

Balance Sheet

Friday, September 30, 2011

Parkway Towers Condos

Cash Accounting Year Starts January 1, 2011

ASSETS

Operating Cash & Investmt

1010 Parkway Towers CW Oper

\$8,394.19

1060 Petty Cash

\$200.00

Total Operating Cash & Investmt

\$8,594.19

Accounts Receivable

1085 Due from Reserves

\$2,691.98

1220 AR-Special Assessments

\$10,916.52

Total Accounts Receivable

\$13,608.50

TOTAL ASSETS

\$22,202.69

LIABILITIES

Current Liabilities

2040 Open Credits

\$132.15

2306 Sec Deposit-Manager Unit

\$600.00

Total Current Liabilities

\$732.15

TOTAL LIABILITIES

\$732.15

EQUITY

Current Earnings-Assoc

\$10,210.85

Current Earnings-SA

\$0.00

Retained Earn-Pr Year

\$11,259.69

TOTAL EQUITY

\$21,470.54

TOTAL LIABILITIES AND EQUITY

\$22,202.69

Balance Sheet

Friday, September 30, 2011

Parkway Towers Reserve

Cash Accounting Year Starts January 1, 2011

ASSETS

Reserves Cash & Investmt

1015 Prkwy Twr CW Reserve Acct

\$93,209.99

Total Reserves Cash & Investmt

\$93,209.99

TOTAL ASSETS

\$93,209.99

LIABILITIES

Current Liabilities

2750 Due to Operating

\$2,691.98

Total Current Liabilities

\$2,691.98

TOTAL LIABILITIES

\$2,691.98

EQUITY

Current Earnings-Reserves

(\$29,828.91)

Current Earnings-SA

\$0.00

Retained Earn-Pr Year

\$120,346.92

TOTAL EQUITY

\$90,518.01

TOTAL LIABILITIES AND EQUITY

\$93,209.99

Balance Sheet

Friday, September 30, 2011

Parkway Towers SA

Cash Accounting Year Starts January 1, 2011

EQUITY

Current Earnings-SA	\$30,299.56
Retained Earn-Pr Year	(\$30,299.56)

TOTAL EQUITY	\$0.00
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TOTAL LIABILITIES AND EQUITY	\$0.00
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Unexpended Budget Report

Friday, September 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	28,315.38	34,475.84	(6,160.46)	306,102.51	310,282.50	(4,179.99)	413,710.00	107,607.49
4020 Parking Income	155.00	166.67	(11.67)	1,395.00	1,500.01	(105.01)	2,000.00	605.00
4066 Insurance Claim Income	0.00	0.00	0.00	102,641.80	0.00	102,641.80	0.00	(102,641.80)
4080 Late Fee Income	5.17	416.67	(411.50)	2,687.56	3,750.01	(1,062.45)	5,000.00	2,312.44
4090 Laundry Income	632.40	625.00	7.40	5,420.70	5,625.00	(204.30)	7,500.00	2,079.30
4102 Move In/Out Fees	0.00	0.00	0.00	100.00	0.00	100.00	0.00	(100.00)
4110 Miscellaneous Income	29.02	41.67	(12.65)	3,188.52	375.01	2,813.51	500.00	(2,688.52)
4170 Rental Income Mgr Unit	600.00	0.00	600.00	4,800.00	0.00	4,800.00	0.00	(4,800.00)
4180 Rental - Manager Unit	0.00	600.00	(600.00)	0.00	5,400.00	(5,400.00)	7,200.00	7,200.00
4180 Storage Income	80.00	41.50	38.50	790.00	375.50	414.50	500.00	(290.00)
Total Revenue	29,816.97	36,367.35	(6,550.38)	427,126.09	327,308.03	99,818.06	436,410.00	9,283.91
TOTAL INCOME	29,816.97	36,367.35	(6,550.38)	427,126.09	327,308.03	99,818.06	436,410.00	9,283.91
EXPENSES								
Operating Expenses								
5010 Electric	139.26	3,166.67	(3,027.41)	17,903.93	28,500.01	(10,596.08)	38,000.00	20,096.07
5020 Gas	1,374.96	3,750.00	(2,375.04)	31,713.76	33,750.00	(2,036.24)	45,000.00	13,286.24
5045 Telephone	305.28	291.67	13.61	2,725.08	2,625.01	100.07	3,500.00	774.92
5050 Trash Removal/Trash Chute	890.00	916.67	(26.67)	8,010.00	8,250.01	(240.01)	11,000.00	2,990.00
5060 Sewer	2,782.15	916.67	1,865.48	8,586.54	8,250.01	336.53	11,000.00	2,413.46
5070 Water	4,497.55	1,000.00	3,497.55	8,019.33	9,000.00	(980.67)	12,000.00	3,980.67
Total Operating Expenses	9,989.20	10,041.68	(52.48)	76,958.64	90,375.04	(13,416.40)	120,500.00	43,541.36
Maintenance Expense								
6050 Building Maint/Supp	2,173.25	833.34	1,339.91	4,801.47	7,500.00	(2,698.53)	10,000.00	5,198.53
6058 Carpet Cleaning	0.00	0.00	0.00	0.00	2,000.00	(2,000.00)	2,000.00	2,000.00
6060 Capital Improvements	499.00	0.00	499.00	1,349.00	0.00	1,349.00	0.00	(1,349.00)
6088 Electrical & Elect Supp	641.17	165.00	476.17	1,526.75	1,505.00	21.75	2,000.00	473.25
6089 Elevator Maint Contract	608.33	583.34	24.99	5,474.97	5,250.00	224.97	7,000.00	1,525.03
6090 Elevator Repairs	0.00	83.34	(83.34)	725.02	750.00	(24.98)	1,000.00	274.98
6170 Fire Alarm Monitoring	0.00	21.00	(21.00)	120.00	187.00	(67.00)	250.00	130.00
6171 Fire Extinguishers	0.00	108.34	(108.34)	0.00	975.00	(975.00)	1,300.00	1,300.00

