Total Maintenance              | 5,394.16      | 6,286.00 | (891.84)   | 13,451.86    | 16,859.00 | (3,407.14) | 66,520.00     | 53,068.14  |
| <b>Other Expense</b>           |               |          |            |              |           |            |               |            |
| 5900 Reserve Contributions     | 2,834.00      | 2,834.00 | 0.00       | 8,502.00     | 8,502.00  | 0.00       | 34,000.00     | 25,498.00  |
| Total Other Expenses           | 2,834.00      | 2,834.00 | 0.00       | 8,502.00     | 8,502.00  | 0.00       | 34,000.00     | 25,498.00  |
| <b>Pool &amp; Spa</b>          |               |          |            |              |           |            |               |            |
| 6440 Pool Chemicals            | 0.00          | 100.00   | (100.00)   | 285.27       | 400.00    | (114.73)   | 1,000.00      | 714.73     |
| 6450 Pool Expenses             | 0.00          | 100.00   | (100.00)   | 0.00         | 200.00    | (200.00)   | 500.00        | 500.00     |
| 6460 Pool Contract             | 800.36        | 425.00   | 375.36     | 1,500.36     | 725.00    | 775.36     | 2,500.00      | 999.64     |
| Total Pool & Spa               | 800.36        | 625.00   | 175.36     | 1,785.63     | 1,325.00  | 460.63     | 4,000.00      | 2,214.37   |
| <b>Administration</b>          |               |          |            |              |           |            |               |            |
| 7021 Administrative Expenses   | 133.78        | 100.00   | 33.78      | 416.80       | 500.00    | (83.20)    | 2,000.00      | 1,583.20   |
| 7030 Audit                     | 2,300.00      | 0.00     | 2,300.00   | 2,300.00     | 0.00      | 2,300.00   | 4,200.00      | 1,900.00   |
| 7110 Insurance                 | 2,130.67      | 2,000.00 | 130.67     | 6,392.01     | 6,000.00  | 392.01     | 24,000.00     | 17,607.99  |
| 7119 Legal - Collections       | 0.00          | 200.00   | (200.00)   | 0.00         | 600.00    | (600.00)   | 2,000.00      | 2,000.00   |
| 7120 Legal - General           | 291.00        | 167.00   | 124.00     | 1,323.50     | 501.00    | 822.50     | 2,000.00      | 676.50     |
| 7130 Licenses, Permits & Fees  | 0.00          | 400.00   | (400.00)   | 395.00       | 400.00    | (5.00)     | 800.00        | 405.00     |
| 7140 Management Fees           | 1,500.00      | 1,500.00 | 0.00       | 4,500.00     | 4,500.00  | 0.00       | 18,000.00     | 13,500.00  |
| 7425 Telephone                 | 172.97        | 183.00   | (10.03)    | 515.15       | 549.00    | (33.85)    | 2,200.00      | 1,684.85   |
| Total Administration           | 6,528.42      | 4,550.00 | 1,978.42   | 15,842.46    | 13,050.00 | 2,792.46   | 55,200.00     | 39,357.54  |

# Unexpended Budget Report

Tuesday, June 30, 2015

## Park Washington Condominium Operating (Continued)

Park Washington Condo Accrual Accounting Year Starts April 1, 2015

|                            | Month To Date |           |            | Year To Date |           |          | Annual Budget |            |
|----------------------------|---------------|-----------|------------|--------------|-----------|----------|---------------|------------|
|                            | Actual        | Budget    | Variance   | Actual       | Budget    | Variance | Budget        | Unexpended |
| TOTAL EXPENSES             | 21,197.68     | 20,079.00 | 1,118.68   | 56,416.90    | 57,338.00 | (921.10) | 241,170.00    | 184,753.10 |
| NET INCOME (LOSS)          | 1,175.33      | 2,667.00  | (1,491.67) | 10,541.65    | 11,293.00 | (751.35) | 32,626.00     |            |
| UNEXPENDED (OVER EXPENDED) |               |           |            |              |           |          |               | 22,084.35  |

Unaudited - For Management Purposes Only

# Unexpended Budget Report

Tuesday, June 30, 2015

## Park Washington Condominium Reserves

Park Washington Condo Accrual Accounting Year Starts April 1, 2015

|                                   | Month To Date |          |            | Year To Date |          |            | Annual Budget |            |
|-----------------------------------|---------------|----------|------------|--------------|----------|------------|---------------|------------|
|                                   | Actual        | Budget   | Variance   | Actual       | Budget   | Variance   | Budget        | Unexpended |
| <b>INCOME</b>                     |               |          |            |              |          |            |               |            |
| Revenue                           |               |          |            |              |          |            |               |            |
| 9410 Reserve Income               | 2,834.00      | 2,834.00 | 0.00       | 8,502.00     | 8,502.00 | 0.00       | 34,000.00     | 25,498.00  |
| 9440 Reserve Interest Income      | 9.21          | 0.00     | 9.21       | 26.86        | 0.00     | 26.86      | 0.00          | (26.86)    |
| Total Revenue                     | 2,843.21      | 2,834.00 | 9.21       | 8,528.86     | 8,502.00 | 26.86      | 34,000.00     | 25,471.14  |
| <b>TOTAL INCOME</b>               | 2,843.21      | 2,834.00 | 9.21       | 8,528.86     | 8,502.00 | 26.86      | 34,000.00     | 25,471.14  |
| <b>EXPENSES</b>                   |               |          |            |              |          |            |               |            |
| Expenses                          |               |          |            |              |          |            |               |            |
| 9645 Reserves - Consulting        | 393.75        | 0.00     | 393.75     | 393.75       | 0.00     | 393.75     | 0.00          | (393.75)   |
| 9800 Reserve Expenses             | 1,229.00      | 0.00     | 1,229.00   | 1,229.00     | 0.00     | 1,229.00   | 0.00          | (1,229.00) |
| Total Expenses                    | 1,622.75      | 0.00     | 1,622.75   | 1,622.75     | 0.00     | 1,622.75   | 0.00          | (1,622.75) |
| <b>TOTAL EXPENSES</b>             | 1,622.75      | 0.00     | 1,622.75   | 1,622.75     | 0.00     | 1,622.75   | 0.00          | (1,622.75) |
| <b>NET INCOME (LOSS)</b>          | 1,220.46      | 2,834.00 | (1,613.54) | 6,906.11     | 8,502.00 | (1,595.89) | 34,000.00     |            |
| <b>UNEXPENDED (OVER EXPENDED)</b> |               |          |            |              |          |            |               | 27,093.89  |