

Balance Sheet

Monday, September 30, 2013

Parkway Towers Condos

Cash Accounting Year Starts January 1, 2013

ASSETS

Operating Cash & Investmt

1010 Parkway Towers CW Oper

\$49,761.58

1060 Petty Cash

\$228.42

Total Operating Cash & Investmt

\$49,990.00

TOTAL ASSETS

\$49,990.00

LIABILITIES

Current Liabilities

2040 Open Credits

\$345.27

Total Current Liabilities

\$345.27

TOTAL LIABILITIES

\$345.27

EQUITY

Current Earnings-Assoc

\$25,225.03

Current Earnings-SA

\$0.00

Retained Earn-Pr Year

\$24,419.70

TOTAL EQUITY

\$49,644.73

TOTAL LIABILITIES AND EQUITY

\$49,990.00

Balance Sheet

Monday, September 30, 2013

Parkway Towers Reserve

Cash Accounting Year Starts January 1, 2013

ASSETS

Reserves Cash & Investmt

1015 Prkwy Twr CW Reserve Acct

\$175,449.02

Total Reserves Cash & Investmt

\$175,449.02

TOTAL ASSETS

\$175,449.02

EQUITY

Current Earnings-Reserves

\$31,331.81

Retained Earn-Pr Year

\$144,117.21

TOTAL EQUITY

\$175,449.02

TOTAL LIABILITIES AND EQUITY

\$175,449.02

Unaudited - For Management Purposes Only

Unexpended Budget Report

Monday, September 30, 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	34,134.45	36,617.62	(2,483.17)	326,104.51	329,558.58	(3,454.07)	439,468.00	113,363.49
4020 Parking Income	95.00	125.00	(30.00)	855.00	1,125.00	(270.00)	1,500.00	645.00
4070 Key Replacements	0.00	40.00	(40.00)	0.00	380.00	(380.00)	500.00	500.00
4080 Late Fee Income	50.00	250.00	(200.00)	2,058.35	2,250.00	(191.65)	3,000.00	941.65
4090 Laundry Income	642.90	667.00	(24.10)	5,339.10	6,003.00	(663.90)	8,000.00	2,660.90
4110 Miscellaneous Income	300.00	67.00	233.00	1,233.00	799.00	434.00	1,000.00	(233.00)
4115 Move In/Out Fees	100.00	100.00	0.00	2,555.00	1,500.00	1,055.00	2,000.00	(555.00)
4170 Rental Income Mgr Unit	600.00	0.00	600.00	5,400.00	0.00	5,400.00	0.00	(5,400.00)
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	90.00	83.00	7.00	860.00	751.00	109.00	1,000.00	140.00
Total Revenue	36,012.35	38,549.62	(2,537.27)	344,404.96	347,766.58	(3,361.62)	463,668.00	119,263.04
Spec Asmt Income								
4170 Special Assessment Income	15.51	0.00	15.51	3,057.72	0.00	3,057.72	0.00	(3,057.72)
Total Spec Asmt Income	15.51	0.00	15.51	3,057.72	0.00	3,057.72	0.00	(3,057.72)
TOTAL INCOME	36,027.86	38,549.62	(2,521.76)	347,462.68	347,766.58	(303.90)	463,668.00	116,205.32
EXPENSES								
Operating Expenses								
5010 Electric	4,915.24	3,166.00	1,749.24	23,420.37	28,502.00	(5,081.63)	38,760.00	15,339.63
5020 Gas	1,433.44	1,400.00	33.44	27,675.35	32,300.00	(4,624.65)	40,800.00	13,124.65
5045 Telephone	729.28	280.50	448.78	3,609.67	2,524.50	1,085.17	3,366.00	(243.67)
5050 Trash Removal/Trash Chute	0.00	765.00	(765.00)	6,750.00	6,885.00	(135.00)	9,180.00	2,430.00
5060 Sewer	988.08	1,350.00	(361.92)	11,521.31	12,150.00	(628.69)	16,200.00	4,678.69
5070 Water	1,126.95	1,200.00	(73.05)	7,434.08	10,698.00	(3,263.92)	14,298.00	6,863.92
Total Operating Expenses	9,192.99	8,161.50	1,031.49	80,410.78	93,059.50	(12,648.72)	122,604.00	42,193.22
Maintenance Expense								
6050 Building Maint/Supp	375.95	542.00	(166.05)	4,399.61	3,878.00	521.61	5,500.00	1,100.39
6060 Capital Improvements	0.00	0.00	0.00	25,291.61	25,000.00	291.61	25,000.00	(291.61)
6088 Electrical & Elect Supp	0.00	165.00	(165.00)	693.75	1,505.00	(811.25)	2,000.00	1,306.25
6089 Elevator Maint Contract	0.00	625.00	(625.00)	4,866.64	5,625.00	(758.36)	7,500.00	2,633.36