Unexpended Budget Report

Friday, September 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)								
6178 Door/Lock/Glass-Gar Doors	736.52	167.00	569.52	1,529.02	1,499.00	30.02	2,000.00	470.98
6179 Door/Lock/Glass-Ped CA	76.40	250.00	(173.60)	875.10	2,250.00	(1,374.90)	3,000.00	2,124.90
6182 Garbage Chute & Related	0.00	0.00	0.00	0.00	800.00	(800.00)	800.00	800.00
6293 HVAC-Contract	0.00	375.00	(375.00)	3,016.75	3,375.00	(358.25)	4,500.00	1,483.25
6294 HVAC-Repairs	(8,365.43)	3,542.00	(11,907.43)	28,668.65	31,874.00	(3,205.35)	42,500.00	13,831.35
6295 HVAC Water Treatment Cont	407.51	150.00	257.51	4,211.15	1,350.00	2,861.15	1,800.00	(2,411.15)
6300 Janitorial	900.00	1,000.00	(100.00)	8,100.00	9,000.00	(900.00)	12,000.00	3,900.00
6305 Landscaping & Grounds	200.00	166.67	33.33	1,200.00	1,500.01	(300.01)	2,000.00	800.00
6320 Miscellaneous	148.75	17.00	131.75	3,084.22	149.00	2,935.22	200.00	(2,884.22)
6400 Painting (Int/Ext)	1,914.58	417.00	1,497.58	8,528.33	3,749.00	4,779.33	5,000.00	(3,528.33)
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	6,443.53	2,500.00	3,943.53	24,255.67	22,500.00	1,755.67	30,000.00	5,744.33
6440 Pool & Sauna	1,616.16	600.00	1,016.16	7,393.30	5,400.00	1,993.30	7,200.00	(193.30)
6445 Power Washing	0.00	83.34	(83.34)	0.00	750.00	(750.00)	1,000.00	1,000.00
6460 Repairs & Maint-On Call	2,460.00	1,667.00	793.00	13,821.40	14,999.00	(1,177.60)	20,000.00	6,178.60
6480 Security/Fire/Alarm	60.00	83.50	(23.50)	463.11	749.50	(286.39)	1,000.00	536.89
6510 Snow Removal	0.00	0.00	0.00	2,571.44	1,800.00	771.44	4,500.00	1,928.56
Total Maintenance Expense	10,519.77	12,812.87	(2,293.10)	121,715.35	120,911.51	803.84	162,050.00	40,334.65
Administration Expense								
7021 Administration Expense	100.99	75.00	25.99	1,005.71	775.00	230.71	1,000.00	(5.71)
7030 Audit Expense	0.00	0.00	0.00	2,500.00	1,600.00	900.00	1,600.00	(900.00)
7045 Bad Debts	2,150.43	250.00	1,900.43	1,451.71	2,250.00	(798.29)	3,000.00	1,548.29
7100 Income Tax	0.00	42.00	(42.00)	0.00	374.00	(374.00)	500.00	500.00
7110 Insurance Expense	2,110.42	2,708.34	(597.92)	25,394.00	24,375.00	1,019.00	32,500.00	7,106.00
7115 Insurance - Work Comp	0.00	292.00	(292.00)	0.00	2,624.00	(2,624.00)	3,500.00	3,500.00
7120 Legal Expense	(1,476.93)	250.00	(1,726.93)	2,560.49	2,250.00	310.49	3,000.00	439.51
7135 Licenses,Taxes & Inspect	0.00	0.00	0.00	235.00	670.00	(435.00)	1,000.00	765.00
7140 Management Expense	1,900.00	1,900.00	0.00	17,100.00	17,100.00	0.00	22,800.00	5,700.00
7190 Insurance Claim	0.00	0.00	0.00	101,874.67	0.00	101,874.67	0.00	(101,874.67)
7217 Off Supp/copies/postage	219.35	250.00	(30.65)	2,416.90	2,250.00	166.90	3,000.00	583.10
7240 Prop Tax - Manager's Unit	0.00	47.00	(47.00)	390.22	419.00	(28.78)	560.00	169.78
7243 Payroll Service	125.49	100.00	25.49	842.31	1,050.00	(207.69)	1,400.00	557.69
7245 Payroll Taxes	168.85	250.00	(81.15)	2,387.85	2,250.00	137.85	3,000.00	612.15
7263 Residential Mgr Payroll	2,155.05	2,750.00	(594.95)	18,402.23	24,750.00	(6,347.77)	33,000.00	14,597.77

