

Balance Sheet

Tuesday June 30, 2009 for Parkway Towers Condos

Unaudited - For Management Purposes On

Consolidated

Accrual Accounting Year Starts January 1, 2009

ASSETS

Operating Cash & Investmt		
1010 Parkway Towers CW Oper	\$83,453.80	
1060 Petty Cash	\$200.00	
Total Operating Cash & Investmt		\$83,653.80
Reserves Cash & Investmt		
1015 Prkwy Twr CW Reserve Acct	\$86,216.73	
Total Reserves Cash & Investmt		\$86,216.73
Accounts Receivable		
1210 Accounts Receivable	\$16,753.23	
1215 AR-Parking Spaces	\$260.00	
1250 Allowance for Bad debts	(\$14,339.65)	
Total Accounts Receivable		\$2,673.58
Fixed Assets		
1430 Property & Equipment	\$56,215.89	
1530 Acc. Depr - Prop & Equipt	(\$52,887.00)	
Total Fixed Assets		\$3,328.89
Other Assets		
1320 Prepaid Insurance	\$4,802.07	
1330 Prepaid Expense	\$120.00	
1340 Prepaid Income Taxes	\$697.00	
Total Other Assets		\$5,619.07
TOTAL ASSETS		<u>\$181,492.07</u>

LIABILITIES

Current Liabilities		
2010 Accounts Payable	\$17,911.24	
2011 Accrued Payables	\$1,250.00	
2030 Advance Payments	\$41,272.54	
2040 Open Credits	\$100.00	
2305 Sec Deposit-Beauty Salon	\$800.00	
2306 Sec Deposit-Manager Unit	\$600.00	
2350 Accrued Property Taxes	\$2.38	
Total Current Liabilities		\$61,936.16
TOTAL LIABILITIES		<u>\$61,936.16</u>

EQUITY

Current Earnings-Assoc	\$8,219.97	
Current Earnings-Reserves	\$15,344.58	
Current Earnings-SA	\$0.00	
Retained Earn-Pr Year	\$95,991.36	
TOTAL EQUITY		<u>\$119,555.91</u>
TOTAL LIABILITIES AND EQUITY		<u>\$181,492.07</u>

