

Balance Sheet

Monday, August 31, 2015

Park Washington Condo

Accrual Accounting Year Starts April 1, 2015

ASSETS

Current Assets

1005 PWCA Mutual Omaha CK	\$424.00
1010 CW Park Washington Oper	\$40,409.81

Total Current Assets		\$40,833.81
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Other Assets

1210 Accounts Receivable	\$2,765.10
1220 Income Tax Refund	\$7,061.00
1770 Due from Reserves	\$3,095.00

Total Other Assets		\$12,921.10
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Prepaid Expenses

1320 Prepaid Insurance	\$3,299.08
1330 Prepaid Expenses	\$971.80

Total Prepaid Expenses		\$4,270.88
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TOTAL ASSETS		\$58,025.79
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LIABILITIES

Current Liabilities

2010 Accounts Payable	\$15,731.22
2030 Advance Payments	\$5,986.16

Total Current Liabilities		\$21,717.38
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TOTAL LIABILITIES		\$21,717.38
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EQUITY

Current Year Earnings	\$7,588.87
Prior Year Earnings	\$28,719.54

TOTAL EQUITY		\$36,308.41
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TOTAL LIABILITIES AND EQUITY		\$58,025.79
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Balance Sheet

Monday, August 31, 2015

Park Washington Condo

Accrual Accounting Year Starts April 1, 2015

ASSETS

Current Assets

1110 CW Park Washington MM

\$81,885.65

Total Current Assets

\$81,885.65

TOTAL ASSETS

\$81,885.65

LIABILITIES

Current Liabilities

2750 Due to Operating

\$3,095.00

Total Current Liabilities

\$3,095.00

TOTAL LIABILITIES

\$3,095.00

EQUITY

Current Year Earnings

\$9,498.56

Prior Year Earnings

\$69,292.09

TOTAL EQUITY

\$78,790.65

TOTAL LIABILITIES AND EQUITY

\$81,885.65

Unexpended Budget Report

Monday, August 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	108,590.00	108,590.00	0.00	260,616.00	152,026.00
4080 Late Fees Income	86.70	117.00	(30.30)	577.81	581.00	(3.19)	1,400.00	822.19
4090 Laundry Income	0.00	320.00	(320.00)	0.00	1,715.00	(1,715.00)	4,100.00	4,100.00
4100 Legal Fee Income	0.00	150.00	(150.00)	0.00	950.00	(950.00)	2,000.00	2,000.00
4115 Move In/Out Income	500.00	0.00	500.00	750.00	500.00	250.00	1,000.00	250.00
4160 Other Income	109.00	0.00	109.00	203.00	0.00	203.00	0.00	(203.00)
4170 Parking Fee	420.00	390.00	30.00	2,100.00	1,950.00	150.00	4,680.00	2,580.00
Total Revenue	22,833.70	22,695.00	138.70	112,220.81	114,286.00	(2,065.19)	273,796.00	161,575.19
TOTAL INCOME	22,833.70	22,695.00	138.70	112,220.81	114,286.00	(2,065.19)	273,796.00	161,575.19
EXPENSES								
Utilities								
5010 Electric	3,107.15	4,000.00	(892.85)	14,172.18	12,000.00	2,172.18	26,000.00	11,827.82
5020 Gas	700.89	1,000.00	(299.11)	5,846.00	7,800.00	(1,954.00)	28,000.00	22,154.00
5035 Wastewater	72.10	75.00	(2.90)	358.55	375.00	(16.45)	900.00	541.45
5090 Water & Sewer	1,348.41	1,375.00	(26.59)	5,728.26	5,875.00	(146.74)	15,500.00	9,771.74
Total Utilities	5,228.55	6,450.00	(1,221.45)	26,104.99	26,050.00	54.99	70,400.00	44,295.01
Grounds								
5040 Trash Removal	533.11	542.00	(8.89)	2,691.81	2,710.00	(18.19)	6,500.00	3,808.19
6340 Landscape Contract	0.00	200.00	(200.00)	855.00	600.00	255.00	1,000.00	145.00
6345 Landscape Maintenance	285.00	100.00	185.00	570.00	500.00	70.00	500.00	(70.00)
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	90.00	(90.00)	0.00	458.00	(458.00)	550.00	550.00
6560 Trees, Plants & Shrubs	0.00	300.00	(300.00)	0.00	900.00	(900.00)	1,000.00	1,000.00
Total Grounds	818.11	1,232.00	(413.89)	4,141.81	5,918.00	(1,776.19)	11,050.00	6,908.19
Maintenance								
6050 Building Maintenance	1,448.90	417.00	1,031.90	10,225.62	2,085.00	8,140.62	5,000.00	(5,225.62)
6058 Carpet Cleaning	0.00	0.00	0.00	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	625.00	(625.00)	1,500.00	1,500.00
6090 Elevator Repairs	0.00	0.00	0.00	200.00	400.00	(200.00)	2,000.00	1,800.00

