

Balance Sheet

Monday May 31, 2010 for Parkway Towers Condos

Unaudited - For Management Purposes Only

Consolidated

Cash Accounting Year Starts January 1, 2010

ASSETS

Operating Cash & Investmt		
1010 Parkway Towers CW Oper	\$34,856.22	
1060 Petty Cash	\$200.00	
	Total Operating Cash & Investmt	\$35,056.22
Spec Asmt Cash & Investmt		
1015 Parkway Towers SA Acct	\$40,329.33	
	Total Spec Asmt Cash & Investmt	\$40,329.33
Reserves Cash & Investmt		
1015 Prkwy Twr CW Reserve Acct	\$112,448.35	
	Total Reserves Cash & Investmt	\$112,448.35
Accounts Receivable		
1081 Due From Operating to SA	\$4,769.52	
1210 Accounts Receivable	\$420.41	
1215 AR-Parking Spaces	(\$225.00)	
1230 AR-Spec Asmt 2006	(\$648.08)	
	Total Accounts Receivable	\$4,316.85
Fixed Assets		
1430 Property & Equipment	\$56,215.89	
1530 Acc. Depr - Prop & Equipt	(\$49,553.00)	
	Total Fixed Assets	\$6,662.89
Other Assets		
1320 Prepaid Insurance	\$24,505.75	
1330 Prepaid Expense	\$1,999.74	
1340 Prepaid Income Taxes	\$4,700.00	
	Total Other Assets	\$31,205.49
	TOTAL ASSETS	<u><u>\$230,019.13</u></u>

LIABILITIES

Current Liabilities		
2010 Accounts Payable	(\$10.00)	
2011 Accrued Payables	\$370.00	
2030 Advance Payments	(\$452.67)	
2031 Advance Payments - SA	\$3,515.20	
2040 Open Credits	\$612.16	
2350 Accrued Property Taxes	(\$554.38)	
2360 Citywide SA Loan	\$83,646.06	
2770 Due to SA	(\$3,652.92)	
	Total Current Liabilities	\$83,473.45
Current Liabilities - SA		
2035 Advance Pays-SA OP	(\$3,515.20)	
	Total Current Liabilites - SA	(\$3,515.20)
	TOTAL LIABILITIES	<u><u>\$79,958.25</u></u>

EQUITY

Current Earnings-Assoc	\$75.78	
Current Earnings-Reserves	\$12,829.20	
Current Earnings-SA	\$34,362.43	
Retained Earn-Pr Year	\$102,793.47	
	TOTAL EQUITY	<u><u>\$150,060.88</u></u>
	TOTAL LIABILITIES AND EQUITY	<u><u>\$230,019.13</u></u>

