

Balance Sheet

Friday, December 31, 2010

Unaudited - For Management Purposes Only

Parkway Towers Condos

Accrual Accounting Year Starts January 1, 2010

ASSETS

Operating Cash & Investmt		
1010 Parkway Towers CW Oper	\$6,758.34	
1060 Petty Cash	\$200.00	
	Total Operating Cash & Investmt	\$6,958.34
Accounts Receivable		
1085 Due from Reserves	\$4,788.76	
1210 Accounts Receivable	\$52,306.56	
1250 Allowance for Bad debts	(\$14,339.65)	
	Total Accounts Receivable	\$42,755.67
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	\$7,221.09	
1330 Prepaid Expense	\$1,139.72	
1340 Prepaid Income Taxes	\$5,397.00	
	Total Other Assets	\$13,757.81
	TOTAL ASSETS	\$66,800.71

LIABILITIES

Current Liabilities		
2010 Accounts Payable	\$25,088.32	
2011 Accrued Payables - payroll	\$1,275.09	
2030 Advance Payments	\$7,901.25	
2040 Open Credits	\$487.41	
2350 Accrued Property Taxes	\$552.00	
	Total Current Liabilities	\$35,304.07
	TOTAL LIABILITIES	\$35,304.07

EQUITY

Current Earnings-Assoc	(\$2,355.99)	
Retained Earn-Pr Year	\$33,852.63	
	TOTAL EQUITY	\$31,496.64
	TOTAL LIABILITIES AND EQUITY	\$66,800.71

Twelve Month Actuals

Friday, December 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	32,051.62	32,051.62	32,051.62	32,051.62	32,051.62	32,051.62	32,051.62	384,619.44
4020 Parking Income	130.00	130.00	130.00	130.00	130.00	512.69	155.00	155.00	155.00	155.00	155.00	155.00	2,092.69
4080 Late Fee Income	550.00	550.00	450.00	400.00	400.00	(301.28)	(301.28)	450.00	650.00	420.00	550.00	450.00	4,968.72
4090 Laundry Income	590.50	703.50	648.10	603.00	684.50	494.40	551.50	687.30	518.40	510.70	478.00	609.90	7,079.80
4110 Miscellaneous Income	(1.35)		575.21	76.82	10.00	63.50	78.93	2,183.00	(1,433.77)	50.00	49.00	79.78	1,731.12
4170 Rental Income Mgr Unit								600.00	600.00	600.00	600.00	600.00	3,000.00
4180 Storage Income	80.00	80.00	80.00	80.00	80.00	80.00	110.00	60.00	110.00	110.00	160.00	80.00	1,110.00
Total Revenue	33,400.77	33,515.12	33,934.93	33,341.44	33,356.12	33,602.21	32,645.77	36,186.92	32,651.25	33,897.32	34,043.62	34,026.30	404,601.77
EXPENSES													
Operating Expenses													
5010 Electric	2,075.48	1,961.98	2,067.17	1,969.72	1,507.81	4,113.17	4,857.01	5,004.56	4,885.30	3,245.16	1,838.37	2,026.39	35,552.12
5020 Gas	6,672.54	6,039.74	4,797.03	3,591.77	2,336.73	1,441.60	1,641.16	1,442.85	1,121.44	1,689.34	4,031.42	5,723.37	40,528.99
5045 Telephone	318.67	316.66	316.50	314.24	316.79	312.10	308.37	(10.57)	301.31	308.94	362.69	301.13	3,466.83
5050 Trash Removal/Trash Chute	890.00	890.00	890.00	890.00	890.00	890.00	890.00	890.00	890.00	890.00	890.00	890.00	10,680.00
5060 Sewer	580.10	877.22	840.17	840.17	840.17	974.43	840.17	840.17	840.17	1,546.07	840.17	840.17	10,699.18
5070 Water	398.79	607.14	507.04	568.64	1,022.94	1,176.94	1,392.54	1,253.94	1,469.54	532.64	714.94	815.04	10,460.13
Total Operating Expenses	10,935.58	10,692.74	9,417.91	8,174.54	6,914.44	8,908.24	9,929.25	9,420.95	9,507.76	8,212.15	8,677.59	10,596.10	111,387.25
Maintenance Expense													
6050 Building Maint/Supp	85.40	527.10	363.94	115.20	849.13	736.71	608.98	322.18	447.62	394.39	107.42	51.40	4,609.47
6060 Capital Improvements			3,794.97					2,461.66	2,325.00				8,581.63
6088 Electrical & Elect Supp	172.22	584.93	584.93	608.33	608.33	608.33	364.94	120.00	608.33	289.56	695.00	490.00	3,172.68
6089 Elevator Maint Contract	584.93									608.33	608.33	608.33	7,229.76
6090 Elevator Repairs	165.00												800.00
6170 Fire Alarm Monitoring	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	240.00
6171 Fire Extinguishers	309.70									133.00		95.00	228.00
6178 Door/Lock/Glass-Gar Doors			275.93								308.82		894.45
6179 Door/Lock/Glass-Ped CA		315.00	710.17	98.01	124.28			85.00	147.41		89.48		1,569.35
6182 Garbage Chute & Related									660.00	1,673.70			2,333.70
6293 HVAC-Contract	358.00	438.99	224.57	370.00	382.00	44.75	740.00	370.00	370.00		370.00	414.75	4,083.06
6294 HVAC-Repairs	8,489.57		4,218.37	1,701.46	893.52	101.50	6,211.18	4,427.38	8,273.89	(6,879.66)	149.58	17,074.04	44,660.83
6295 HVAC Water Treatment Cont	145.43	145.43	290.86	145.43	145.43	145.43	145.43	145.43	145.43	145.43	135.00	155.86	1,890.59
6300 Janitorial	900.00	990.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	10,890.00
6305 Landscaping & Grounds	450.00			222.91	135.53	58.19	89.63		56.03			351.50	1,363.79
6320 Miscellaneous	408.35						115.00		57.79	451.76	502.36	175.94	1,711.20
6400 Painting (Int/Ext)	81.11		278.06				1,600.39	150.00	80.53	3.22	5,041.08	5,628.93	12,863.32
6430 Plumbing	1,575.61	585.20	4,869.39	1,021.43	3,601.04	7,943.16	2,655.54	774.78	9,702.85	15,881.51	3,408.74	5,129.32	25,385.55
6440 Pool & Sauna					1,079.13	1,788.43	1,067.89	1,788.91	1,429.87				7,154.23
6445 Power Washing										447.08			447.08
6460 Repairs & Maint-On Call	1,110.00	2,372.00	710.00	1,575.00	4,558.74	1,650.00	7,415.00	622.00	(1,053.00)	(5,543.00)		13,271.48	26,688.22
6480 Security/Fire/Alarm		258.26		133.00		1,805.52	95.00		223.49		68.19	643.90	3,227.36
6510 Snow Removal		172.00	301.00	809.19					(404.60)	642.86		642.86	2,806.17

