

Balance Sheet

Saturday, April 30, 2011

Parkway Towers Condos

Cash Accounting Year Starts January 1, 2011

ASSETS

Operating Cash & Investmt

1010 Parkway Towers CW Oper

\$18,023.10

1060 Petty Cash

\$200.00

Total Operating Cash & Investmt

\$18,223.10

Accounts Receivable

1095 Due from SA

\$15,123.33

Total Accounts Receivable

\$15,123.33

TOTAL ASSETS

\$33,346.43

LIABILITIES

Current Liabilities

2040 Open Credits

\$1,126.65

Total Current Liabilities

\$1,126.65

TOTAL LIABILITIES

\$1,126.65

EQUITY

Current Earnings-Assoc

\$20,960.09

Retained Earn-Pr Year

\$11,259.69

TOTAL EQUITY

\$32,219.78

TOTAL LIABILITIES AND EQUITY

\$33,346.43

Balance Sheet

Saturday, April 30, 2011

Parkway Towers Reserve

Cash Accounting Year Starts January 1, 2011

ASSETS

Reserves Cash & Investmt		
1015 Prkwy Twr CW Reserve Acct	\$88,732.73	
	Total Reserves Cash & Investmt	\$88,732.73
Accounts Receivable		
1095 Due from SA	\$6,920.76	
	Total Accounts Receivable	\$6,920.76
	TOTAL ASSETS	<u>\$95,653.49</u>

EQUITY

Current Earnings-Reserves	(\$24,693.43)	
Retained Earn-Pr Year	\$120,346.92	
	TOTAL EQUITY	<u>\$95,653.49</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$95,653.49</u>

Balance Sheet

Saturday, April 30, 2011

Parkway Towers SA

Cash Accounting Year Starts January 1, 2011

ASSETS

Spec Asmt Cash & Investmt		
1015 Parkway Towers SA Acct	\$86.34	
Total Spec Asmt Cash & Investmt		\$86.34
TOTAL ASSETS		<u>\$86.34</u>

LIABILITIES

Current Liabilities		
2010 Due to Operating - SA	\$15,123.33	
2360 Citywide SA Loan	\$8,570.06	
2760 Due to Reserves	\$6,920.76	
Total Current Liabilities		\$30,614.15
TOTAL LIABILITIES		<u>\$30,614.15</u>

EQUITY

Current Earnings-SA	(\$228.25)	
Retained Earn-Pr Year	(\$30,299.56)	
TOTAL EQUITY		<u>(\$30,527.81)</u>
TOTAL LIABILITIES AND EQUITY		<u>\$86.34</u>

