

Balance Sheet
Saturday January 31, 2009

Unaudited - For Management Purposes Only

Parkway Towers Condos

Cash Accounting Year Starts January 1, 2009

ASSETS

Operating Cash & Investmt

1010 Parkway Towers CW Oper

\$49,042.45

1060 Petty Cash

\$200.00

Total Operating Cash & Investmt

\$49,242.45

Fixed Assets

1430 Property & Equipment

\$56,215.89

1530 Acc. Depr - Prop & Equipt

(\$47,886.25)

Total Fixed Assets

\$8,329.64

TOTAL ASSETS

\$57,572.09

LIABILITIES

Current Liabilities

2305 Sec Deposit-Beauty Salon

\$800.00

2306 Sec Deposit-Manager Unit

\$600.00

Total Current Liabilities

\$1,400.00

TOTAL LIABILITIES

\$1,400.00

EQUITY

Current Earnings-Assoc

\$7,045.75

Retained Earn-Pr Year

\$49,126.34

TOTAL EQUITY

\$56,172.09

TOTAL LIABILITIES AND EQUITY

\$57,572.09

Balance Sheet
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Parkway Towers Reserve

Cash Accounting Year Starts January 1, 2009

ASSETS

Reserves Cash & Investmt		
1015 Prkwy Twr CW Reserve Acct	\$73,426.02	
Total Reserves Cash & Investmt		\$73,426.02

TOTAL ASSETS		<u>\$73,426.02</u>
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EQUITY

Current Earnings-Reserves	\$2,553.87	
Retained Earn-Pr Year	\$70,872.15	

TOTAL EQUITY		<u>\$73,426.02</u>
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TOTAL LIABILITIES AND EQUITY		<u>\$73,426.02</u>
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Unexpended Budget Report

Saturday January 31, 2009

Unaudited - For Management Purposes Only

Parkway Towers 2009 Operating Budget

Parkway Towers Condos Cash Accounting Year Starts January 1, 2009

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Revenue								
4010 HO Dues	35,785.37	32,055.75	3,729.62	35,785.37	32,055.75	3,729.62	384,669.00	348,883.63
4020 Parking Income	415.00	250.00	165.00	415.00	250.00	165.00	3,000.00	2,585.00
4080 Late Fee Income	150.00	83.33	66.67	150.00	83.33	66.67	1,000.00	850.00
4090 Laundry Income	0.00	666.67	(666.67)	0.00	666.67	(666.67)	8,000.00	8,000.00
4102 Move In/Out Fees	100.00	0.00	100.00	100.00	0.00	100.00	0.00	(100.00)
4110 Miscellaneous Income	171.96	45.58	126.38	171.96	45.58	126.38	547.00	375.04
4160 Rental Income-B.Salon	880.00	880.00	0.00	880.00	880.00	0.00	10,560.00	9,680.00
4170 Rental Income Mgr Unit	0.00	500.00	(500.00)	0.00	500.00	(500.00)	6,000.00	6,000.00
4180 Storage Income	10.00	29.17	(19.17)	10.00	29.17	(19.17)	350.00	340.00
Total Revenue	37,512.33	34,510.50	3,001.83	37,512.33	34,510.50	3,001.83	414,126.00	376,613.67
EXPENSES								
Operating Expenses								
5010 Electric	2,049.04	3,353.50	(1,304.46)	2,049.04	3,353.50	(1,304.46)	40,242.00	38,192.96
5020 Gas	7,283.02	5,650.00	1,633.02	7,283.02	5,650.00	1,633.02	67,800.00	60,516.98
5045 Telephone	341.85	350.00	(8.15)	341.85	350.00	(8.15)	4,200.00	3,858.15
5050 Trash Removal/Trash Chute	890.00	900.00	(10.00)	890.00	900.00	(10.00)	10,800.00	9,910.00
5060 Sewer	0.00	812.50	(812.50)	0.00	812.50	(812.50)	9,750.00	9,750.00
5070 Water	0.00	1,007.83	(1,007.83)	0.00	1,007.83	(1,007.83)	12,094.00	12,094.00
Total Operating Expenses	10,563.91	12,073.83	(1,509.92)	10,563.91	12,073.83	(1,509.92)	144,886.00	134,322.09
Maintenance Expense								
6050 Building Maint/Supp	0.00	166.67	(166.67)	0.00	166.67	(166.67)	2,000.00	2,000.00
6058 Carpet Cleaning	0.00	183.33	(183.33)	0.00	183.33	(183.33)	2,200.00	2,200.00
6088 Electrical & Elect Supp	675.79	166.67	509.12	675.79	166.67	509.12	2,000.00	1,324.21
6089 Elevator Maint Contract	0.00	566.67	(566.67)	0.00	566.67	(566.67)	6,800.00	6,800.00
6090 Elevator Repairs	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00	3,000.00
6170 Fire Alarm Monitoring	300.00	20.83	279.17	300.00	20.83	279.17	250.00	(50.00)
6171 Fire Extinguishers	0.00	41.67	(41.67)	0.00	41.67	(41.67)	500.00	500.00
6178 Door/Lock/Glass-Gar Doors	855.42	250.00	605.42	855.42	250.00	605.42	3,000.00	2,144.58
6179 Door/Lock/Glass-Ped CA	51.71	166.67	(114.96)	51.71	166.67	(114.96)	2,000.00	1,948.29