Twelve Month Actuals

Friday, December 31, 2010

Unaudited - For Management Purposes Only

Parkway Towers 2010 Operating (Continued)

Parkway Towers Condos Accrual Budget Year Starts January 1, 2010

EXPENSES (Continued)	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
Total Maintenance Expense	14,855.32	6,408.91	17,542.19	8,760.92	13,297.13	15,802.02	22,637.31	12,795.67	23,990.64	22,594.84	13,046.86	46,288.31	172,830.44
Administration Expense													
7021 Administration Expense	190.70	110.00	32.50	131.87	100.72	173.59	101.52	10.00	45.00	10.00	10.00	444.45	1,360.35
7030 Audit Expense											2,650.00		2,650.00
7056 Consulting-Eng Fees			1,000.00	999.00									1,999.00
7110 Insurance Expense	2,143.67	2,143.67	2,143.67	2,143.67	1,980.67	2,143.67	2,143.67	2,143.66	2,143.66	2,143.66	2,143.66	2,363.16	25,780.49
7115 Insurance - Work Comp	57.84	57.84	57.83	57.83	57.83	57.83	57.83	57.83	57.83	57.83	44.00	44.00	666.32
7120 Legal Expense	675.00	(510.02)		150.00	1,085.02	175.00			521.00	115.00	100.00	375.00	2,686.00
7130 Legal Contract	100.00	100.00	100.00	100.00	150.00	100.00	100.00	100.00	100.00	100.00			1,050.00
7135 Licenses, Taxes & Inspect		400.00		210.00				50.00					660.00
7140 Management Expense	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	22,800.00
7190 Insurance Claim	(30.00)										5,543.00		5,513.00
7217 Off Supp/copies/postage	393.81	614.78	314.66	188.95	129.30	237.72	150.55	123.61	300.17	114.23	214.16	270.20	3,052.14
7240 Prop Tax - Manager's Unit	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	552.00
7243 Payroll Service	110.03	104.06	157.59	114.06	58.03	97.17	45.89	80.78	80.78	86.28	80.78	80.78	1,096.23
7245 Payroll Taxes	220.43	230.31	239.03	232.88	258.08	260.42	202.74	152.12	137.97	151.71	155.65	275.05	2,516.39
7263 Residential Mgr Payroll	1,306.20	1,365.75	1,418.40	1,381.35	1,568.55	1,626.00	1,911.15	1,936.20	1,751.25	1,930.80	1,982.40	2,180.10	20,358.15
Total Administration Expense	7,113.68	6,562.39	7,409.68	7,655.61	7,334.20	6,817.40	6,659.35	6,600.20	7,083.66	6,655.51	14,869.65	7,978.74	92,740.07
Reserve Contributions													
5900 Reserve Contributions	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
Total Reserve Contributions	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
TOTAL EXPENSES	35,404.58	26,164.04	36,869.78	27,091.07	30,045.77	34,027.66	41,725.91	31,316.82	43,082.06	(5,227.18)	39,094.10	67,363.15	406,957.76
NET INCOME (LOSS)	(2,003.81)	7,351.08	(2,934.85)	6,250.37	3,310.35	(425.45)	(9,080.14)	4,870.10	10,430.81	39,124.50	(5,050.48)	33,336.85	(2,355.99)

Unexpended Budget Report

