

Balance Sheet

Friday, July 31, 2015

Park Washington Condo

Accrual Accounting Year Starts April 1, 2015

ASSETS

Current Assets

1010 CW Park Washington Oper

\$40,127.97

Total Current Assets

\$40,127.97

Other Assets

1210 Accounts Receivable

\$2,678.40

1220 Income Tax Refund

\$7,061.00

Total Other Assets

\$9,739.40

Prepaid Expenses

1320 Prepaid Insurance

\$5,429.75

1330 Prepaid Expenses

\$1,122.90

Total Prepaid Expenses

\$6,552.65

TOTAL ASSETS

\$56,420.02

LIABILITIES

Current Liabilities

2010 Accounts Payable

\$12,555.92

2030 Advance Payments

\$7,459.16

Total Current Liabilities

\$20,015.08

TOTAL LIABILITIES

\$20,015.08

EQUITY

Current Year Earnings

\$7,685.40

Prior Year Earnings

\$28,719.54

TOTAL EQUITY

\$36,404.94

TOTAL LIABILITIES AND EQUITY

\$56,420.02

Balance Sheet

Friday, July 31, 2015

Park Washington Condo

Accrual Accounting Year Starts April 1, 2015

ASSETS

Current Assets

1110 CW Park Washington MM

\$79,042.33

Total Current Assets

\$79,042.33

TOTAL ASSETS

\$79,042.33

EQUITY

Current Year Earnings

\$9,750.24

Prior Year Earnings

\$69,292.09

TOTAL EQUITY

\$79,042.33

TOTAL LIABILITIES AND EQUITY

\$79,042.33

Unaudited - For Management Purposes Only

Unexpended Budget Report

Friday, July 31, 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
INCOME								
Revenue								
4010 Assessments	21,718.00	21,718.00	0.00	86,872.00	86,872.00	0.00	260,616.00	173,744.00
4080 Late Fees Income	72.56	117.00	(44.44)	491.11	464.00	27.11	1,400.00	908.89
4090 Laundry Income	0.00	335.00	(335.00)	0.00	1,395.00	(1,395.00)	4,100.00	4,100.00
4100 Legal Fee Income	0.00	150.00	(150.00)	0.00	800.00	(800.00)	2,000.00	2,000.00
4115 Move In/Out Income	250.00	250.00	0.00	250.00	500.00	(250.00)	1,000.00	750.00
4160 Other Income	(32.00)	0.00	(32.00)	94.00	0.00	94.00	0.00	(94.00)
4170 Parking Fee	420.00	390.00	30.00	1,680.00	1,560.00	120.00	4,680.00	3,000.00
Total Revenue	22,428.56	22,960.00	(531.44)	89,387.11	91,591.00	(2,203.89)	273,796.00	184,408.89
TOTAL INCOME	22,428.56	22,960.00	(531.44)	89,387.11	91,591.00	(2,203.89)	273,796.00	184,408.89
EXPENSES								
Utilities								
5010 Electric	3,593.97	3,200.00	393.97	11,065.03	8,000.00	3,065.03	26,000.00	14,934.97
5020 Gas	1,556.41	1,100.00	456.41	5,145.11	6,800.00	(1,654.89)	28,000.00	22,854.89
5035 Wastewater	72.10	75.00	(2.90)	286.45	300.00	(13.55)	900.00	613.55
5090 Water & Sewer	1,363.45	1,375.00	(11.55)	4,379.85	4,500.00	(120.15)	15,500.00	11,120.15
Total Utilities	6,585.93	5,750.00	835.93	20,876.44	19,600.00	1,276.44	70,400.00	49,523.56
Grounds								
5040 Trash Removal	539.26	542.00	(2.74)	2,158.70	2,168.00	(9.30)	6,500.00	4,341.30
6340 Landscape Contract	0.00	200.00	(200.00)	855.00	400.00	455.00	1,000.00	145.00
6345 Landscape Maintenance	240.00	0.00	240.00	285.00	400.00	(115.00)	500.00	215.00
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	368.00	(368.00)	550.00	550.00
6560 Trees, Plants & Shrubs	0.00	100.00	(100.00)	0.00	600.00	(600.00)	1,000.00	1,000.00
Total Grounds	779.26	934.00	(154.74)	3,323.70	4,686.00	(1,362.30)	11,050.00	7,726.30
Maintenance								
6050 Building Maintenance	4,576.72	417.00	4,159.72	8,776.72	1,668.00	7,108.72	5,000.00	(3,776.72)
6058 Carpet Cleaning	0.00	1,400.00	(1,400.00)	0.00	1,600.00	(1,600.00)	1,600.00	1,600.00
6088 Electrical/Lighting	0.00	125.00	(125.00)	0.00	500.00	(500.00)	1,500.00	1,500.00
6090 Elevator Repairs	200.00	100.00	100.00	200.00	400.00	(200.00)	2,000.00	1,800.00

