

Balance Sheet

Monday, April 30, 2012

Parkway Towers Condos

Cash Accounting Year Starts January 1, 2012

ASSETS

Operating Cash & Investmt

1010 Parkway Towers CW Oper

\$20,764.81

1060 Petty Cash

\$200.00

Total Operating Cash & Investmt

\$20,964.81

Accounts Receivable

1085 Due from Reserves

\$1,943.04

Total Accounts Receivable

\$1,943.04

TOTAL ASSETS

\$22,907.85

LIABILITIES

Current Liabilities

2040 Open Credits

\$911.83

2760 Due to Reserves

\$12,652.00

Total Current Liabilities

\$13,563.83

TOTAL LIABILITIES

\$13,563.83

EQUITY

Current Earnings-Assoc

\$19,864.07

Retained Earn-Pr Year

(\$10,520.05)

TOTAL EQUITY

\$9,344.02

TOTAL LIABILITIES AND EQUITY

\$22,907.85

Balance Sheet

Monday, April 30, 2012

Parkway Towers Reserve

Cash Accounting Year Starts January 1, 2012

ASSETS

Reserves Cash & Investmt		
1015 Prkwy Twr CW Reserve Acct	\$96,392.36	
Total Reserves Cash & Investmt		\$96,392.36
Accounts Receivable		
1080 Due from Operating	\$12,652.00	
Total Accounts Receivable		\$12,652.00
TOTAL ASSETS		<u>\$109,044.36</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	\$14,773.25	
Retained Earn-Pr Year	\$92,328.07	
TOTAL EQUITY		<u>\$107,101.32</u>
TOTAL LIABILITIES AND EQUITY		<u>\$109,044.36</u>

Unexpended Budget Report

Monday, April 30, 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	36,532.75	36,617.62	(84.87)	148,904.94	146,470.48	2,434.46	439,468.00	290,563.06
4020 Parking Income	120.02	166.67	(46.65)	480.83	666.68	(185.85)	2,000.00	1,519.17
4070 Key Replacements	0.00	50.00	(50.00)	0.00	170.00	(170.00)	500.00	500.00
4080 Late Fee Income	348.12	333.00	15.12	1,510.35	1,332.00	178.35	4,000.00	2,489.65
4090 Laundry Income	591.20	667.00	(75.80)	2,306.10	2,668.00	(361.90)	8,000.00	5,693.90
4110 Miscellaneous Income	285.00	67.00	218.00	385.00	264.00	121.00	800.00	415.00
4170 Rental Income Mgr Unit	600.00	0.00	600.00	2,400.00	0.00	2,400.00	0.00	(2,400.00)
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	80.00	83.00	(3.00)	340.00	332.00	8.00	1,000.00	660.00
Total Revenue	38,557.09	38,584.29	(27.20)	156,327.22	154,303.16	2,024.06	462,968.00	306,640.78
TOTAL INCOME	38,557.09	38,584.29	(27.20)	156,327.22	154,303.16	2,024.06	462,968.00	306,640.78
EXPENSES								
Operating Expenses								
5010 Electric	1,949.31	3,166.00	(1,216.69)	8,161.89	12,664.00	(4,502.11)	38,000.00	29,838.11
5020 Gas	3,231.66	4,000.00	(768.34)	20,327.47	22,300.00	(1,972.53)	40,000.00	19,672.53
5045 Telephone	329.99	275.00	54.99	1,319.56	1,100.00	219.56	3,300.00	1,980.44
5050 Trash Removal/Trash Chute	750.00	750.00	0.00	3,000.00	3,000.00	0.00	9,000.00	6,000.00
5060 Sewer	1,047.10	1,300.00	(252.90)	4,148.20	5,200.00	(1,051.80)	15,600.00	11,451.80
5070 Water	628.78	1,200.00	(571.22)	2,652.84	4,700.00	(2,047.16)	14,300.00	11,647.16
Total Operating Expenses	7,936.84	10,691.00	(2,754.16)	39,609.96	48,964.00	(9,354.04)	120,200.00	80,590.04
Maintenance Expense								
6050 Building Maint/Supp	416.51	542.00	(125.49)	1,018.31	2,168.00	(1,149.69)	6,500.00	5,481.69
6060 Capital Improvements	3,192.00	5,000.00	(1,808.00)	3,192.00	5,000.00	(1,808.00)	20,000.00	16,808.00
6088 Electrical & Elect Supp	1,564.27	165.00	1,399.27	1,341.79	680.00	661.79	2,000.00	658.21
6089 Elevator Maint Contract	608.33	625.00	(16.67)	2,433.32	2,500.00	(66.68)	7,500.00	5,066.68
6090 Elevator Repairs	0.00	100.00	(100.00)	405.00	300.00	105.00	1,000.00	595.00
6170 Fire Alarm Monitoring	133.00	21.00	112.00	133.00	82.00	51.00	250.00	117.00
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	664.00	648.41	2,000.00	687.59
6179 Door/Lock/Glass-Ped CA	0.00	167.00	(167.00)	82.71	668.00	(585.29)	2,000.00	1,917.29