Unexpended Budget Report

Saturday, April 30, 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	35,310.12	34,475.83	834.29	142,198.15	137,903.32	4,294.83	413,710.00	271,511.85
4020 Parking Income	190.00	166.67	23.33	725.00	666.68	58.32	2,000.00	1,275.00
4066 Insurance Claim Income	1,364.40	0.00	1,364.40	102,641.80	0.00	102,641.80	0.00	(102,641.80)
4080 Late Fee Income	537.39	416.67	120.72	2,182.39	1,666.68	515.71	5,000.00	2,817.61
4090 Laundry Income	568.60	625.00	(56.40)	2,210.00	2,500.00	(290.00)	7,500.00	5,290.00
4110 Miscellaneous Income	397.63	41.67	355.96	1,113.28	166.68	946.60	500.00	(613.28)
4170 Rental Income Mgr Unit	0.00	0.00	0.00	2,300.00	0.00	2,300.00	0.00	(2,300.00)
4180 Rental - Manager Unit	0.00	600.00	(600.00)	0.00	2,400.00	(2,400.00)	7,200.00	7,200.00
4180 Storage Income	60.00	42.00	18.00	350.00	168.00	182.00	500.00	150.00
Total Revenue	38,428.14	36,367.84	2,060.30	253,720.62	145,471.36	108,249.26	436,410.00	182,689.38
TOTAL INCOME	38,428.14	36,367.84	2,060.30	253,720.62	145,471.36	108,249.26	436,410.00	182,689.38
EXPENSES								
Operating Expenses								
5010 Electric	3,902.51	3,166.67	735.84	8,260.18	12,666.68	(4,406.50)	38,000.00	29,739.82
5020 Gas	3,961.38	3,750.00	211.38	22,069.72	15,000.00	7,069.72	45,000.00	22,930.28
5045 Telephone	302.18	291.67	10.51	1,211.53	1,166.68	44.85	3,500.00	2,288.47
5050 Trash Removal/Trash Chute	890.00	916.67	(26.67)	3,560.00	3,666.68	(106.68)	11,000.00	7,440.00
5060 Sewer	711.75	916.67	(204.92)	2,123.55	3,666.68	(1,543.13)	11,000.00	8,876.45
5070 Water	648.55	1,000.00	(351.45)	1,878.23	4,000.00	(2,121.77)	12,000.00	10,121.77
Total Operating Expenses	10,416.37	10,041.68	374.69	39,103.21	40,166.72	(1,063.51)	120,500.00	81,396.79
Maintenance Expense								
6050 Building Maint/Supp	183.04	833.33	(650.29)	1,325.70	3,333.32	(2,007.62)	10,000.00	8,674.30
6058 Carpet Cleaning	0.00	1,000.00	(1,000.00)	0.00	1,000.00	(1,000.00)	2,000.00	2,000.00
6060 Capital Improvements	0.00	0.00	0.00	850.00	0.00	850.00	0.00	(850.00)
6088 Electrical & Elect Supp	237.00	165.00	72.00	357.00	680.00	(323.00)	2,000.00	1,643.00
6089 Elevator Maint Contract	608.33	583.33	25.00	2,433.32	2,333.32	100.00	7,000.00	4,566.68
6090 Elevator Repairs	0.00	83.33	(83.33)	590.02	333.32	256.70	1,000.00	409.98
6170 Fire Alarm Monitoring	0.00	21.00	(21.00)	60.00	82.00	(22.00)	250.00	190.00
6171 Fire Extinguishers	0.00	108.33	(108.33)	0.00	433.32	(433.32)	1,300.00	1,300.00
6178 Door/Lock/Glass-Gar Doors	0.00	166.00	(166.00)	130.00	664.00	(534.00)	2,000.00	1,870.00

Unexpended Budget Report

Saturday, April 30, 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)								
6179 Door/Lock/Glass-Ped CA	0.00	250.00	(250.00)	426.84	1,000.00	(573.16)	3,000.00	2,573.16
6182 Garbage Chute & Related	0.00	0.00	0.00	0.00	400.00	(400.00)	800.00	800.00
6293 HVAC-Contract	370.00	375.00	(5.00)	1,536.75	1,500.00	36.75	4,500.00	2,963.25
6294 HVAC-Repairs	1,795.02	3,542.00	(1,746.98)	9,382.72	14,164.00	(4,781.28)	42,500.00	33,117.28
6295 HVAC Water Treatment Cont	407.51	150.00	257.51	1,367.96	600.00	767.96	1,800.00	432.04
6300 Janitorial	900.00	1,000.00	(100.00)	3,600.00	4,000.00	(400.00)	12,000.00	8,400.00
6305 Landscaping & Grounds	200.00	166.67	33.33	200.00	666.68	(466.68)	2,000.00	1,800.00
6320 Miscellaneous	1,393.30	16.00	1,377.30	2,443.81	64.00	2,379.81	200.00	(2,243.81)
6400 Painting (Int/Ext)	0.00	416.00	(416.00)	4,443.93	1,664.00	2,779.93	5,000.00	556.07
6410 Parking Surfaces	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)	1,000.00	1,000.00
6430 Plumbing	2,093.71	2,500.00	(406.29)	5,907.07	10,000.00	(4,092.93)	30,000.00	24,092.93
6440 Pool & Sauna	0.00	600.00	(600.00)	0.00	2,400.00	(2,400.00)	7,200.00	7,200.00
6445 Power Washing	0.00	83.33	(83.33)	0.00	333.32	(333.32)	1,000.00	1,000.00
6460 Repairs & Maint-On Call	0.00	1,666.00	(1,666.00)	2,625.04	6,664.00	(4,038.96)	20,000.00	17,374.96
6480 Security/Fire/Alarm	223.49	83.50	139.99	403.11	332.00	71.11	1,000.00	596.89
6510 Snow Removal	642.86	0.00	642.86	2,571.44	1,800.00	771.44	4,500.00	1,928.56
Total Maintenance Expense	9,054.26	13,808.82	(4,754.56)	40,654.71	55,447.28	(14,792.57)	162,050.00	121,395.29
Administration Expense								
7021 Administration Expense	88.50	75.00	13.50	624.30	400.00	224.30	1,000.00	375.70
7030 Audit Expense	0.00	0.00	0.00	0.00	0.00	0.00	1,600.00	1,600.00
7045 Bad Debts	0.00	250.00	(250.00)	(698.72)	1,000.00	(1,698.72)	3,000.00	3,698.72
7100 Income Tax	0.00	41.00	(41.00)	0.00	164.00	(164.00)	500.00	500.00
7110 Insurance Expense	2,110.42	2,708.33	(597.91)	14,978.90	10,833.32	4,145.58	32,500.00	17,521.10
7115 Insurance - Work Comp	0.00	291.00	(291.00)	0.00	1,164.00	(1,164.00)	3,500.00	3,500.00
7120 Legal Expense	415.50	250.00	165.50	2,287.93	1,000.00	1,287.93	3,000.00	712.07
7135 Licenses,Taxes & Inspect	10.00	10.00	0.00	235.00	410.00	(175.00)	1,000.00	765.00
7140 Management Expense	1,900.00	1,900.00	0.00	7,600.00	7,600.00	0.00	22,800.00	15,200.00
7190 Insurance Claim	1,364.44	0.00	1,364.44	100,874.67	0.00	100,874.67	0.00	(100,874.67)
7217 Off Supp/copies/postage	476.13	250.00	226.13	1,555.89	1,000.00	555.89	3,000.00	1,444.11
7240 Prop Tax - Manager's Unit	0.00	46.00	(46.00)	390.22	184.00	206.22	560.00	169.78
7243 Payroll Service	121.17	130.00	(8.83)	424.01	500.00	(75.99)	1,400.00	975.99
7245 Payroll Taxes	392.15	250.00	142.15	1,484.73	1,000.00	484.73	3,000.00	1,515.27
7263 Residential Mgr Payroll	2,320.65	2,750.00	(429.35)	8,577.68	11,000.00	(2,422.32)	33,000.00	24,422.32

