

Balance Sheet

Thursday, February 28, 2013

Parkway Towers Condos

Cash Accounting Year Starts January 1, 2013

ASSETS

Operating Cash & Investmt

1010 Parkway Towers CW Oper

\$46,591.56

1060 Petty Cash

\$200.00

Total Operating Cash & Investmt

\$46,791.56

Other Assets

1320 Prepaid Insurance

\$3,042.66

Total Other Assets

\$3,042.66

TOTAL ASSETS

\$49,834.22

LIABILITIES

Current Liabilities

2040 Open Credits

\$165.00

Total Current Liabilities

\$165.00

TOTAL LIABILITIES

\$165.00

EQUITY

Current Earnings-Assoc

\$25,248.60

Retained Earn-Pr Year

\$24,420.62

TOTAL EQUITY

\$49,669.22

TOTAL LIABILITIES AND EQUITY

\$49,834.22

Balance Sheet

Thursday, February 28, 2013

Parkway Towers Reserve

Cash Accounting Year Starts January 1, 2013

ASSETS

Reserves Cash & Investmt

1015 Prkwy Twr CW Reserve Acct

\$153,285.94

Total Reserves Cash & Investmt

\$153,285.94

TOTAL ASSETS

\$153,285.94

EQUITY

Current Earnings-Reserves

\$7,548.51

Current Earnings-SA

\$1,620.22

Retained Earn-Pr Year

\$144,117.21

TOTAL EQUITY

\$153,285.94

TOTAL LIABILITIES AND EQUITY

\$153,285.94

Unaudited - For Management Purposes Only

Unexpended Budget Report

Thursday, February 28, 2013

Parkway Towers 2013 Operating

Parkway Towers Condos Cash Accounting Year Starts January 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Revenue								
4010 HO Dues	32,603.46	36,617.62	(4,014.16)	73,074.97	73,235.24	(160.27)	439,468.00	366,393.03
4020 Parking Income	95.00	125.00	(30.00)	225.00	250.00	(25.00)	1,500.00	1,275.00
4070 Key Replacements	0.00	40.00	(40.00)	0.00	80.00	(80.00)	500.00	500.00
4080 Late Fee Income	638.82	250.00	388.82	665.82	500.00	165.82	3,000.00	2,334.18
4090 Laundry Income	650.50	667.00	(16.50)	1,329.70	1,334.00	(4.30)	8,000.00	6,670.30
4110 Miscellaneous Income	0.00	67.00	(67.00)	22.00	130.00	(108.00)	1,000.00	978.00
4115 Move In/Out Fees	400.00	100.00	300.00	600.00	300.00	300.00	2,000.00	1,400.00
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	220.00	166.00	54.00	1,000.00	780.00
Total Revenue	35,107.78	38,549.62	(3,441.84)	77,337.49	77,195.24	142.25	463,668.00	386,330.51
TOTAL INCOME	35,107.78	38,549.62	(3,441.84)	77,337.49	77,195.24	142.25	463,668.00	386,330.51
EXPENSES								
Operating Expenses								
5010 Electric	2,137.37	3,166.00	(1,028.63)	4,152.11	6,332.00	(2,179.89)	38,760.00	34,607.89
5020 Gas	4,576.53	6,500.00	(1,923.47)	9,221.70	12,300.00	(3,078.30)	40,800.00	31,578.30
5045 Telephone	69.06	280.50	(211.44)	134.41	561.00	(426.59)	3,366.00	3,231.59
5050 Trash Removal/Trash Chute	750.00	765.00	(15.00)	1,500.00	1,530.00	(30.00)	9,180.00	7,680.00
5060 Sewer	1,202.50	1,350.00	(147.50)	2,405.00	2,700.00	(295.00)	16,200.00	13,795.00
5070 Water	589.85	1,200.00	(610.15)	1,280.93	2,298.00	(1,017.07)	14,298.00	13,017.07
Total Operating Expenses	9,325.31	13,261.50	(3,936.19)	18,694.15	25,721.00	(7,026.85)	122,604.00	103,909.85
Maintenance Expense								
6050 Building Maint/Supp	735.83	142.00	593.83	1,162.22	684.00	478.22	5,500.00	4,337.78
6060 Capital Improvements	0.00	0.00	0.00	0.00	0.00	0.00	25,000.00	25,000.00
6088 Electrical & Elect Supp	0.00	175.00	(175.00)	0.00	350.00	(350.00)	2,000.00	2,000.00
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	270.00	100.00	170.00	656.98	100.00	556.98	1,000.00	343.02
6170 Fire Alarm Monitoring	0.00	20.00	(20.00)	321.23	40.00	281.23	250.00	(71.23)
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	500.00	(500.00)	0.00	500.00	(500.00)	1,000.00	1,000.00

Unexpended Budget Report

Thursday, February 28, 2013

Parkway Towers 2013 Operating (Continued)