Unexpended Budget Report

Monday, April 30, 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	600.00	(600.00)	1,000.00	1,000.00
6293 HVAC-Contract	0.00	267.00	(267.00)	1,170.00	1,068.00	102.00	3,200.00	2,030.00
6294 HVAC-Repairs	0.00	2,900.00	(2,900.00)	1,668.58	11,600.00	(9,931.42)	35,000.00	33,331.42
6295 HVAC Water Treatment Cont	426.20	400.00	26.20	1,685.77	1,600.00	85.77	5,000.00	3,314.23
6300 Janitorial	900.00	900.00	0.00	3,600.00	3,600.00	0.00	10,800.00	7,200.00
6305 Landscaping & Grounds	0.00	250.00	(250.00)	0.00	250.00	(250.00)	1,000.00	1,000.00
6320 Miscellaneous	162.05	170.00	(7.95)	224.92	640.00	(415.08)	2,000.00	1,775.08
6400 Painting (Int/Ext)	0.00	500.00	(500.00)	2,378.04	2,000.00	378.04	6,000.00	3,621.96
6410 Parking Surfaces	0.00	0.00	0.00	4,743.00	5,000.00	(257.00)	5,000.00	257.00
6430 Plumbing	3,708.75	1,917.00	1,791.75	10,587.25	7,668.00	2,919.25	23,000.00	12,412.75
6440 Pool & Sauna	0.00	1,000.00	(1,000.00)	0.00	1,000.00	(1,000.00)	7,000.00	7,000.00
6445 Power Washing	1,775.00	0.00	1,775.00	1,775.00	0.00	1,775.00	150.00	(1,625.00)
6460 Repairs & Maint-On Call	0.00	1,250.00	(1,250.00)	0.00	5,000.00	(5,000.00)	15,000.00	15,000.00
6480 Security/Fire/Alarm	60.00	84.00	(24.00)	120.00	336.00	(216.00)	1,000.00	880.00
6482 Security Intercomm	0.00	60.00	(60.00)	0.00	240.00	(240.00)	720.00	720.00
6510 Snow Removal	0.00	0.00	0.00	5,001.25	2,100.00	2,901.25	4,000.00	(1,001.25)
6565 Unit Expenses	0.00	0.00	0.00	2,796.67	0.00	2,796.67	0.00	(2,796.67)
Total Maintenance Expense	12,946.11	16,484.00	(3,537.89)	45,669.02	54,764.00	(9,094.98)	161,820.00	116,150.98
Administration Expense								
7021 Administration Expense	20.00	75.00	(55.00)	578.41	500.00	78.41	1,100.00	521.59
7030 Audit Expense	0.00	0.00	0.00	0.00	2,500.00	(2,500.00)	2,500.00	2,500.00
7045 Bad Debts	1,592.62	250.00	1,342.62	1,592.62	1,000.00	592.62	3,000.00	1,407.38
7100 Income Tax	0.00	0.00	0.00	0.00	500.00	(500.00)	500.00	500.00
7110 Insurance Expense	2,478.43	3,750.00	(1,271.57)	12,392.15	15,000.00	(2,607.85)	45,000.00	32,607.85
7115 Insurance - Work Comp	0.00	425.00	(425.00)	628.00	1,625.00	(997.00)	5,000.00	4,372.00
7120 Legal Expense	303.00	250.00	53.00	2,090.73	1,000.00	1,090.73	3,000.00	909.27
7135 Licenses,Taxes & Inspect	200.00	10.00	190.00	210.00	255.00	(45.00)	1,000.00	790.00
7140 Management Expense	1,950.00	2,000.00	(50.00)	7,950.00	8,000.00	(50.00)	24,000.00	16,050.00
7217 Off Supp/copies/postage	433.18	250.00	183.18	1,412.30	1,000.00	412.30	3,000.00	1,587.70
7240 Prop Tax - Manager's Unit	0.00	0.00	0.00	0.00	550.00	(550.00)	550.00	550.00
7243 Payroll Service	83.66	121.00	(37.34)	389.64	484.00	(94.36)	1,448.00	1,058.36
7245 Payroll Taxes	304.25	404.00	(99.75)	1,311.82	1,618.00	(306.18)	4,850.00	3,538.18
7263 Residential Mgr Payroll	1,871.55	3,500.00	(1,628.45)	7,960.50	14,000.00	(6,039.50)	42,000.00	34,039.50

Unexpended Budget Report

Monday, April 30, 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	9,236.69	11,035.00	(1,798.31)	36,516.17	48,032.00	(11,515.83)	136,948.00	100,431.83
Reserve Contributions								
5900 Reserve Contributions	3,667.00	3,667.00	0.00	14,668.00	14,668.00	0.00	44,000.00	29,332.00
Total Reserve Contributions	3,667.00	3,667.00	0.00	14,668.00	14,668.00	0.00	44,000.00	29,332.00
TOTAL EXPENSES	33,786.64	41,877.00	(8,090.36)	136,463.15	166,428.00	(29,964.85)	462,968.00	326,504.85
NET INCOME (LOSS)	4,770.45	(3,292.71)	8,063.16	19,864.07	(12,124.84)	31,988.91		
UNEXPENDED (OVER EXPENDED)								(19,864.07)

Unaudited - For Management Purposes Only

Unexpended Budget Report

Monday, April 30, 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	14,668.00	14,668.00	0.00	44,000.00	29,332.00
9440 Reserve Interest Income	25.73	0.00	25.73	105.25	0.00	105.25	0.00	(105.25)
Total Reserve Income	3,692.73	3,667.00	25.73	14,773.25	14,668.00	105.25	44,000.00	29,226.75
TOTAL INCOME	3,692.73	3,667.00	25.73	14,773.25	14,668.00	105.25	44,000.00	29,226.75
NET INCOME (LOSS)	3,692.73	3,667.00	25.73	14,773.25	14,668.00	105.25	44,000.00	
UNEXPENDED (OVER EXPENDED)								29,226.75

Unaudited - For Management Purposes Only