

Balance Sheet

Wednesday, February 29, 2012

Parkway Towers Condos

Cash Accounting Year Starts January 1, 2012

ASSETS

Operating Cash & Investmt

1010 Parkway Towers CW Oper

\$14,910.54

1060 Petty Cash

\$200.00

Total Operating Cash & Investmt

\$15,110.54

Accounts Receivable

1085 Due from Reserves

\$1,943.04

Total Accounts Receivable

\$1,943.04

TOTAL ASSETS

\$17,053.58

LIABILITIES

Current Liabilities

2040 Open Credits

\$125.00

2760 Due to Reserves

\$12,652.00

Total Current Liabilities

\$12,777.00

TOTAL LIABILITIES

\$12,777.00

EQUITY

Current Earnings-Assoc

\$14,796.63

Retained Earn-Pr Year

(\$10,520.05)

TOTAL EQUITY

\$4,276.58

TOTAL LIABILITIES AND EQUITY

\$17,053.58

Balance Sheet

Wednesday, February 29, 2012

Parkway Towers Reserve

Cash Accounting Year Starts January 1, 2012

ASSETS

Reserves Cash & Investmt		
1015 Prkwy Twr CW Reserve Acct	\$89,005.37	
Total Reserves Cash & Investmt		\$89,005.37
Accounts Receivable		
1080 Due from Operating	\$12,652.00	
Total Accounts Receivable		\$12,652.00
TOTAL ASSETS		<u>\$101,657.37</u>

LIABILITIES

Current Liabilities		
2750 Due to Operating	\$1,943.04	
Total Current Liabilities		\$1,943.04
TOTAL LIABILITIES		<u>\$1,943.04</u>

EQUITY

Current Earnings-Reserves	\$7,386.26	
Retained Earn-Pr Year	\$92,328.07	
TOTAL EQUITY		<u>\$99,714.33</u>
TOTAL LIABILITIES AND EQUITY		<u>\$101,657.37</u>

Unexpended Budget Report

Wednesday, February 29, 2012

Parkway Towers 2012 Operating

Parkway Towers Condos Cash Accounting Year Starts January 1, 2012

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Revenue								
4010 HO Dues	34,795.38	36,617.62	(1,822.24)	76,833.75	73,235.24	3,598.51	439,468.00	362,634.25
4020 Parking Income	120.83	166.67	(45.84)	240.83	333.34	(92.51)	2,000.00	1,759.17
4070 Key Replacements	0.00	40.00	(40.00)	0.00	80.00	(80.00)	500.00	500.00
4080 Late Fee Income	50.00	333.00	(283.00)	250.00	666.00	(416.00)	4,000.00	3,750.00
4090 Laundry Income	528.50	667.00	(138.50)	1,159.80	1,334.00	(174.20)	8,000.00	6,840.20
4110 Miscellaneous Income	25.00	67.00	(42.00)	50.00	130.00	(80.00)	800.00	750.00
4170 Rental Income Mgr Unit	600.00	0.00	600.00	1,200.00	0.00	1,200.00	0.00	(1,200.00)
4180 Rental - Manager Unit	0.00	600.00	(600.00)	0.00	1,200.00	(1,200.00)	7,200.00	7,200.00
4180 Storage Income	120.00	83.00	37.00	200.00	166.00	34.00	1,000.00	800.00
Total Revenue	36,239.71	38,574.29	(2,334.58)	79,934.38	77,144.58	2,789.80	462,968.00	383,033.62
TOTAL INCOME	36,239.71	38,574.29	(2,334.58)	79,934.38	77,144.58	2,789.80	462,968.00	383,033.62
EXPENSES								
Operating Expenses								
5010 Electric	2,109.43	3,166.00	(1,056.57)	4,319.11	6,332.00	(2,012.89)	38,000.00	33,680.89
5020 Gas	4,526.82	6,500.00	(1,973.18)	12,947.33	12,300.00	647.33	40,000.00	27,052.67
5045 Telephone	329.94	275.00	54.94	659.74	550.00	109.74	3,300.00	2,640.26
5050 Trash Removal/Trash Chute	750.00	750.00	0.00	1,500.00	1,500.00	0.00	9,000.00	7,500.00
5060 Sewer	1,032.95	1,300.00	(267.05)	2,068.15	2,600.00	(531.85)	15,600.00	13,531.85
5070 Water	788.98	1,200.00	(411.02)	1,395.28	2,300.00	(904.72)	14,300.00	12,904.72
Total Operating Expenses	9,538.12	13,191.00	(3,652.88)	22,889.61	25,582.00	(2,692.39)	120,200.00	97,310.39
Maintenance Expense								
6050 Building Maint/Supp	100.43	542.00	(441.57)	358.16	1,084.00	(725.84)	6,500.00	6,141.84
6060 Capital Improvements	0.00	0.00	0.00	0.00	0.00	0.00	20,000.00	20,000.00
6088 Electrical & Elect Supp	0.00	175.00	(175.00)	(703.46)	350.00	(1,053.46)	2,000.00	2,703.46
6089 Elevator Maint Contract	608.33	625.00	(16.67)	1,216.66	1,250.00	(33.34)	7,500.00	6,283.34
6090 Elevator Repairs	0.00	100.00	(100.00)	405.00	100.00	305.00	1,000.00	595.00
6170 Fire Alarm Monitoring	0.00	20.00	(20.00)	0.00	40.00	(40.00)	250.00	250.00
6171 Fire Extinguishers	0.00	0.00	0.00	0.00	0.00	0.00	700.00	700.00
6178 Door/Lock/Glass-Gar Doors	0.00	166.00	(166.00)	1,312.41	332.00	980.41	2,000.00	687.59
6179 Door/Lock/Glass-Ped CA	0.00	167.00	(167.00)	82.71	334.00	(251.29)	2,000.00	1,917.29