Friday, December 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)	384,619.44	384,669.00	384,619.44	(49.56)	384,669.00	49.56
4020 Parking Income	155.00	229.17	(74.17)	2,092.69	2,750.00	2,092.69	(657.31)	2,750.00	657.31
4080 Late Fee Income	450.00	83.25	366.75	4,968.72	1,000.00	4,968.72	3,968.72	1,000.00	(3,968.72)
4090 Laundry Income	609.90	625.00	(15.10)	7,079.80	7,500.00	7,079.80	(420.20)	7,500.00	420.20
4110 Miscellaneous Income	79.78	50.00	29.78	1,731.12	600.00	1,731.12	1,131.12	600.00	(1,131.12)
4170 Rental Income Mgr Unit	600.00	0.00	600.00	3,000.00	0.00	3,000.00	3,000.00	0.00	(3,000.00)
4180 Storage Income	80.00	41.50	38.50	1,110.00	500.00	1,110.00	610.00	500.00	(610.00)
Total Revenue	34,026.30	33,084.67	941.63	404,601.77	397,019.00	404,601.77	7,582.77	397,019.00	(7,582.77)
EXPENSES									
Operating Expenses									
5010 Electric	2,026.39	2,750.00	(723.61)	35,552.12	33,000.00	35,552.12	2,552.12	33,000.00	(2,552.12)
5020 Gas	5,723.37	3,750.00	1,973.37	40,528.99	45,000.00	40,528.99	(4,471.01)	45,000.00	4,471.01
5045 Telephone	301.13	375.00	(73.87)	3,466.83	4,500.00	3,466.83	(1,033.17)	4,500.00	1,033.17
5050 Trash Removal/Trash Chute	890.00	900.00	(10.00)	10,680.00	10,800.00	10,680.00	(120.00)	10,800.00	120.00
5060 Sewer	840.17	875.00	(34.83)	10,699.18	10,500.00	10,699.18	199.18	10,500.00	(199.18)
5070 Water	815.04	1,000.00	(184.96)	10,460.13	12,000.00	10,460.13	(1,539.87)	12,000.00	1,539.87
Total Operating Expenses	10,596.10	9,650.00	946.10	111,387.25	115,800.00	111,387.25	(4,412.75)	115,800.00	4,412.75
Maintenance Expense									
6050 Building Maint/Supp	51.40	183.00	(131.60)	4,609.47	2,200.00	4,609.47	2,409.47	2,200.00	(2,409.47)
6058 Carpet Cleaning	0.00	0.00	0.00	0.00	1,000.00	0.00	(1,000.00)	1,000.00	1,000.00
6060 Capital Improvements	0.00	416.66	(416.66)	8,581.63	5,000.00	8,581.63	3,581.63	5,000.00	(3,581.63)
6088 Electrical & Elect Supp	490.00	165.00	325.00	3,172.68	2,000.00	3,172.68	1,172.68	2,000.00	(1,172.68)
6089 Elevator Maint Contract	608.33	567.00	41.33	7,229.76	6,800.00	7,229.76	429.76	6,800.00	(429.76)
6090 Elevator Repairs	635.00	167.00	468.00	800.00	2,000.00	800.00	(1,200.00)	2,000.00	1,200.00
6170 Fire Alarm Monitoring	20.00	21.00	(1.00)	240.00	250.00	240.00	(10.00)	250.00	10.00
6171 Fire Extinguishers	95.00	42.00	53.00	228.00	500.00	228.00	(272.00)	500.00	272.00
6178 Door/Lock/Glass-Gar Doors	0.00	167.00	(167.00)	894.45	2,000.00	894.45	(1,105.55)	2,000.00	1,105.55
6179 Door/Lock/Glass-Ped CA	0.00	250.00	(250.00)	1,569.35	3,000.00	1,569.35	(1,430.65)	3,000.00	1,430.65
6182 Garbage Chute & Related	0.00	0.00	0.00	2,333.70	800.00	2,333.70	1,533.70	800.00	(1,533.70)

