

Balance Sheet

Monday, January 31, 2011

Parkway Towers Condos

Cash Accounting Year Starts January 1, 2011

ASSETS

Operating Cash & Investmt

1010 Parkway Towers CW Oper

\$37,140.91

1060 Petty Cash

\$200.00

Total Operating Cash & Investmt

\$37,340.91

Accounts Receivable

1085 Due from Reserves

\$4,788.76

1095 Due from SA

\$6,000.00

Total Accounts Receivable

\$10,788.76

TOTAL ASSETS

\$48,129.67

LIABILITIES

Current Liabilities

2040 Open Credits

\$729.05

2770 Due to SA

\$142.00

Total Current Liabilities

\$871.05

TOTAL LIABILITIES

\$871.05

EQUITY

Current Earnings-Assoc

\$35,998.93

Retained Earn-Pr Year

\$11,259.69

TOTAL EQUITY

\$47,258.62

TOTAL LIABILITIES AND EQUITY

\$48,129.67

Balance Sheet

Monday, January 31, 2011

Parkway Towers Reserve

Cash Accounting Year Starts January 1, 2011

ASSETS

Reserves Cash & Investmt			
1015 Prkwy Twr CW Reserve Acct		\$125,544.03	
	Total Reserves Cash & Investmt		\$125,544.03
Accounts Receivable			
1095 Due from SA		\$3,320.76	
	Total Accounts Receivable		\$3,320.76
	TOTAL ASSETS		<u>\$128,864.79</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		\$3,729.11	
Retained Earn-Pr Year		\$120,346.92	
	TOTAL EQUITY		<u>\$124,076.03</u>
	TOTAL LIABILITIES AND EQUITY		<u>\$128,864.79</u>

Balance Sheet

Monday, January 31, 2011

Parkway Towers SA

Cash Accounting Year Starts January 1, 2011

ASSETS

Spec Asmt Cash & Investmt			
1015 Parkway Towers SA Acct		\$427.04	
	Total Spec Asmt Cash & Investmt		\$427.04
Accounts Receivable			
1081 Due From Operating to SA		\$142.00	
	Total Accounts Receivable		\$142.00
	TOTAL ASSETS		<u>\$569.04</u>

LIABILITIES

Current Liabilities			
2010 Due to Operating - SA		\$6,000.00	
2360 Citywide SA Loan		\$21,610.05	
2760 Due to Reserves		\$3,320.76	
	Total Current Liabilities		\$30,930.81
	TOTAL LIABILITIES		<u>\$30,930.81</u>

EQUITY

Current Earnings-SA		(\$62.21)	
Retained Earn-Pr Year		(\$30,299.56)	
	TOTAL EQUITY		<u>(\$30,361.77)</u>
	TOTAL LIABILITIES AND EQUITY		<u>\$569.04</u>