Unexpended Budget Report

Wednesday, February 29, 2012

Parkway Towers 2012 Operating (Continued)

Parkway Towers Condos Cash Accounting Year Starts January 1, 2012

	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	1,000.00	1,000.00
6293 HVAC-Contract	0.00	267.00	(267.00)	370.00	534.00	(164.00)	3,200.00	2,830.00
6294 HVAC-Repairs	926.95	2,900.00	(1,973.05)	1,073.20	5,800.00	(4,726.80)	35,000.00	33,926.80
6295 HVAC Water Treatment Cont	426.20	400.00	26.20	833.37	800.00	33.37	5,000.00	4,166.63
6300 Janitorial	900.00	900.00	0.00	1,800.00	1,800.00	0.00	10,800.00	9,000.00
6305 Landscaping & Grounds	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
6320 Miscellaneous	0.00	170.00	(170.00)	11.07	300.00	(288.93)	2,000.00	1,988.93
6400 Painting (Int/Ext)	0.00	500.00	(500.00)	2,378.04	1,000.00	1,378.04	6,000.00	3,621.96
6410 Parking Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00
6430 Plumbing	3,414.32	1,917.00	1,497.32	4,431.05	3,834.00	597.05	23,000.00	18,568.95
6440 Pool & Sauna	0.00	0.00	0.00	0.00	0.00	0.00	7,000.00	7,000.00
6445 Power Washing	0.00	0.00	0.00	0.00	0.00	0.00	150.00	150.00
6460 Repairs & Maint-On Call	0.00	1,250.00	(1,250.00)	0.00	2,500.00	(2,500.00)	15,000.00	15,000.00
6480 Security/Fire/Alarm	0.00	84.00	(84.00)	0.00	168.00	(168.00)	1,000.00	1,000.00
6482 Security Intercomm	0.00	60.00	(60.00)	0.00	120.00	(120.00)	720.00	720.00
6510 Snow Removal	2,022.50	750.00	1,272.50	4,572.50	1,400.00	3,172.50	4,000.00	(572.50)
Total Maintenance Expense	8,398.73	10,993.00	(2,594.27)	18,140.71	21,746.00	(3,605.29)	161,820.00	143,679.29
Administration Expense								
7021 Administration Expense	127.05	75.00	52.05	389.49	250.00	139.49	1,100.00	710.51
7030 Audit Expense	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00	2,500.00
7045 Bad Debts	0.00	250.00	(250.00)	0.00	500.00	(500.00)	3,000.00	3,000.00
7100 Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
7110 Insurance Expense	2,478.43	3,750.00	(1,271.57)	4,956.86	7,500.00	(2,543.14)	45,000.00	40,043.14
7115 Insurance - Work Comp	0.00	400.00	(400.00)	628.00	800.00	(172.00)	5,000.00	4,372.00
7120 Legal Expense	316.33	250.00	66.33	1,045.83	500.00	545.83	3,000.00	1,954.17
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	2,000.00	2,000.00	0.00	4,000.00	4,000.00	0.00	24,000.00	20,000.00
7217 Off Supp/copies/postage	404.79	250.00	154.79	784.04	500.00	284.04	3,000.00	2,215.96
7240 Prop Tax - Manager's Unit	0.00	0.00	0.00	0.00	0.00	0.00	550.00	550.00
7243 Payroll Service	138.66	121.00	17.66	222.32	242.00	(19.68)	1,448.00	1,225.68
7245 Payroll Taxes	364.08	404.00	(39.92)	673.94	808.00	(134.06)	4,850.00	4,176.06
7263 Residential Mgr Payroll	2,202.30	3,500.00	(1,297.70)	4,072.95	7,000.00	(2,927.05)	42,000.00	37,927.05

Unexpended Budget Report

Wednesday, February 29, 2012

Parkway Towers 2012 Operating (Continued)

Parkway Towers Condos Cash Accounting Year Starts January 1, 2012

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Total Administration Expense	8,031.64	11,000.00	(2,968.36)	16,773.43	22,100.00	(5,326.57)	136,948.00	120,174.57
Reserve Contributions								
5900 Reserve Contributions	3,667.00	3,667.00	0.00	7,334.00	7,334.00	0.00	44,000.00	36,666.00
Total Reserve Contributions	3,667.00	3,667.00	0.00	7,334.00	7,334.00	0.00	44,000.00	36,666.00
TOTAL EXPENSES	29,635.49	38,851.00	(9,215.51)	65,137.75	76,762.00	(11,624.25)	462,968.00	397,830.25
NET INCOME (LOSS)	6,604.22	(276.71)	6,880.93	14,796.63	382.58	14,414.05		
UNEXPENDED (OVER EXPENDED)								(14,796.63)

Unexpended Budget Report

Wednesday, February 29, 2012

Parkway Towers 2011 Reserve

Parkway Towers Reserve Cash Accounting Year Starts January 1, 2012

	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	3,667.00	0.00	7,334.00	7,334.00	0.00	44,000.00	36,666.00
9440 Reserve Interest Income	24.75	0.00	24.75	52.26	0.00	52.26	0.00	(52.26)
Total Reserve Income	3,691.75	3,667.00	24.75	7,386.26	7,334.00	52.26	44,000.00	36,613.74
TOTAL INCOME	3,691.75	3,667.00	24.75	7,386.26	7,334.00	52.26	44,000.00	36,613.74
NET INCOME (LOSS)	3,691.75	3,667.00	24.75	7,386.26	7,334.00	52.26	44,000.00	
UNEXPENDED (OVER EXPENDED)								36,613.74