Unexpended Budget Report

Saturday January 31, 2009

Unaudited - For Management Purposes Only

Parkway Towers 2009 Operating Budget (Continued)

Parkway Towers Condos Cash Accounting Year Starts January 1, 2009

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Maintenance Expense (Continued)								
6182 Garbage Chute & Related	0.00	66.67	(66.67)	0.00	66.67	(66.67)	800.00	800.00
6293 HVAC-Contract	716.00	400.00	316.00	716.00	400.00	316.00	4,800.00	4,084.00
6294 HVAC-Repairs	3,430.70	3,333.33	97.37	3,430.70	3,333.33	97.37	40,000.00	36,569.30
6295 HVAC Water Treatment Cont	145.43	150.00	(4.57)	145.43	150.00	(4.57)	1,800.00	1,654.57
6300 Janitorial	1,105.75	950.00	155.75	1,105.75	950.00	155.75	11,400.00	10,294.25
6305 Landscaping & Grounds	0.00	183.33	(183.33)	0.00	183.33	(183.33)	2,200.00	2,200.00
6320 Miscellaneous	0.00	16.67	(16.67)	0.00	16.67	(16.67)	200.00	200.00
6400 Painting (Int/Ext)	300.00	416.67	(116.67)	300.00	416.67	(116.67)	5,000.00	4,700.00
6410 Parking Surfaces	0.00	187.50	(187.50)	0.00	187.50	(187.50)	2,250.00	2,250.00
6430 Plumbing	1,057.13	1,500.00	(442.87)	1,057.13	1,500.00	(442.87)	18,000.00	16,942.87
6440 Pool & Sauna	0.00	458.33	(458.33)	0.00	458.33	(458.33)	5,500.00	5,500.00
6445 Power Washing	0.00	66.67	(66.67)	0.00	66.67	(66.67)	800.00	800.00
6460 Repairs & Maint-On Call	0.00	2,166.67	(2,166.67)	0.00	2,166.67	(2,166.67)	26,000.00	26,000.00
6480 Security/Fire/Alarm	0.00	83.33	(83.33)	0.00	83.33	(83.33)	1,000.00	1,000.00
6510 Snow Removal	248.81	166.67	82.14	248.81	166.67	82.14	2,000.00	1,751.19
Total Maintenance Expense	8,886.74	11,958.35	(3,071.61)	8,886.74	11,958.35	(3,071.61)	143,500.00	134,613.26
Administration Expense								
7021 Administration Expense	10.00	83.33	(73.33)	10.00	83.33	(73.33)	1,000.00	990.00
7030 Audit Expense	0.00	133.33	(133.33)	0.00	133.33	(133.33)	1,600.00	1,600.00
7045 Bad Debts	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00	3,000.00
7056 Consulting-Eng Fees	350.00	1,416.67	(1,066.67)	350.00	1,416.67	(1,066.67)	17,000.00	16,650.00
7100 Income Tax	0.00	41.67	(41.67)	0.00	41.67	(41.67)	500.00	500.00
7110 Insurance Expense	1,920.25	2,127.50	(207.25)	1,920.25	2,127.50	(207.25)	25,530.00	23,609.75
7115 Insurance - Work Comp	0.00	125.00	(125.00)	0.00	125.00	(125.00)	1,500.00	1,500.00
7120 Legal Expense	50.00	250.00	(200.00)	50.00	250.00	(200.00)	3,000.00	2,950.00
7130 Legal Contract	95.00	100.00	(5.00)	95.00	100.00	(5.00)	1,200.00	1,105.00
7135 Licenses,Taxes & Inspect	2,320.00	41.67	2,278.33	2,320.00	41.67	2,278.33	500.00	(1,820.00)
7140 Management Expense	1,900.00	1,900.00	0.00	1,900.00	1,900.00	0.00	22,800.00	20,900.00
7217 Off Supp/copies/postage	627.98	250.00	377.98	627.98	250.00	377.98	3,000.00	2,372.02
7240 Prop Tax - Manager's Unit	0.00	46.67	(46.67)	0.00	46.67	(46.67)	560.00	560.00
7243 Payroll Service	73.90	116.67	(42.77)	73.90	116.67	(42.77)	1,400.00	1,326.10
7245 Payroll Taxes	160.05	95.83	64.22	160.05	95.83	64.22	1,150.00	989.95
7263 Residential Mgr Payroll	1,008.75	1,000.00	8.75	1,008.75	1,000.00	8.75	12,000.00	10,991.25