Unexpended Budget Report

Monday, January 31, 2011

Parkway Towers 2011 Operating

Parkway Towers Condos Cash Accounting Year Starts January 1, 2011

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Revenue								
4010 HO Dues	34,915.81	34,475.83	439.98	34,915.81	34,475.83	439.98	413,710.00	378,794.19
4020 Parking Income	155.00	166.67	(11.67)	155.00	166.67	(11.67)	2,000.00	1,845.00
4066 Insurance Claim Income	49,593.82	0.00	49,593.82	49,593.82	0.00	49,593.82	0.00	(49,593.82)
4080 Late Fee Income	1,050.00	416.67	633.33	1,050.00	416.67	633.33	5,000.00	3,950.00
4090 Laundry Income	521.80	625.00	(103.20)	521.80	625.00	(103.20)	7,500.00	6,978.20
4110 Miscellaneous Income	207.63	41.67	165.96	207.63	41.67	165.96	500.00	292.37
4170 Rental Income Mgr Unit	500.00	0.00	500.00	500.00	0.00	500.00	0.00	(500.00)
4180 Rental - Manager Unit	0.00	600.00	(600.00)	0.00	600.00	(600.00)	7,200.00	7,200.00
4180 Storage Income	120.00	42.00	78.00	120.00	42.00	78.00	500.00	380.00
Total Revenue	87,064.06	36,367.84	50,696.22	87,064.06	36,367.84	50,696.22	436,410.00	349,345.94
TOTAL INCOME	87,064.06	36,367.84	50,696.22	87,064.06	36,367.84	50,696.22	436,410.00	349,345.94
EXPENSES								
Operating Expenses								
5010 Electric	2,141.51	3,166.67	(1,025.16)	2,141.51	3,166.67	(1,025.16)	38,000.00	35,858.49
5020 Gas	5,723.37	3,750.00	1,973.37	5,723.37	3,750.00	1,973.37	45,000.00	39,276.63
5045 Telephone	296.51	291.67	4.84	296.51	291.67	4.84	3,500.00	3,203.49
5050 Trash Removal/Trash Chute	890.00	916.67	(26.67)	890.00	916.67	(26.67)	11,000.00	10,110.00
5060 Sewer	705.90	916.67	(210.77)	705.90	916.67	(210.77)	11,000.00	10,294.10
5070 Water	691.84	1,000.00	(308.16)	691.84	1,000.00	(308.16)	12,000.00	11,308.16
Total Operating Expenses	10,449.13	10,041.68	407.45	10,449.13	10,041.68	407.45	120,500.00	110,050.87
Maintenance Expense								
6050 Building Maint/Supp	777.38	833.33	(55.95)	777.38	833.33	(55.95)	10,000.00	9,222.62
6058 Carpet Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00
6088 Electrical & Elect Supp	120.00	175.00	(55.00)	120.00	175.00	(55.00)	2,000.00	1,880.00
6089 Elevator Maint Contract	608.33	583.33	25.00	608.33	583.33	25.00	7,000.00	6,391.67
6090 Elevator Repairs	590.02	83.33	506.69	590.02	83.33	506.69	1,000.00	409.98
6170 Fire Alarm Monitoring	0.00	20.00	(20.00)	0.00	20.00	(20.00)	250.00	250.00
6171 Fire Extinguishers	0.00	108.33	(108.33)	0.00	108.33	(108.33)	1,300.00	1,300.00
6178 Door/Lock/Glass-Gar Doors	0.00	166.00	(166.00)	0.00	166.00	(166.00)	2,000.00	2,000.00
6179 Door/Lock/Glass-Ped CA	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00	3,000.00

Unexpended Budget Report

Monday, January 31, 2011

Parkway Towers 2011 Operating (Continued)