Unexpended Budget Report

Monday, September 30, 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)								
6090 Elevator Repairs	0.00	0.00	0.00	737.59	700.00	37.59	1,000.00	262.41
6170 Fire Alarm Monitoring	0.00	21.00	(21.00)	441.23	187.00	254.23	250.00	(191.23)
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	301.61	0.00	301.61	3,767.14	1,000.00	2,767.14	1,000.00	(2,767.14)
6179 Door/Lock/Glass-Ped CA	0.00	0.00	0.00	3,440.90	1,800.00	1,640.90	1,800.00	(1,640.90)
6182 Garbage Chute & Related	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)	1,000.00	1,000.00
6293 HVAC-Contract	0.00	267.00	(267.00)	2,400.00	2,403.00	(3.00)	3,200.00	800.00
6294 HVAC-Repairs	2,577.55	2,900.00	(322.45)	12,789.57	26,300.00	(13,510.43)	35,000.00	22,210.43
6295 HVAC Water Treatment Cont	437.41	483.50	(46.09)	5,020.81	4,351.50	669.31	5,800.00	779.19
6300 Janitorial	900.00	900.00	0.00	8,100.00	8,100.00	0.00	10,800.00	2,700.00
6305 Landscaping & Grounds	0.00	0.00	0.00	938.13	1,000.00	(61.87)	1,000.00	61.87
6320 Miscellaneous	360.48	170.00	190.48	7,178.80	1,490.00	5,688.80	2,000.00	(5,178.80)
6400 Painting (Int/Ext)	1,014.87	500.00	514.87	7,130.08	4,500.00	2,630.08	6,000.00	(1,130.08)
6410 Parking Surfaces	0.00	0.00	0.00	2,877.78	7,000.00	(4,122.22)	7,000.00	4,122.22
6430 Plumbing	2,387.11	1,917.00	470.11	13,242.79	19,253.00	(6,010.21)	25,000.00	11,757.21
6440 Pool & Sauna	0.00	1,000.00	(1,000.00)	2,915.46	8,000.00	(5,084.54)	8,000.00	5,084.54
6445 Power Washing	0.00	0.00	0.00	2,005.00	1,500.00	505.00	1,500.00	(505.00)
6460 Repairs & Maint-On Call	0.00	1,250.00	(1,250.00)	10,442.81	11,250.00	(807.19)	15,000.00	4,557.19
6480 Security/Fire/Alarm	0.00	84.00	(84.00)	0.00	756.00	(756.00)	1,000.00	1,000.00
6482 Security Intercomm	84.25	60.00	24.25	2,732.12	540.00	2,192.12	764.00	(1,968.12)
6510 Snow Removal	0.00	0.00	0.00	5,930.00	4,600.00	1,330.00	7,000.00	1,070.00
6565 Unit Expenses	0.00	0.00	0.00	448.80	2,800.00	(2,351.20)	4,000.00	3,551.20
Total Maintenance Expense	8,439.23	10,884.50	(2,445.27)	127,790.62	144,538.50	(16,747.88)	178,814.00	51,023.38
Administration Expense								
7021 Administration Expense	657.56	75.00	582.56	1,866.31	975.00	891.31	1,200.00	(666.31)
7030 Audit Expense	0.00	0.00	0.00	2,500.00	2,500.00	0.00	2,500.00	0.00
7045 Bad Debts	0.00	250.00	(250.00)	0.00	2,250.00	(2,250.00)	3,000.00	3,000.00
7100 Income Tax	0.00	0.00	0.00	1,349.00	500.00	849.00	500.00	(849.00)
7110 Insurance Expense	3,042.66	0.00	3,042.66	24,341.28	24,464.00	(122.72)	35,000.00	10,658.72
7115 Insurance - Work Comp	60.82	0.00	60.82	240.82	640.00	(399.18)	1,600.00	1,359.18
7120 Legal Expense	214.00	250.00	(36.00)	3,048.51	2,250.00	798.51	3,000.00	(48.51)
7135 Licenses,Taxes & Inspect	0.00	290.00	(290.00)	470.00	1,500.00	(1,030.00)	1,500.00	1,030.00
7140 Management Expense	1,975.00	1,975.00	0.00	17,775.00	17,775.00	0.00	23,700.00	5,925.00
7217 Off Supp/copies/postage	159.82	250.00	(90.18)	1,362.96	2,250.00	(887.04)	3,000.00	1,637.04