Unexpended Budget Report

Tuesday June 30, 2009

Unaudited - For Management Purposes Only

Parkway Towers 2009 Operating Budget

Parkway Towers Condos Accrual Accounting Year Starts January 1, 2009

	Month To Date		Variance	Actual	Year To Date		Variance	Annual Budget	
	Actual	Budget			Budget	Actual		Budget	Unexpended
INCOME									
Revenue									
4010 HO Dues	32,051.62	32,055.75	(4.13)	192,309.72	192,334.50		(24.78)	384,669.00	192,359.28
4020 Parking Income	215.00	250.00	(35.00)	1,465.00	1,500.00		(35.00)	3,000.00	1,535.00
4080 Late Fee Income	200.00	83.33	116.67	1,750.00	499.99		1,250.01	1,000.00	(750.00)
4090 Laundry Income	596.70	666.66	(69.96)	3,877.90	4,000.01		(122.11)	8,000.00	4,122.10
4110 Miscellaneous Income	33.60	45.58	(11.98)	460.27	273.49		186.78	547.00	86.73
4160 Rental Income-B.Salon	880.00	880.00	0.00	5,280.00	5,280.00		0.00	10,560.00	5,280.00
4170 Rental Income Mgr Unit	600.00	500.00	100.00	3,460.00	3,000.00		460.00	6,000.00	2,540.00
4180 Storage Income	90.00	29.16	60.84	410.00	175.01		234.99	350.00	(60.00)
Total Revenue	34,666.92	34,510.48	156.44	209,012.89	207,063.00		1,949.89	414,126.00	205,113.11
TOTAL INCOME	34,666.92	34,510.48	156.44	209,012.89	207,063.00		1,949.89	414,126.00	205,113.11
EXPENSES									
Operating Expenses									
5010 Electric	3,158.99	3,353.50	(194.51)	10,983.86	20,121.00		(9,137.14)	40,242.00	29,258.14
5020 Gas	1,585.12	5,650.00	(4,064.88)	25,112.90	33,900.00		(8,787.10)	67,800.00	42,687.10
5045 Telephone	344.24	350.00	(5.76)	2,131.49	2,100.00		31.49	4,200.00	2,068.51
5050 Trash Removal/Trash Chute	890.00	900.00	(10.00)	5,340.00	5,400.00		(60.00)	10,800.00	5,460.00
5060 Sewer	919.82	812.50	107.32	5,246.83	4,875.00		371.83	9,750.00	4,503.17
5070 Water	1,316.26	1,007.83	308.43	5,471.71	6,046.99		(575.28)	12,094.00	6,622.29
Total Operating Expenses	8,214.43	12,073.83	(3,859.40)	54,286.79	72,442.99		(18,156.20)	144,886.00	90,599.21
Maintenance Expense									
6050 Building Maint/Supp	274.53	166.66	107.87	1,118.88	1,000.01		118.87	2,000.00	881.12
6058 Carpet Cleaning	0.00	183.33	(183.33)	425.00	1,099.99		(674.99)	2,200.00	1,775.00
6088 Electrical & Elect Supp	440.00	166.66	273.34	1,344.06	1,000.01		344.05	2,000.00	655.94
6089 Elevator Maint Contract	584.93	566.66	18.27	2,295.15	3,400.01		(1,104.86)	6,800.00	4,504.85
6090 Elevator Repairs	0.00	250.00	(250.00)	300.75	1,500.00		(1,199.25)	3,000.00	2,699.25
6170 Fire Alarm Monitoring	20.00	20.83	(0.83)	120.00	124.99		(4.99)	250.00	130.00
6171 Fire Extinguishers	0.00	41.66	(41.66)	0.00	250.01		(250.01)	500.00	500.00
6178 Door/Lock/Glass-Gar Doors	0.00	250.00	(250.00)	195.42	1,500.00		(1,304.58)	3,000.00	2,804.58
6179 Door/Lock/Glass-Ped CA	1,928.91	166.66	1,762.25	5,170.81	1,000.01		4,170.80	2,000.00	(3,170.81)
6182 Garbage Chute & Related	0.00	66.66	(66.66)	0.00	400.01		(400.01)	800.00	800.00

Unexpended Budget Report

Tuesday June 30, 2009

Unaudited - For Management Purposes Only

Parkway Towers 2009 Operating Budget (Continued)