Parkway Towers Condos Cash Accounting Year Starts January 1, 2011

	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	0.00	0.00	0.00	0.00	0.00	800.00	800.00
6293 HVAC-Contract	414.75	375.00	39.75	414.75	375.00	39.75	4,500.00	4,085.25
6294 HVAC-Repairs	7,633.70	3,540.00	4,093.70	7,633.70	3,540.00	4,093.70	42,500.00	34,866.30
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	900.00	1,000.00	(100.00)	900.00	1,000.00	(100.00)	12,000.00	11,100.00
6305 Landscaping & Grounds	0.00	166.67	(166.67)	0.00	166.67	(166.67)	2,000.00	2,000.00
6320 Miscellaneous	260.67	16.00	244.67	260.67	16.00	244.67	200.00	(60.67)
6400 Painting (Int/Ext)	4,443.93	416.00	4,027.93	4,443.93	416.00	4,027.93	5,000.00	556.07
6410 Parking Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
6430 Plumbing	2,273.42	2,500.00	(226.58)	2,273.42	2,500.00	(226.58)	30,000.00	27,726.58
6440 Pool & Sauna	0.00	600.00	(600.00)	0.00	600.00	(600.00)	7,200.00	7,200.00
6445 Power Washing	0.00	83.33	(83.33)	0.00	83.33	(83.33)	1,000.00	1,000.00
6460 Repairs & Maint-On Call	2,625.04	1,666.00	959.04	2,625.04	1,666.00	959.04	20,000.00	17,374.96
6480 Security/Fire/Alarm	0.00	82.50	(82.50)	0.00	82.50	(82.50)	1,000.00	1,000.00
6510 Snow Removal	642.86	650.00	(7.14)	642.86	650.00	(7.14)	4,500.00	3,857.14
Total Maintenance Expense	21,435.53	13,464.82	7,970.71	21,435.53	13,464.82	7,970.71	162,050.00	140,614.47
Administration Expense								
7021 Administration Expense	246.54	175.00	71.54	246.54	175.00	71.54	1,000.00	753.46
7030 Audit Expense	0.00	0.00	0.00	0.00	0.00	0.00	1,600.00	1,600.00
7045 Bad Debts	850.00	250.00	600.00	850.00	250.00	600.00	3,000.00	2,150.00
7100 Income Tax	0.00	41.00	(41.00)	0.00	41.00	(41.00)	500.00	500.00
7110 Insurance Expense	8,459.64	2,708.33	5,751.31	8,459.64	2,708.33	5,751.31	32,500.00	24,040.36
7115 Insurance - Work Comp	0.00	291.00	(291.00)	0.00	291.00	(291.00)	3,500.00	3,500.00
7120 Legal Expense	1,128.07	250.00	878.07	1,128.07	250.00	878.07	3,000.00	1,871.93
7135 Licenses,Taxes & Inspect	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
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	416.96	250.00	166.96	416.96	250.00	166.96	3,000.00	2,583.04
7240 Prop Tax - Manager's Unit	0.00	46.00	(46.00)	0.00	46.00	(46.00)	560.00	560.00
7243 Payroll Service	80.78	150.00	(69.22)	80.78	150.00	(69.22)	1,400.00	1,319.22
7245 Payroll Taxes	361.48	250.00	111.48	361.48	250.00	111.48	3,000.00	2,638.52
7263 Residential Mgr Payroll	2,070.00	2,750.00	(680.00)	2,070.00	2,750.00	(680.00)	33,000.00	30,930.00
Total Administration Expense	15,513.47	9,061.33	6,452.14	15,513.47	9,061.33	6,452.14	109,860.00	94,346.53

Unexpended Budget Report

Monday, January 31, 2011

Parkway Towers 2011 Operating (Continued)

Parkway Towers Condos Cash Accounting Year Starts January 1, 2011

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Reserve Contributions								
5900 Reserve Contributions	3,667.00	3,666.67	0.33	3,667.00	3,666.67	0.33	44,000.00	40,333.00
Total Reserve Contributions	3,667.00	3,666.67	0.33	3,667.00	3,666.67	0.33	44,000.00	40,333.00
TOTAL EXPENSES	51,065.13	36,234.50	14,830.63	51,065.13	36,234.50	14,830.63	436,410.00	385,344.87
NET INCOME (LOSS)	35,998.93	133.34	35,865.59	35,998.93	133.34	35,865.59		
UNEXPENDED (OVER EXPENDED)								(35,998.93)

Unexpended Budget Report

Monday, January 31, 2011

Parkway Towers 2011 Reserve

Parkway Towers Reserve Cash Accounting Year Starts January 1, 2011

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Reserve Income								
9410 Reserve Income	3,667.00	3,666.67	0.33	3,667.00	3,666.67	0.33	44,000.00	40,333.00
9440 Reserve Interest Income	62.11	0.00	62.11	62.11	0.00	62.11	0.00	(62.11)
Total Reserve Income	3,729.11	3,666.67	62.44	3,729.11	3,666.67	62.44	44,000.00	40,270.89
TOTAL INCOME	3,729.11	3,666.67	62.44	3,729.11	3,666.67	62.44	44,000.00	40,270.89
NET INCOME (LOSS)	3,729.11	3,666.67	62.44	3,729.11	3,666.67	62.44	44,000.00	
UNEXPENDED (OVER EXPENDED)								40,270.89