Unexpended Budget Report

Friday, July 31, 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
EXPENSES (Continued)								
Maintenance (Continued)								
6110 Elevator Contract	1,695.00	584.00	1,111.00	3,390.00	2,334.00	1,056.00	7,000.00	3,610.00
6160 Fire Alarm Monitoring	195.35	150.00	45.35	432.35	600.00	(167.65)	1,800.00	1,367.65
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)	296.51	1,168.00	(871.49)	2,500.00	2,203.49
6295 HVAC Repairs/Supplies	0.00	600.00	(600.00)	2,205.00	2,400.00	(195.00)	7,000.00	4,795.00
6298 HVAC Contract	0.00	302.00	(302.00)	603.34	1,208.00	(604.66)	3,620.00	3,016.66
6311 Janitorial Contract	1,550.00	775.00	775.00	3,875.00	3,100.00	775.00	9,300.00	5,425.00
6385 Maintenance Contract	0.00	1,400.00	(1,400.00)	0.00	5,600.00	(5,600.00)	16,800.00	16,800.00
6430 Plumbing	205.00	400.00	(195.00)	349.00	700.00	(351.00)	4,000.00	3,651.00
6535 Supplies	0.00	167.00	(167.00)	1,481.01	668.00	813.01	2,000.00	518.99
6575 Water Treatment	265.00	300.00	(35.00)	530.00	800.00	(270.00)	1,400.00	870.00
Total Maintenance	8,687.07	6,887.00	1,800.07	22,138.93	23,746.00	(1,607.07)	66,520.00	44,381.07
Other Expense								
5900 Reserve Contributions	2,834.00	2,834.00	0.00	11,336.00	11,336.00	0.00	34,000.00	22,664.00
Total Other Expenses	2,834.00	2,834.00	0.00	11,336.00	11,336.00	0.00	34,000.00	22,664.00
Pool & Spa								
6440 Pool Chemicals	0.00	100.00	(100.00)	285.27	500.00	(214.73)	1,000.00	714.73
6450 Pool Expenses	0.00	300.00	(300.00)	0.00	500.00	(500.00)	500.00	500.00
6460 Pool Contract	0.00	425.00	(425.00)	1,500.36	1,150.00	350.36	2,500.00	999.64
Total Pool & Spa	0.00	825.00	(825.00)	1,785.63	2,150.00	(364.37)	4,000.00	2,214.37
Administration								
7021 Administrative Expenses	201.96	200.00	1.96	618.76	700.00	(81.24)	2,000.00	1,381.24
7030 Audit	2,200.00	4,200.00	(2,000.00)	4,500.00	4,200.00	300.00	4,200.00	(300.00)
7110 Insurance	2,130.67	2,000.00	130.67	8,522.68	8,000.00	522.68	24,000.00	15,477.32
7119 Legal - Collections	0.00	200.00	(200.00)	0.00	800.00	(800.00)	2,000.00	2,000.00
7120 Legal - General	185.00	167.00	18.00	1,508.50	668.00	840.50	2,000.00	491.50
7130 Licenses, Permits & Fees	0.00	0.00	0.00	395.00	400.00	(5.00)	800.00	405.00
7140 Management Fees	1,500.00	1,500.00	0.00	6,000.00	6,000.00	0.00	18,000.00	12,000.00
7425 Telephone	180.92	183.00	(2.08)	696.07	732.00	(35.93)	2,200.00	1,503.93
Total Administration	6,398.55	8,450.00	(2,051.45)	22,241.01	21,500.00	741.01	55,200.00	32,958.99

Unexpended Budget Report

Friday, July 31, 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	25,284.81	25,680.00	(395.19)	81,701.71	83,018.00	(1,316.29)	241,170.00	159,468.29
NET INCOME (LOSS)	(2,856.25)	(2,720.00)	(136.25)	7,685.40	8,573.00	(887.60)	32,626.00	
UNEXPENDED (OVER EXPENDED)								24,940.60

Unaudited - For Management Purposes Only

Unexpended Budget Report

Friday, July 31, 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
INCOME								
Revenue								
9410 Reserve Income	2,834.00	2,834.00	0.00	11,336.00	11,336.00	0.00	34,000.00	22,664.00
9440 Reserve Interest Income	10.13	0.00	10.13	36.99	0.00	36.99	0.00	(36.99)
Total Revenue	2,844.13	2,834.00	10.13	11,372.99	11,336.00	36.99	34,000.00	22,627.01
TOTAL INCOME	2,844.13	2,834.00	10.13	11,372.99	11,336.00	36.99	34,000.00	22,627.01
EXPENSES								
Expenses								
9645 Reserves - Consulting	0.00	0.00	0.00	393.75	0.00	393.75	0.00	(393.75)
9800 Reserve Expenses	0.00	0.00	0.00	1,229.00	0.00	1,229.00	0.00	(1,229.00)
Total Expenses	0.00	0.00	0.00	1,622.75	0.00	1,622.75	0.00	(1,622.75)
TOTAL EXPENSES	0.00	0.00	0.00	1,622.75	0.00	1,622.75	0.00	(1,622.75)
NET INCOME (LOSS)	2,844.13	2,834.00	10.13	9,750.24	11,336.00	(1,585.76)	34,000.00	
UNEXPENDED (OVER EXPENDED)								24,249.76