Twelve Month Actuals

Monday May 31, 2010

Unaudited - For Management Purposes Only

Parkway Towers 2010 Operating

Parkway Towers Condos Accrual Budget Year Starts January 1, 2010

	Jan 2010	Feb 2010	Mar 2010	Apr 2010	May 2010	Jun 2010	Jul 2010	Aug 2010	Sep 2010	Oct 2010	Nov 2010	Dec 2010	Total
INCOME													
Revenue													
4010 HO Dues	32,051.62	32,051.62	32,051.62	32,051.62	32,051.62								160,258.10
4020 Parking Income	130.00	130.00	130.00	130.00	130.00								650.00
4080 Late Fee Income	550.00	550.00	450.00	400.00	400.00								2,350.00
4090 Laundry Income	590.50	703.50	648.10	603.00	684.50								3,229.60
4110 Miscellaneous Income	(1.35)		575.21	76.82	10.00								660.68
4180 Storage Income	60.00	60.00	60.00	60.00	60.00								300.00
Total Revenue	33,380.77	33,495.12	33,914.93	33,321.44	33,336.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	167,448.38
EXPENSES													
Operating Expenses													
5010 Electric	2,075.48	1,961.98	2,067.17	1,969.72	1,507.81								9,582.16
5020 Gas	6,672.54	6,039.74	4,797.03	3,591.77	2,336.73								23,437.81
5045 Telephone	318.67	316.66	316.50	314.24	316.79								1,582.86
5050 Trash Removal/Trash Chute	890.00	890.00	890.00	890.00	890.00								4,450.00
5060 Sewer	580.10	877.22	840.17	134.27	840.17								3,271.93
5070 Water	398.79	607.14	507.04	1,274.54	1,022.94								3,810.45
Total Operating Expenses	10,935.58	10,692.74	9,417.91	8,174.54	6,914.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46,135.21
TOTAL INCOME	33,380.77	33,495.12	33,914.93	33,321.44	33,336.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	167,448.38
Maintenance Expense													
6050 Building Maint/Supp	85.40	527.10	363.94	115.20	849.13								1,940.77
6060 Capital Improvements			3,794.97										3,794.97
6088 Electrical & Elect Supp	172.22			1,040.96									1,213.18
6089 Elevator Maint Contract	584.93	584.93	584.93	608.33	608.33								2,971.45
6090 Elevator Repairs	165.00												165.00
6170 Fire Alarm Monitoring	20.00	20.00	20.00	20.00	20.00								100.00
6178 Door/Lock/Glass-Gar Doors	309.70		275.93										585.63
6179 Door/Lock/Glass-Ped CA			710.17	98.01	124.28								1,247.46
6293 HVAC-Contract	358.00	438.99	515.43	370.00	382.00								2,064.42
6294 HVAC-Repairs	8,489.57		4,218.37	1,701.46	893.52								15,302.92
6295 HVAC Water Treatment Cont	145.43	145.43		145.43	145.43								581.72
6300 Janitorial	900.00	990.00	900.00	900.00	900.00								4,590.00
6305 Landscaping & Grounds	450.00			222.91	135.53								808.44
6320 Miscellaneous	408.35												408.35
6400 Painting (Int/Ext)	81.11		278.06										359.17
6430 Plumbing	1,575.61	585.20	4,869.39	1,021.43	3,601.04								11,652.67
6440 Pool & Sauna					1,079.13								1,079.13
6460 Repairs & Maint-On Call	1,110.00	2,372.00	710.00	1,575.00	4,558.74								10,325.74
6480 Security/Fire/Alarm		258.26		133.00									391.26
6510 Snow Removal		172.00	301.00	809.19									1,282.19
Total Maintenance Expense	14,855.32	6,408.91	17,542.19	8,760.92	13,297.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	60,864.47
Administration Expense													
7021 Administration Expense	190.70	110.00	32.50	131.87	100.72								565.79
7056 Consulting-Eng Fees			1,000.00	999.00									1,999.00

Twelve Month Actuals

Monday May 31, 2010

Unaudited - For Management Purposes Only

Parkway Towers 2010 Operating (Continued)

Parkway Towers Condos Accrual Budget Year Starts January 1, 2010

	Jan 2010	Feb 2010	Mar 2010	Apr 2010	May 2010	Jun 2010	Jul 2010	Aug 2010	Sep 2010	Oct 2010	Nov 2010	Dec 2010	Total
EXPENSES (Continued)													
Administration Expense (Continued)													
7110 Insurance Expense	2,143.67	2,143.67	2,143.67	2,143.67	1,980.67								10,555.35
7115 Insurance - Work Comp	57.84	57.84	57.83	57.83	57.83								289.17
7120 Legal Expense	675.00	(510.02)		150.00	1,085.02								1,400.00
7130 Legal Contract	100.00	100.00	100.00	100.00	150.00								550.00
7135 Licenses, Taxes & Inspect		400.00		210.00									610.00
7140 Management Expense	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00								9,500.00
7190 Insurance Settlement	(30.00)												(30.00)
7217 Off Supp/copies/postage	393.81	614.78	314.66	188.95	129.30								1,641.50
7240 Prop Tax - Manager's Unit	46.00	46.00	46.00	46.00	46.00								230.00
7243 Payroll Service	110.03	104.06	157.59	114.06									485.74
7245 Payroll Taxes	220.43	230.31	239.03	232.88	258.08								1,180.73
7263 Residential Mgr Payroll	1,306.20	1,365.75	1,418.40	1,381.35	1,568.55								7,040.25
Total Administration Expense	7,113.68	6,562.39	7,409.68	7,655.61	7,276.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36,017.53
Reserve Contributions													
5900 Reserve Contributions	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00								12,500.00
Total Reserve Contributions	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,500.00
TOTAL EXPENSES	35,404.58	26,164.04	36,869.78	27,091.07	29,987.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	155,517.21
NET INCOME (LOSS)	(2,023.81)	7,331.08	(2,954.85)	6,230.37	3,348.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,931.17