Unexpended Budget Report

Friday, December 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)						
6293 HVAC-Contract	414.75	400.00	4,083.06	4,800.00	4,800.00	716.94
6294 HVAC-Repairs	17,074.04	3,542.00	44,660.83	42,500.00	42,500.00	(2,160.83)
6295 HVAC Water Treatment Cont	155.86	150.00	1,890.59	1,800.00	1,800.00	(90.59)
6300 Janitorial	900.00	950.00	10,890.00	11,400.00	11,400.00	510.00
6305 Landscaping & Grounds	351.50	50.00	1,363.79	2,200.00	2,200.00	836.21
6320 Miscellaneous	175.94	17.00	1,711.20	200.00	200.00	(1,511.20)
6400 Painting (Int/Ext)	5,628.93	417.00	12,863.32	5,000.00	5,000.00	(7,863.32)
6430 Plumbing	5,129.32	2,084.00	25,385.55	25,000.00	25,000.00	(385.55)
6440 Pool & Sauna	0.00	500.00	7,154.23	6,000.00	6,000.00	(1,154.23)
6445 Power Washing	0.00	67.00	447.08	800.00	800.00	352.92
6460 Repairs & Maint-On Call	13,271.48	1,667.00	26,688.22	20,000.00	20,000.00	(6,688.22)
6480 Security/Fire/Alarm	643.90	83.50	3,227.36	1,000.00	1,000.00	(2,227.36)
6510 Snow Removal	642.86	167.00	2,806.17	2,000.00	2,000.00	(806.17)
Total Maintenance Expense	46,288.31	12,073.16	172,830.44	148,250.00	148,250.00	(24,580.44)
Administration Expense						
7021 Administration Expense	444.45	75.00	1,360.35	1,000.00	1,000.00	(360.35)
7030 Audit Expense	0.00	0.00	2,650.00	1,600.00	1,600.00	(1,050.00)
7045 Bad Debts	0.00	250.00	0.00	3,000.00	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	500.00	500.00	500.00
7110 Insurance Expense	2,363.16	2,167.00	25,780.49	26,000.00	26,000.00	219.51
7115 Insurance - Work Comp	44.00	292.00	666.32	3,500.00	3,500.00	2,833.68
7120 Legal Expense	375.00	250.00	2,686.00	3,000.00	3,000.00	314.00
7130 Legal Contract	0.00	100.00	1,050.00	1,200.00	1,200.00	150.00
7135 Licenses, Taxes & Inspect	0.00	0.00	660.00	1,000.00	1,000.00	340.00
7140 Management Expense	1,900.00	1,900.00	22,800.00	22,800.00	22,800.00	0.00
7190 Insurance Claim	0.00	0.00	5,513.00	0.00	0.00	(5,513.00)
7217 Off Supp/copies/postage	270.20	250.00	3,052.14	3,000.00	3,000.00	(52.14)
7240 Prop Tax - Manager's Unit	46.00	47.00	552.00	560.00	560.00	8.00
7243 Payroll Service	80.78	100.00	1,096.23	1,400.00	1,400.00	303.77
7245 Payroll Taxes	275.05	250.00	2,516.39	3,000.00	3,000.00	483.61
7263 Residential Mgr Payroll	2,180.10	2,500.00	20,358.15	30,000.00	30,000.00	9,641.85