Unexpended Budget Report

Friday, September 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	7,453.65	8,914.34	(1,460.69)	176,561.09	82,737.00	93,824.09	109,860.00	(66,701.09)
Reserve Contributions								
5900 Reserve Contributions	3,667.00	3,666.67	0.33	33,003.00	33,000.01	2.99	44,000.00	10,997.00
Total Reserve Contributions	3,667.00	3,666.67	0.33	33,003.00	33,000.01	2.99	44,000.00	10,997.00
Special Assessment Exp								
8010 Special Assessmnt Expense	0.00	0.00	0.00	8,677.16	0.00	8,677.16	0.00	(8,677.16)
Total Special Assessment Exp	0.00	0.00	0.00	8,677.16	0.00	8,677.16	0.00	(8,677.16)
TOTAL EXPENSES	31,629.62	35,435.56	(3,805.94)	416,915.24	327,023.56	89,891.68	436,410.00	19,494.76
NET INCOME (LOSS)	(1,812.65)	931.79	(2,744.44)	10,210.85	284.47	9,926.38		
UNEXPENDED (OVER EXPENDED)								(10,210.85)

Unexpended Budget Report

Friday, September 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	3,667.00	3,666.67	0.33	33,003.00	33,000.01	2.99	44,000.00	10,997.00
9440 Reserve Interest Income	37.50	0.00	37.50	389.16	0.00	389.16	0.00	(389.16)
Total Reserve Income	3,704.50	3,666.67	37.83	33,392.16	33,000.01	392.15	44,000.00	10,607.84
TOTAL INCOME	3,704.50	3,666.67	37.83	33,392.16	33,000.01	392.15	44,000.00	10,607.84
EXPENSES								
Special Assessment Exp								
8010 Special Assessmnt Expense	0.00	0.00	0.00	11,020.88	0.00	11,020.88	0.00	(11,020.88)
Total Special Assessment Exp	0.00	0.00	0.00	11,020.88	0.00	11,020.88	0.00	(11,020.88)
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	0.00	0.00	0.00	31,244.11	0.00	31,244.11	0.00	(31,244.11)
9785 Res Plumbing	0.00	0.00	0.00	2,078.01	0.00	2,078.01	0.00	(2,078.01)
9800 Reserve Expense	9,945.41	0.00	9,945.41	9,945.41	0.00	9,945.41	0.00	(9,945.41)
Total Reserve Expenses	9,945.41	0.00	9,945.41	52,200.19	0.00	52,200.19	0.00	(52,200.19)
TOTAL EXPENSES	9,945.41	0.00	9,945.41	63,221.07	0.00	63,221.07	0.00	(63,221.07)
NET INCOME (LOSS)	(6,240.91)	3,666.67	(9,907.58)	(29,828.91)	33,000.01	(62,828.92)	44,000.00	
UNEXPENDED (OVER EXPENDED)								73,828.91