Unexpended Budget Report

Monday, September 30, 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)								
Administration Expense (Continued)								
7240 Prop Tax - Manager's Unit	0.00	0.00	0.00	521.24	550.00	(28.76)	550.00	28.76
7243 Payroll Service	41.16	167.00	(125.84)	771.39	1,503.00	(731.61)	2,000.00	1,228.61
7245 Payroll Taxes	212.73	350.00	(137.27)	3,091.17	3,150.00	(58.83)	4,200.00	1,108.83
7263 Residential Mgr Payroll	2,320.20	3,084.00	(763.80)	22,948.57	27,752.00	(4,803.43)	37,000.00	14,051.43
Total Administration Expense	8,683.95	6,691.00	1,992.95	80,286.25	88,059.00	(7,772.75)	118,750.00	38,463.75
Reserve Contributions								
5900 Reserve Contributions	3,750.00	3,750.00	0.00	33,750.00	33,750.00	0.00	45,000.00	11,250.00
Total Reserve Contributions	3,750.00	3,750.00	0.00	33,750.00	33,750.00	0.00	45,000.00	11,250.00
TOTAL EXPENSES	30,066.17	29,487.00	579.17	322,237.65	359,407.00	(37,169.35)	465,168.00	142,930.35
NET INCOME (LOSS)	5,961.69	9,062.62	(3,100.93)	25,225.03	(11,640.42)	36,865.45	(1,500.00)	
UNEXPENDED (OVER EXPENDED)								(26,725.03)

Unexpended Budget Report

Monday, September 30, 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								
Reserve Income								
9410 Reserve Income	3,750.00	3,750.00	0.00	33,750.00	33,750.00	0.00	45,000.00	11,250.00
9440 Reserve Interest Income	53.67	0.00	53.67	476.81	0.00	476.81	0.00	(476.81)
Total Reserve Income	3,803.67	3,750.00	53.67	34,226.81	33,750.00	476.81	45,000.00	10,773.19
TOTAL INCOME	3,803.67	3,750.00	53.67	34,226.81	33,750.00	476.81	45,000.00	10,773.19
EXPENSES								
Reserve Expenses								
9685 Reserve HVAC	0.00	0.00	0.00	2,895.00	0.00	2,895.00	0.00	(2,895.00)
Total Reserve Expenses	0.00	0.00	0.00	2,895.00	0.00	2,895.00	0.00	(2,895.00)
TOTAL EXPENSES	0.00	0.00	0.00	2,895.00	0.00	2,895.00	0.00	(2,895.00)
NET INCOME (LOSS)	3,803.67	3,750.00	53.67	31,331.81	33,750.00	(2,418.19)	45,000.00	
UNEXPENDED (OVER EXPENDED)								13,668.19