Unexpended Budget Report

Friday, December 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)								
Total Administration Expense	7,978.74	8,223.00	(244.26)	92,740.07	101,560.00	(8,819.93)	101,560.00	8,819.93
Reserve Contributions								
5900 Reserve Contributions	2,500.00	2,500.00	0.00	30,000.00	30,000.00	0.00	30,000.00	0.00
Total Reserve Contributions	2,500.00	2,500.00	0.00	30,000.00	30,000.00	0.00	30,000.00	0.00
TOTAL EXPENSES	67,363.15	32,446.16	34,916.99	406,957.76	395,610.00	11,347.76	395,610.00	(11,347.76)
NET INCOME (LOSS)	(33,336.85)	638.51	(33,975.36)	(2,355.99)	1,409.00	(3,764.99)	1,409.00	
UNEXPENDED (OVER EXPENDED)								3,764.99

Balance Sheet
Friday, December 31, 2010

Unaudited - For Management Purposes Only

Parkway Towers Reserve

Accrual Accounting Year Starts January 1, 2010

ASSETS

Reserves Cash & Investmt		
1015 Prkwy Twr CW Reserve Acct	\$121,814.92	
Total Reserves Cash & Investmt		\$121,814.92
Accounts Receivable		
1095 Due from SA	\$3,320.76	
Total Accounts Receivable		\$3,320.76
TOTAL ASSETS		<u>\$125,135.68</u>

LIABILITIES

Current Liabilities		
2750 Due to Operating	\$4,788.76	
Total Current Liabilities		\$4,788.76
TOTAL LIABILITIES		<u>\$4,788.76</u>

EQUITY

Current Earnings-Reserves	\$20,727.77	
Retained Earn-Pr Year	\$99,619.15	
TOTAL EQUITY		<u>\$120,346.92</u>
TOTAL LIABILITIES AND EQUITY		<u>\$125,135.68</u>

Twelve Month Actuals

Friday, December 31, 2010

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	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
9440 Reserve Interest Income	68.60	54.68	69.52	66.47	69.93	69.32	70.97	70.12	63.12	62.30	61.60	64.81	791.44
Total Reserve Income	2,568.60	2,554.68	2,569.52	2,566.47	2,569.93	2,569.32	2,570.97	2,570.12	2,563.12	2,562.30	2,561.60	2,564.81	30,791.44
EXPENSES													
Reserve Expenses													
9800 Reserve Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,468.00	0.00	8,595.67	10,063.67
Total Reserve Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,468.00	0.00	8,595.67	10,063.67
TOTAL EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,468.00	0.00	8,595.67	10,063.67
NET INCOME (LOSS)	2,568.60	2,554.68	2,569.52	2,566.47	2,569.93	2,569.32	2,570.97	2,570.12	2,563.12	1,094.30	2,561.60	(6,030.86)	20,727.77

Unexpended Budget Report

Friday, December 31, 2010

Parkway Towers 2010 Reserve

Parkway Towers Reserve Accrual Accounting Year Starts January 1, 2010

	Month To Date			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	30,000.00	30,000.00	0.00	30,000.00	0.00
9440 Reserve Interest Income	64.81	0.00	64.81	791.44	0.00	791.44	0.00	(791.44)
Total Reserve Income	2,564.81	2,500.00	64.81	30,791.44	30,000.00	791.44	30,000.00	(791.44)
EXPENSES								
Reserve Expenses								
9800 Reserve Expense	8,595.67	0.00	8,595.67	10,063.67	0.00	10,063.67	0.00	(10,063.67)
Total Reserve Expenses	8,595.67	0.00	8,595.67	10,063.67	0.00	10,063.67	0.00	(10,063.67)
TOTAL EXPENSES	8,595.67	0.00	8,595.67	10,063.67	0.00	10,063.67	0.00	(10,063.67)
NET INCOME (LOSS)	(6,030.86)	2,500.00	(8,530.86)	20,727.77	30,000.00	(9,272.23)	30,000.00	9,272.23
UNEXPENDED (OVER EXPENDED)								