Unexpended Budget Report

Monday May 31, 2010

Unaudited - For Management Purposes Only

Parkway Towers 2010 Operating

Parkway Towers Condos Accrual Accounting Year Starts January 1, 2010

	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)	160,258.10	160,278.75		(20.65)	384,669.00	224,410.90
4020 Parking Income	130.00	229.16	(99.16)	650.00	1,145.84		(495.84)	2,750.00	2,100.00
4080 Late Fee Income	400.00	83.25	316.75	2,350.00	417.25		1,932.75	1,000.00	(1,350.00)
4090 Laundry Income	684.50	625.00	59.50	3,229.60	3,125.00		104.60	7,500.00	4,270.40
4110 Miscellaneous Income	10.00	50.00	(40.00)	660.68	250.00		410.68	600.00	(60.68)
4180 Storage Income	60.00	41.50	18.50	300.00	209.50		90.50	500.00	200.00
Total Revenue	33,336.12	33,084.66	251.46	167,448.38	165,426.34		2,022.04	397,019.00	229,570.62
TOTAL INCOME	33,336.12	33,084.66	251.46	167,448.38	165,426.34		2,022.04	397,019.00	229,570.62
EXPENSES									
Operating Expenses									
5010 Electric	1,507.81	2,750.00	(1,242.19)	9,582.16	13,750.00		(4,167.84)	33,000.00	23,417.84
5020 Gas	2,336.73	3,750.00	(1,413.27)	23,437.81	18,750.00		4,687.81	45,000.00	21,562.19
5045 Telephone	316.79	375.00	(58.21)	1,582.86	1,875.00		(292.14)	4,500.00	2,917.14
5050 Trash Removal/Trash Chute	890.00	900.00	(10.00)	4,450.00	4,500.00		(50.00)	10,800.00	6,350.00
5060 Sewer	840.17	875.00	(34.83)	3,271.93	4,375.00		(1,103.07)	10,500.00	7,228.07
5070 Water	1,022.94	1,000.00	22.94	3,810.45	5,000.00		(1,189.55)	12,000.00	8,189.55
Total Operating Expenses	6,914.44	9,650.00	(2,735.56)	46,135.21	48,250.00		(2,114.79)	115,800.00	69,664.79
Maintenance Expense									
6050 Building Maint/Supp	849.13	183.00	666.13	1,940.77	919.00		1,021.77	2,200.00	259.23
6058 Carpet Cleaning	0.00	0.00	0.00	0.00	500.00		(500.00)	1,000.00	1,000.00
6060 Capital Improvements	0.00	416.67	(416.67)	3,794.97	2,083.35		1,711.62	5,000.00	1,205.03
6088 Electrical & Elect Supp	0.00	165.00	(165.00)	1,213.18	845.00		368.18	2,000.00	786.82
6089 Elevator Maint Contract	608.33	567.00	41.33	2,971.45	2,831.00		140.45	6,800.00	3,828.55
6090 Elevator Repairs	0.00	167.00	(167.00)	165.00	831.00		(666.00)	2,000.00	1,835.00
6170 Fire Alarm Monitoring	20.00	21.00	(1.00)	100.00	103.00		(3.00)	250.00	150.00
6171 Fire Extinguishers	0.00	42.00	(42.00)	0.00	206.00		(206.00)	500.00	500.00
6178 Door/Lock/Glass-Gar Doors	0.00	167.00	(167.00)	585.63	831.00		(245.37)	2,000.00	1,414.37
6179 Door/Lock/Glass-Ped CA	124.28	250.00	(125.72)	1,247.46	1,250.00		(2.54)	3,000.00	1,752.54
6182 Garbage Chute & Related	0.00	0.00	0.00	0.00	400.00		(400.00)	800.00	800.00
6293 HVAC-Contract	382.00	400.00	(18.00)	2,064.42	2,000.00		64.42	4,800.00	2,735.58

Unexpended Budget Report

Monday May 31, 2010

Unaudited - For Management Purposes Only

Parkway Towers 2010 Operating (Continued)