Parkway Towers Condos Cash Accounting Year Starts January 1, 2013

	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	0.00	0.00	2,229.53	1,800.00	429.53	1,800.00	(429.53)
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)	800.00	534.00	266.00	3,200.00	2,400.00
6294 HVAC-Repairs	0.00	2,900.00	(2,900.00)	1,244.25	5,800.00	(4,555.75)	35,000.00	33,755.75
6295 HVAC Water Treatment Cont	437.41	483.50	(46.09)	1,235.68	967.00	268.68	5,800.00	4,564.32
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	196.22	170.00	26.22	246.22	300.00	(53.78)	2,000.00	1,753.78
6400 Painting (Int/Ext)	0.00	500.00	(500.00)	0.00	1,000.00	(1,000.00)	6,000.00	6,000.00
6410 Parking Surfaces	2,598.00	0.00	2,598.00	2,598.00	0.00	2,598.00	7,000.00	4,402.00
6430 Plumbing	719.61	1,917.00	(1,197.39)	1,325.36	3,834.00	(2,508.64)	25,000.00	23,674.64
6440 Pool & Sauna	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00	8,000.00
6445 Power Washing	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	1,500.00
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	51.57	60.00	(8.43)	103.14	120.00	(16.86)	764.00	660.86
6510 Snow Removal	470.00	1,500.00	(1,030.00)	1,952.50	3,000.00	(1,047.50)	7,000.00	5,047.50
6565 Unit Expenses	0.00	400.00	(400.00)	0.00	800.00	(800.00)	4,000.00	4,000.00
Total Maintenance Expense	6,986.97	11,993.50	(5,006.53)	16,891.77	25,547.00	(8,655.23)	178,814.00	161,922.23
Administration Expense								
7021 Administration Expense	138.00	75.00	58.00	525.25	350.00	175.25	1,200.00	674.75
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	0.00	3,058.00	(3,058.00)	0.00	6,116.00	(6,116.00)	35,000.00	35,000.00
7115 Insurance - Work Comp	180.00	0.00	180.00	180.00	640.00	(460.00)	1,600.00	1,420.00
7120 Legal Expense	109.00	250.00	(141.00)	209.00	500.00	(291.00)	3,000.00	2,791.00
7135 Licenses,Taxes & Inspect	0.00	10.00	(10.00)	0.00	10.00	(10.00)	1,500.00	1,500.00
7140 Management Expense	1,975.00	1,975.00	0.00	3,950.00	3,950.00	0.00	23,700.00	19,750.00
7217 Off Supp/copies/postage	203.23	250.00	(46.77)	283.11	500.00	(216.89)	3,000.00	2,716.89
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	101.25	167.00	(65.75)	184.75	334.00	(149.25)	2,000.00	1,815.25
7245 Payroll Taxes	0.00	350.00	(350.00)	502.84	700.00	(197.16)	4,200.00	3,697.16
7263 Residential Mgr Payroll	0.00	3,084.00	(3,084.00)	3,168.02	6,168.00	(2,999.98)	37,000.00	33,831.98

Unexpended Budget Report

Thursday, February 28, 2013

Parkway Towers 2013 Operating (Continued)

Parkway Towers Condos Cash Accounting Year Starts January 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Total Administration Expense	2,701.48	9,469.00	(6,767.52)	9,002.97	19,768.00	(10,765.03)	118,750.00	109,747.03
Reserve Contributions								
5900 Reserve Contributions	3,750.00	3,750.00	0.00	7,500.00	7,500.00	0.00	45,000.00	37,500.00
Total Reserve Contributions	3,750.00	3,750.00	0.00	7,500.00	7,500.00	0.00	45,000.00	37,500.00
TOTAL EXPENSES	22,763.76	38,474.00	(15,710.24)	52,088.89	78,536.00	(26,447.11)	465,168.00	413,079.11
NET INCOME (LOSS)	12,344.02	75.62	12,268.40	25,248.60	(1,340.76)	26,589.36	(1,500.00)	
UNEXPENDED (OVER EXPENDED)								(26,748.60)

Unaudited - For Management Purposes Only

Unexpended Budget Report

Thursday, February 28, 2013

Parkway Towers 2013 Reserve

Parkway Towers Reserve Cash Accounting Year Starts January 1, 2013

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Spec Asmt Income								
4170 Special Assessment Income	1,031.30	0.00	1,031.30	1,620.22	0.00	1,620.22	0.00	(1,620.22)
Total Spec Asmt Income	1,031.30	0.00	1,031.30	1,620.22	0.00	1,620.22	0.00	(1,620.22)
Reserve Income								
9410 Reserve Income	3,750.00	3,750.00	0.00	7,500.00	7,500.00	0.00	45,000.00	37,500.00
9440 Reserve Interest Income	0.00	0.00	0.00	48.51	0.00	48.51	0.00	(48.51)
Total Reserve Income	3,750.00	3,750.00	0.00	7,548.51	7,500.00	48.51	45,000.00	37,451.49
TOTAL INCOME	4,781.30	3,750.00	1,031.30	9,168.73	7,500.00	1,668.73	45,000.00	35,831.27
NET INCOME (LOSS)	4,781.30	3,750.00	1,031.30	9,168.73	7,500.00	1,668.73	45,000.00	
UNEXPENDED (OVER EXPENDED)								35,831.27