Twelve Month Actuals

Friday, December 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	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
9440 Reserve Interest Income	68.60	54.68	69.52	66.47	69.93	69.32	70.97	70.12	63.12	62.30	61.60	64.81	791.44
Total Reserve Income	2,568.60	2,554.68	2,569.52	2,566.47	2,569.93	2,569.32	2,570.97	2,570.12	2,563.12	2,562.30	2,561.60	2,564.81	30,791.44
EXPENSES													
Reserve Expenses													
9800 Reserve Expense	2,568.60	2,554.68	2,569.52	2,566.47	2,569.93	2,569.32	2,570.97	2,570.12	2,563.12	2,562.30	2,561.60	2,564.81	30,791.44
Total Reserve Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,468.00	0.00	8,595.67	10,063.67
TOTAL EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,468.00	0.00	8,595.67	10,063.67
NET INCOME (LOSS)	2,568.60	2,554.68	2,569.52	2,566.47	2,569.93	2,569.32	2,570.97	2,570.12	2,563.12	1,094.30	2,561.60	(6,030.86)	20,727.77

Unexpended Budget Report

Friday, December 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	Actual	Year To Date		Variance	Annual Budget	
	Actual	Budget			Budget	Actual		Budget	Unexpended
INCOME									
Reserve Income									
9410 Reserve Income	2,500.00	2,500.00	0.00	30,000.00	30,000.00	0.00	0.00	30,000.00	0.00
9440 Reserve Interest Income	64.81	0.00	64.81	791.44	0.00	791.44	791.44	0.00	(791.44)
Total Reserve Income	2,564.81	2,500.00	64.81	30,791.44	30,000.00	791.44	791.44	30,000.00	(791.44)
EXPENSES									
Reserve Expenses									
9800 Reserve Expense	8,595.67	0.00	8,595.67	10,063.67	0.00	10,063.67	10,063.67	0.00	(10,063.67)
Total Reserve Expenses	8,595.67	0.00	8,595.67	10,063.67	0.00	10,063.67	10,063.67	0.00	(10,063.67)
TOTAL INCOME	2,564.81	2,500.00	64.81	30,791.44	30,000.00	791.44	791.44	30,000.00	(791.44)
TOTAL EXPENSES	8,595.67	0.00	8,595.67	10,063.67	0.00	10,063.67	10,063.67	0.00	(10,063.67)
NET INCOME (LOSS)	(6,030.86)	2,500.00	(8,530.86)	20,727.77	30,000.00	(9,272.23)	(9,272.23)	30,000.00	
UNEXPENDED (OVER EXPENDED)									9,272.23

Balance Sheet
Friday, December 31, 2010

Unaudited - For Management Purposes Only

Parkway Towers SA

Accrual Accounting Year Starts January 1, 2010

ASSETS

Spec Asmt Cash & Investmt		
1015 Parkway Towers SA Acct	\$427.04	
Total Spec Asmt Cash & Investmt		\$427.04
Accounts Receivable		
1220 AR-Special Assessments	\$11,967.70	
Total Accounts Receivable		\$11,967.70
TOTAL ASSETS		<u>\$12,394.74</u>

LIABILITIES

Current Liabilities		
2360 Citywide SA Loan	\$27,405.84	
2760 Due to Reserves	\$3,320.76	
Total Current Liabilities		\$30,726.60
TOTAL LIABILITIES		<u>\$30,726.60</u>

EQUITY

Current Earnings-SA	\$46,155.34	
Retained Earn-Pr Year	(\$64,487.20)	
TOTAL EQUITY		<u>(\$18,331.86)</u>
TOTAL LIABILITIES AND EQUITY		<u>\$12,394.74</u>

Twelve Month Actuals

Friday, December 31, 2010

Unaudited - For Management Purposes Only

Parkway Towers 2010 Special Assessment

Parkway Towers 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													
4170 Special Assessment Income	7,431.94	7,431.94	7,431.94	8,174.80	7,059.57	7,433.82	7,059.57	0.00	0.00	0.00	0.00	0.00	52,023.58
Total Spec Asmt Income	7,431.94	7,431.94	7,431.94	8,174.80	7,059.57	7,433.82	7,059.57	0.00	0.00	0.00	0.00	0.00	52,023.58
EXPENSES													
TOTAL INCOME	7,431.94	7,431.94	7,431.94	8,174.80	7,059.57	7,433.82	7,059.57	0.00	0.00	0.00	0.00	0.00	52,023.58
Special Assessment Exp													
8011 SA Interest Expense	682.29	682.29	588.48	629.45	585.25	576.23	531.68	458.22	346.32	297.45	269.35	221.23	5,868.24
Total Special Assessment Exp	682.29	682.29	588.48	629.45	585.25	576.23	531.68	458.22	346.32	297.45	269.35	221.23	5,868.24
TOTAL EXPENSES	682.29	682.29	588.48	629.45	585.25	576.23	531.68	458.22	346.32	297.45	269.35	221.23	5,868.24
NET INCOME (LOSS)	6,749.65	6,749.65	6,843.46	7,545.35	6,474.32	6,857.59	6,527.89	(458.22)	(346.32)	(297.45)	(269.35)	(221.23)	46,155.34