Parkway Towers Condos Accrual Accounting Year Starts January 1, 2010

	Month To Date		Year To Date		Annual Budget	
	Actual	Budget	Actual	Budget	Budget	Unexpended
EXPENSES (Continued)						
Maintenance Expense (Continued)						
6294 HVAC-Repairs	893.52	3,542.00	15,302.92	17,706.00	42,500.00	27,197.08
6295 HVAC Water Treatment Cont	145.43	150.00	581.72	750.00	1,800.00	1,218.28
6300 Janitorial	900.00	950.00	4,590.00	4,750.00	11,400.00	6,810.00
6305 Landscaping & Grounds	135.53	300.00	808.44	900.00	2,200.00	1,391.56
6320 Miscellaneous	0.00	17.00	408.35	81.00	200.00	(208.35)
6400 Painting (Int/Ext)	0.00	417.00	359.17	2,081.00	5,000.00	4,640.83
6430 Plumbing	3,601.04	2,083.00	11,652.67	10,415.00	25,000.00	13,347.33
6440 Pool & Sauna	1,079.13	500.00	1,079.13	2,500.00	6,000.00	4,920.87
6445 Power Washing	0.00	67.00	0.00	331.00	800.00	800.00
6460 Repairs & Maint-On Call	4,558.74	1,667.00	10,325.74	8,331.00	20,000.00	9,674.26
6480 Security/Fire/Alarm	0.00	83.50	391.26	415.50	1,000.00	608.74
6510 Snow Removal	0.00	167.00	1,282.19	831.00	2,000.00	717.81
Total Maintenance Expense	13,297.13	12,322.17	60,864.47	61,890.85	148,250.00	87,385.53
Administration Expense						
7021 Administration Expense	100.72	75.00	565.79	475.00	1,000.00	434.21
7030 Audit Expense	0.00	0.00	0.00	0.00	1,600.00	1,600.00
7045 Bad Debts	0.00	250.00	0.00	1,250.00	3,000.00	3,000.00
7056 Consulting-Eng Fees	0.00	0.00	1,999.00	0.00	0.00	(1,999.00)
7100 Income Tax	0.00	42.00	0.00	206.00	500.00	500.00
7110 Insurance Expense	1,980.67	2,167.00	10,555.35	10,831.00	26,000.00	15,444.65
7115 Insurance - Work Comp	57.83	292.00	289.17	1,456.00	3,500.00	3,210.83
7120 Legal Expense	1,085.02	250.00	1,400.00	1,250.00	3,000.00	1,600.00
7130 Legal Contract	150.00	100.00	550.00	500.00	1,200.00	650.00
7135 Licenses, Taxes & Inspect	0.00	0.00	610.00	410.00	1,000.00	390.00
7140 Management Expense	1,900.00	1,900.00	9,500.00	9,500.00	22,800.00	13,300.00
7190 Insurance Settlement	0.00	0.00	(30.00)	0.00	0.00	30.00
7217 Off Supp/copies/postage	129.30	250.00	1,641.50	1,250.00	3,000.00	1,358.50
7240 Prop Tax - Manager's Unit	46.00	47.00	230.00	231.00	560.00	330.00
7243 Payroll Service	0.00	100.00	485.74	600.00	1,400.00	914.26
7245 Payroll Taxes	258.08	250.00	1,180.73	1,250.00	3,000.00	1,819.27
7263 Residential Mgr Payroll	1,568.55	2,500.00	7,040.25	12,500.00	30,000.00	22,959.75
Total Administration Expense	7,276.17	8,223.00	36,017.53	41,709.00	101,560.00	65,542.47

Unexpended Budget Report

Monday May 31, 2010

Unaudited - For Management Purposes Only

Parkway Towers 2010 Operating (Continued)

Parkway Towers Condos Accrual Accounting Year Starts January 1, 2010

	Month To Date		Variance	Year To Date		Variance	Annual Budget	
	Actual	Budget		Actual	Budget		Budget	Unexpended
EXPENSES (Continued)								
Reserve Contributions								
5900 Reserve Contributions	2,500.00	2,500.00	0.00	12,500.00	12,500.00	0.00	30,000.00	17,500.00
Total Reserve Contributions	2,500.00	2,500.00	0.00	12,500.00	12,500.00	0.00	30,000.00	17,500.00
TOTAL EXPENSES	29,987.74	32,695.17	(2,707.43)	155,517.21	164,349.85	(8,832.64)	395,610.00	240,092.79
NET INCOME (LOSS)	3,348.38	389.49	2,958.89	11,931.17	1,076.49	10,854.68	1,409.00	
UNEXPENDED (OVER EXPENDED)								(10,522.17)

Twelve Month Actuals

Monday May 31, 2010

Unaudited - For Management Purposes Only

Parkway Towers 2010 Reserve

Parkway Towers Reserve Accrual Budget Year Starts January 1, 2010

	Jan 2010	Feb 2010	Mar 2010	Apr 2010	May 2010	Jun 2010	Jul 2010	Aug 2010	Sep 2010	Oct 2010	Nov 2010	Dec 2010	Total
INCOME													
Reserve Income													
9410 Reserve Income	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00								12,500.00
9440 Reserve Interest Income	68.60	54.68	69.52	66.47	69.93								329.20
Total Reserve Income	2,568.60	2,554.68	2,569.52	2,566.47	2,569.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,829.20
TOTAL INCOME	2,568.60	2,554.68	2,569.52	2,566.47	2,569.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,829.20
NET INCOME (LOSS)	2,568.60	2,554.68	2,569.52	2,566.47	2,569.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,829.20