Unexpended Budget Report

Saturday January 31, 2009

Unaudited - For Management Purposes Only

Parkway Towers 2009 Operating Budget (Continued)

Parkway Towers Condos Cash Accounting Year Starts January 1, 2009

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Total Administration Expense	8,515.93	7,978.34	537.59	8,515.93	7,978.34	537.59	95,740.00	87,224.07
Reserve Contributions								
5900 Reserve Contributions	2,500.00	2,500.00	0.00	2,500.00	2,500.00	0.00	30,000.00	27,500.00
Total Reserve Contributions	2,500.00	2,500.00	0.00	2,500.00	2,500.00	0.00	30,000.00	27,500.00
TOTAL EXPENSES	30,466.58	34,510.52	(4,043.94)	30,466.58	34,510.52	(4,043.94)	414,126.00	383,659.42
NET INCOME (LOSS)	7,045.75	(0.02)	7,045.77	7,045.75	(0.02)	7,045.77		

Unexpended Budget Report

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Saturday January 31, 2009

Parkway Towers 2009 Reserve Budget

Parkway Towers Reserve Cash Accounting Year Starts January 1, 2009

	Month To Date			Actual	Year To Date			Annual Budget	
	Actual	Budget	Variance		Actual	Budget	Variance	Budget	Unexpended
INCOME									
Reserve Income									
9410 Reserve Income	2,500.00	2,500.00	0.00	2,500.00	2,500.00	2,500.00	0.00	30,000.00	27,500.00
9440 Reserve Interest Income	53.87	0.00	53.87	53.87	0.00	0.00	53.87	0.00	(53.87)
Total Reserve Income	2,553.87	2,500.00	53.87	2,553.87	2,500.00	2,500.00	53.87	30,000.00	27,446.13
TOTAL INCOME	2,553.87	2,500.00	53.87	2,553.87	2,500.00	2,500.00	53.87	30,000.00	27,446.13
NET INCOME (LOSS)	2,553.87	2,500.00	53.87	2,553.87	2,500.00	2,500.00	53.87		