Unexpended Budget Report

Saturday, April 30, 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)								
Total Administration Expense	9,198.96	8,951.33	247.63	138,334.61	36,255.32	102,079.29	109,860.00	(28,474.61)
Reserve Contributions								
5900 Reserve Contributions	7,334.00	3,666.67	3,667.33	14,668.00	14,666.68	1.32	44,000.00	29,332.00
Total Reserve Contributions	7,334.00	3,666.67	3,667.33	14,668.00	14,666.68	1.32	44,000.00	29,332.00
TOTAL EXPENSES	36,003.59	36,468.50	(464.91)	232,760.53	146,536.00	86,224.53	436,410.00	203,649.47
NET INCOME (LOSS)	2,424.55	(100.66)	2,525.21	20,960.09	(1,064.64)	22,024.73		
UNEXPENDED (OVER EXPENDED)								(20,960.09)

Unexpended Budget Report

Saturday, April 30, 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	7,334.00	3,666.67	3,667.33	14,668.00	14,666.68	1.32	44,000.00	29,332.00
9440 Reserve Interest Income	36.26	0.00	36.26	201.37	0.00	201.37	0.00	(201.37)
Total Reserve Income	7,370.26	3,666.67	3,703.59	14,869.37	14,666.68	202.69	44,000.00	29,130.63
TOTAL INCOME	7,370.26	3,666.67	3,703.59	14,869.37	14,666.68	202.69	44,000.00	29,130.63
EXPENSES								
Reserve Expenses								
9685 Reserve HVAC	0.00	0.00	0.00	8,932.66	0.00	8,932.66	0.00	(8,932.66)
9720 Reserves - Lobby	3,850.00	0.00	3,850.00	30,630.14	0.00	30,630.14	0.00	(30,630.14)
Total Reserve Expenses	3,850.00	0.00	3,850.00	39,562.80	0.00	39,562.80	0.00	(39,562.80)
TOTAL EXPENSES	3,850.00	0.00	3,850.00	39,562.80	0.00	39,562.80	0.00	(39,562.80)
NET INCOME (LOSS)	3,520.26	3,666.67	(146.41)	(24,693.43)	14,666.68	(39,360.11)	44,000.00	
UNEXPENDED (OVER EXPENDED)								68,693.43