Unexpended Budget Report

Monday, August 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	0.00	583.00	(583.00)	3,390.00	2,917.00	473.00	7,000.00	3,610.00
6160 Fire Alarm Monitoring	79.00	150.00	(71.00)	511.35	750.00	(238.65)	1,800.00	1,288.65
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	119.13	167.00	(47.87)	415.64	1,335.00	(919.36)	2,500.00	2,084.36
6295 HVAC Repairs/Supplies	2,365.75	600.00	1,765.75	4,570.75	3,000.00	1,570.75	7,000.00	2,429.25
6298 HVAC Contract	301.67	302.00	(0.33)	905.01	1,510.00	(604.99)	3,620.00	2,714.99
6311 Janitorial Contract	775.00	775.00	0.00	4,650.00	3,875.00	775.00	9,300.00	4,650.00
6385 Maintenance Contract	0.00	1,400.00	(1,400.00)	0.00	7,000.00	(7,000.00)	16,800.00	16,800.00
6430 Plumbing	2,942.08	1,000.00	1,942.08	3,291.08	1,700.00	1,591.08	4,000.00	708.92
6535 Supplies	0.00	167.00	(167.00)	1,481.01	835.00	646.01	2,000.00	518.99
6575 Water Treatment	265.00	300.00	(35.00)	795.00	1,100.00	(305.00)	1,400.00	605.00
Total Maintenance	8,296.53	5,986.00	2,310.53	30,435.46	29,732.00	703.46	66,520.00	36,084.54
Other Expense								
5900 Reserve Contributions	2,834.00	2,834.00	0.00	14,170.00	14,170.00	0.00	34,000.00	19,830.00
Total Other Expenses	2,834.00	2,834.00	0.00	14,170.00	14,170.00	0.00	34,000.00	19,830.00
Pool & Spa								
6440 Pool Chemicals	500.00	300.00	200.00	785.27	800.00	(14.73)	1,000.00	214.73
6450 Pool Expenses	0.00	0.00	0.00	0.00	500.00	(500.00)	500.00	500.00
6460 Pool Contract	350.00	425.00	(75.00)	1,850.36	1,575.00	275.36	2,500.00	649.64
Total Pool & Spa	850.00	725.00	125.00	2,635.63	2,875.00	(239.37)	4,000.00	1,364.37
Administration								
7021 Administrative Expenses	201.23	100.00	101.23	819.99	800.00	19.99	2,000.00	1,180.01
7030 Audit	0.00	0.00	0.00	4,500.00	4,200.00	300.00	4,200.00	(300.00)
7110 Insurance	2,130.67	2,000.00	130.67	10,653.35	10,000.00	653.35	24,000.00	13,346.65
7119 Legal - Collections	0.00	200.00	(200.00)	0.00	1,000.00	(1,000.00)	2,000.00	2,000.00
7120 Legal - General	529.50	167.00	362.50	2,038.00	835.00	1,203.00	2,000.00	(38.00)
7130 Licenses, Permits & Fees	360.00	100.00	260.00	755.00	500.00	255.00	800.00	45.00
7140 Management Fees	1,500.00	1,500.00	0.00	7,500.00	7,500.00	0.00	18,000.00	10,500.00
7425 Telephone	181.64	183.00	(1.36)	877.71	915.00	(37.29)	2,200.00	1,322.29
Total Administration	4,903.04	4,250.00	653.04	27,144.05	25,750.00	1,394.05	55,200.00	28,055.95

Unexpended Budget Report

Monday, August 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	22,930.23	21,477.00	1,453.23	104,631.94	104,495.00	136.94	241,170.00	136,538.06
NET INCOME (LOSS)	(96.53)	1,218.00	(1,314.53)	7,588.87	9,791.00	(2,202.13)	32,626.00	
UNEXPENDED (OVER EXPENDED)								25,037.13

Unaudited - For Management Purposes Only

Unexpended Budget Report

Monday, August 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	14,170.00	14,170.00	0.00	34,000.00	19,830.00
9440 Reserve Interest Income	9.32	0.00	9.32	46.31	0.00	46.31	0.00	(46.31)
Total Revenue	2,843.32	2,834.00	9.32	14,216.31	14,170.00	46.31	34,000.00	19,783.69
TOTAL INCOME	2,843.32	2,834.00	9.32	14,216.31	14,170.00	46.31	34,000.00	19,783.69
EXPENSES								
Expenses								
9645 Reserves - Consulting	3,095.00	0.00	3,095.00	3,488.75	0.00	3,488.75	0.00	(3,488.75)
9800 Reserve Expenses	0.00	0.00	0.00	1,229.00	0.00	1,229.00	0.00	(1,229.00)
Total Expenses	3,095.00	0.00	3,095.00	4,717.75	0.00	4,717.75	0.00	(4,717.75)
TOTAL EXPENSES	3,095.00	0.00	3,095.00	4,717.75	0.00	4,717.75	0.00	(4,717.75)
NET INCOME (LOSS)	(251.68)	2,834.00	(3,085.68)	9,498.56	14,170.00	(4,671.44)	34,000.00	
UNEXPENDED (OVER EXPENDED)								24,501.44