Unexpended Budget Report

Monday May 31, 2010

Unaudited - For Management Purposes Only

Parkway Towers 2010 Reserve

Parkway Towers Reserve Accrual Accounting Year Starts January 1, 2010

	Month To Date		Variance	Year To Date		Variance	Annual Budget	
	Actual	Budget		Actual	Budget		Budget	Unexpended
INCOME								
Reserve Income								
9410 Reserve Income	2,500.00	2,500.00	0.00	12,500.00	12,500.00	0.00	30,000.00	17,500.00
9440 Reserve Interest Income	69.93	0.00	69.93	329.20	0.00	329.20	0.00	(329.20)
Total Reserve Income	2,569.93	2,500.00	69.93	12,829.20	12,500.00	329.20	30,000.00	17,170.80
TOTAL INCOME	2,569.93	2,500.00	69.93	12,829.20	12,500.00	329.20	30,000.00	17,170.80
NET INCOME (LOSS)	2,569.93	2,500.00	69.93	12,829.20	12,500.00	329.20	30,000.00	
UNEXPENDED (OVER EXPENDED)								17,170.80

Twelve Month Actuals

Monday May 31, 2010

Unaudited - For Management Purposes Only

Parkway Towers 2010 Special Assessment

ParkwayTowers SA Accrual Budget Year Starts January 1, 2010

	Jan 2010	Feb 2010	Mar 2010	Apr 2010	May 2010	Jun 2010	Jul 2010	Aug 2010	Sep 2010	Oct 2010	Nov 2010	Dec 2010	Total
INCOME													
Spec Asmt Income	7,431.94	7,431.94	7,431.94	8,174.80	7,059.57								37,530.19
4170 Special Assessment Income	7,431.94	7,431.94	7,431.94	8,174.80	7,059.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37,530.19
Total Spec Asmt Income	7,431.94	7,431.94	7,431.94	8,174.80	7,059.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37,530.19
EXPENSES													
TOTAL INCOME	7,431.94	7,431.94	7,431.94	8,174.80	7,059.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37,530.19
Special Assessment Exp	682.29	682.29	588.48	629.45	585.25								3,167.76
8011 SA Interest Expense	682.29	682.29	588.48	629.45	585.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,167.76
Total Special Assessment Exp	682.29	682.29	588.48	629.45	585.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,167.76
TOTAL EXPENSES	682.29	682.29	588.48	629.45	585.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,167.76
NET INCOME (LOSS)	6,749.65	6,749.65	6,843.46	7,545.35	6,474.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34,362.43

Unexpended Budget Report

Monday May 31, 2010

Unaudited - For Management Purposes Only

Parkway Towers 2010 Special Assessment

Parkway Towers SA Accrual Accounting Year Starts January 1, 2010

	Month To Date		Variance	Year To Date		Variance	Annual Budget	
	Actual	Budget		Actual	Budget		Budget	Unexpended
INCOME								
Spec Asmt Income								
4170 Special Assessment Income	7,059.57	7,431.94	(372.37)	37,530.19	37,159.70	370.49	59,455.52	21,925.33
Total Spec Asmt Income	7,059.57	7,431.94	(372.37)	37,530.19	37,159.70	370.49	59,455.52	21,925.33
EXPENSES								
TOTAL INCOME	7,059.57	7,431.94	(372.37)	37,530.19	37,159.70	370.49	59,455.52	21,925.33
Special Assessment Exp								
8011 SA Interest Expense	585.25	583.57	1.68	3,167.76	3,170.32	(2.56)	6,587.26	3,419.50
Total Special Assessment Exp	585.25	583.57	1.68	3,167.76	3,170.32	(2.56)	6,587.26	3,419.50
TOTAL EXPENSES	585.25	583.57	1.68	3,167.76	3,170.32	(2.56)	6,587.26	3,419.50
NET INCOME (LOSS)	6,474.32	6,848.37	(374.05)	34,362.43	33,989.38	373.05	52,868.26	
UNEXPENDED (OVER EXPENDED)								18,505.83