Unexpended Budget Report

Friday, December 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	Actual	Year To Date		Variance	Annual Budget	
	Actual	Budget			Budget	Budget		Budget	Unexpended
INCOME									
Spec Asmt Income									
4170 Special Assessment Income	0.00	0.00	0.00	52,023.58	59,455.52	59,455.52	(7,431.94)	59,455.52	7,431.94
Total Spec Asmt Income	0.00	0.00	0.00	52,023.58	59,455.52	59,455.52	(7,431.94)	59,455.52	7,431.94
EXPENSES									
TOTAL INCOME	0.00	0.00	0.00	52,023.58	59,455.52	59,455.52	(7,431.94)	59,455.52	7,431.94
Special Assessment Exp									
8011 SA Interest Expense	221.23	398.96	(177.73)	5,868.24	6,587.26	6,587.26	(719.02)	6,587.26	719.02
Total Special Assessment Exp	221.23	398.96	(177.73)	5,868.24	6,587.26	6,587.26	(719.02)	6,587.26	719.02
TOTAL EXPENSES	221.23	398.96	(177.73)	5,868.24	6,587.26	6,587.26	(719.02)	6,587.26	719.02
NET INCOME (LOSS)	(221.23)	(398.96)	177.73	46,155.34	52,868.26	52,868.26	(6,712.92)	52,868.26	
UNEXPENDED (OVER EXPENDED)									6,712.92

Twelve Month Actuals

Friday, December 31, 2010

Edited - For Management Purposes Only

Parkway Towers 2010 Special Assessment

Parkway Towers 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	7,433.82	7,059.57	0.00	0.00	0.00	0.00	0.00	52,023.58
4170 Special Assessment Income	7,431.94	7,431.94	7,431.94	8,174.80	7,059.57	7,433.82	7,059.57	0.00	0.00	0.00	0.00	0.00	52,023.58
EXPENSES													
TOTAL INCOME	7,431.94	7,431.94	7,431.94	8,174.80	7,059.57	7,433.82	7,059.57	0.00	0.00	0.00	0.00	0.00	52,023.58
Special Assessment Exp													
8011 SA Interest Expense	682.29	682.29	588.48	629.45	585.25	576.23	531.68	458.22	346.32	297.45	269.35	221.23	5,868.24
Total Special Assessment Exp	682.29	682.29	588.48	629.45	585.25	576.23	531.68	458.22	346.32	297.45	269.35	221.23	5,868.24
TOTAL EXPENSES	682.29	682.29	588.48	629.45	585.25	576.23	531.68	458.22	346.32	297.45	269.35	221.23	5,868.24
NET INCOME (LOSS)	6,749.65	6,749.65	6,843.46	7,545.35	6,474.32	6,857.59	6,527.89	(458.22)	(346.32)	(297.45)	(269.35)	(221.23)	46,155.34

Unexpended Budget Report

Friday, December 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	0.00	0.00	0.00	52,023.58	59,455.52	(7,431.94)	59,455.52	7,431.94
Total Spec Asmt Income	0.00	0.00	0.00	52,023.58	59,455.52	(7,431.94)	59,455.52	7,431.94
EXPENSES								
Special Assessment Exp								
8011 SA Interest Expense	221.23	398.96	(177.73)	5,868.24	6,587.26	(719.02)	6,587.26	719.02
Total Special Assessment Exp	221.23	398.96	(177.73)	5,868.24	6,587.26	(719.02)	6,587.26	719.02
TOTAL EXPENSES	221.23	398.96	(177.73)	5,868.24	6,587.26	(719.02)	6,587.26	719.02
NET INCOME (LOSS)	(221.23)	(398.96)	177.73	46,155.34	52,868.26	(6,712.92)	52,868.26	
UNEXPENDED (OVER EXPENDED)								6,712.92