Parkway Towers Condos Accrual 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)								
6293 HVAC-Contract	346.00	400.00	(54.00)	1,951.00	2,400.00	(449.00)	4,800.00	2,849.00
6294 HVAC-Repairs	8,662.98	3,333.33	5,329.65	19,914.56	19,999.99	(85.43)	40,000.00	20,085.44
6295 HVAC Water Treatment Cont	145.43	150.00	(4.57)	872.58	900.00	(27.42)	1,800.00	927.42
6300 Janitorial	900.00	950.00	(50.00)	5,698.73	5,700.00	(1.27)	11,400.00	5,701.27
6305 Landscaping & Grounds	1,464.04	183.33	1,280.71	1,821.28	1,099.99	721.29	2,200.00	378.72
6320 Miscellaneous	0.00	16.66	(16.66)	6.60	100.01	(93.41)	200.00	193.40
6400 Painting (Int/Ext)	0.00	416.66	(416.66)	1,337.52	2,500.01	(1,162.49)	5,000.00	3,662.48
6410 Parking Surfaces	0.00	187.50	(187.50)	387.00	1,125.00	(738.00)	2,250.00	1,863.00
6430 Plumbing	1,359.98	1,500.00	(140.02)	25,562.07	9,000.00	16,562.07	18,000.00	(7,562.07)
6440 Pool & Sauna	828.50	458.33	370.17	1,817.00	2,749.99	(932.99)	5,500.00	3,683.00
6445 Power Washing	0.00	66.66	(66.66)	0.00	400.01	(400.01)	800.00	800.00
6460 Repairs & Maint-On Call	650.00	2,166.66	(1,516.66)	13,685.88	13,000.01	685.87	26,000.00	12,314.12
6480 Security/Fire/Alarm	328.50	83.33	245.17	529.25	499.99	29.26	1,000.00	470.75
6510 Snow Removal	0.00	166.66	(166.66)	206.80	1,000.01	(793.21)	2,000.00	1,793.20
Total Maintenance Expense	17,933.80	11,958.24	5,975.56	84,760.34	71,750.05	13,010.29	143,500.00	58,739.66
Administration Expense								
7021 Administration Expense	68.29	83.33	(15.04)	420.34	499.99	(79.65)	1,000.00	579.66
7030 Audit Expense	0.00	133.33	(133.33)	1,600.00	799.99	800.01	1,600.00	0.00
7045 Bad Debts	0.00	250.00	(250.00)	0.00	1,500.00	(1,500.00)	3,000.00	3,000.00
7056 Consulting-Eng Fees	0.00	1,416.66	(1,416.66)	9,719.27	8,500.01	1,219.26	17,000.00	7,280.73
7100 Income Tax	0.00	41.66	(41.66)	400.00	250.01	149.99	500.00	100.00
7110 Insurance Expense	2,015.67	2,127.50	(111.83)	12,074.02	12,765.00	(690.98)	25,530.00	13,455.98
7115 Insurance - Work Comp	96.90	125.00	(28.10)	551.50	750.00	(198.50)	1,500.00	948.50
7120 Legal Expense	675.00	250.00	425.00	675.00	1,500.00	(825.00)	3,000.00	2,325.00
7130 Legal Contract	100.00	100.00	0.00	1,037.50	600.00	437.50	1,200.00	162.50
7135 Licenses, Taxes & Inspect	0.00	41.66	(41.66)	210.00	250.01	(40.01)	500.00	290.00
7140 Management Expense	1,900.00	1,900.00	0.00	11,400.00	11,400.00	0.00	22,800.00	11,400.00
7217 Off Supp/copies/postage	478.86	250.00	228.86	1,792.20	1,500.00	292.20	3,000.00	1,207.80
7240 Prop Tax - Manager's Unit	0.00	46.66	(46.66)	0.00	280.01	(280.01)	560.00	560.00
7243 Payroll Service	151.59	116.66	34.93	574.35	700.01	(125.66)	1,400.00	825.65
7245 Payroll Taxes	96.36	95.83	0.53	764.20	574.99	189.21	1,150.00	385.80
7263 Residential Mgr Payroll	597.00	1,000.00	(403.00)	5,221.65	6,000.00	(778.35)	12,000.00	6,778.35

Unexpended Budget Report

Tuesday June 30, 2009

Unaudited - For Management Purposes Only

Parkway Towers 2009 Operating Budget (Continued)

Parkway Towers Condos Accrual 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	6,179.67	7,978.29	(1,798.62)	46,440.03	47,870.02	(1,429.99)	95,740.00	49,299.97
Reserve Contributions								
5900 Reserve Contributions	2,500.00	2,500.00	0.00	15,000.00	15,000.00	0.00	30,000.00	15,000.00
Total Reserve Contributions	2,500.00	2,500.00	0.00	15,000.00	15,000.00	0.00	30,000.00	15,000.00
TOTAL EXPENSES	34,827.90	34,510.36	317.54	200,487.16	207,063.06	(6,575.90)	414,126.00	213,638.84
NET INCOME (LOSS)	(160.98)	0.12	(161.10)	8,525.73	(0.06)	8,525.79		

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