

Balance Sheet

Saturday, November 30, 2013

Parkway Towers Condos

Cash Accounting Year Starts January 1, 2013

ASSETS

Operating Cash & Investmt

1010 Parkway Towers CW Oper

\$60,077.49

1060 Petty Cash

\$370.37

Total Operating Cash & Investmt

\$60,447.86

TOTAL ASSETS

\$60,447.86

LIABILITIES

Current Liabilities

2040 Open Credits

\$204.04

2760 Due to Reserves

\$2,895.00

Total Current Liabilities

\$3,099.04

TOTAL LIABILITIES

\$3,099.04

EQUITY

Current Earnings-Assoc

\$32,929.12

Current Earnings-SA

\$0.00

Retained Earn-Pr Year

\$24,419.70

TOTAL EQUITY

\$57,348.82

TOTAL LIABILITIES AND EQUITY

\$60,447.86

Balance Sheet

Saturday, November 30, 2013

Parkway Towers Reserve

Cash Accounting Year Starts January 1, 2013

ASSETS

Reserves Cash & Investmt

1015 Prkwy Twr CW Reserve Acct

\$183,069.23

Total Reserves Cash & Investmt

\$183,069.23

Accounts Receivable

1080 Due from Operating

\$2,895.00

Total Accounts Receivable

\$2,895.00

TOTAL ASSETS

\$185,964.23

EQUITY

Current Earnings-Reserves

\$41,847.02

Retained Earn-Pr Year

\$144,117.21

TOTAL EQUITY

\$185,964.23

TOTAL LIABILITIES AND EQUITY

\$185,964.23

Unexpended Budget Report

Saturday, November 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	33,749.77	36,617.62	(2,867.85)	398,801.97	402,793.82	(3,991.85)	439,468.00	40,666.03
4020 Parking Income	141.35	125.00	16.35	2,031.35	1,375.00	656.35	1,500.00	(531.35)
4070 Key Replacements	0.00	40.00	(40.00)	0.00	460.00	(460.00)	500.00	500.00
4080 Late Fee Income	305.11	250.00	55.11	1,909.00	2,750.00	(841.00)	3,000.00	1,091.00
4090 Laundry Income	564.60	667.00	(102.40)	6,402.30	7,337.00	(934.70)	8,000.00	1,597.70
4110 Miscellaneous Income	0.00	67.00	(67.00)	1,273.31	933.00	340.31	1,000.00	(273.31)
4115 Move In/Out Fees	400.00	100.00	300.00	3,555.00	1,800.00	1,755.00	2,000.00	(1,555.00)
4170 Rental Income Mgr Unit	600.00	0.00	600.00	6,600.00	0.00	6,600.00	0.00	(6,600.00)
4180 Rental - Manager Unit	0.00	600.00	(600.00)	0.00	6,600.00	(6,600.00)	7,200.00	7,200.00
4180 Storage Income	70.00	83.00	(13.00)	990.00	917.00	73.00	1,000.00	10.00
Total Revenue	35,830.83	38,549.62	(2,718.79)	421,562.93	424,965.82	(3,402.89)	463,668.00	42,105.07
Spec Asmt Income								
4170 Special Assessment Income	15.51	0.00	15.51	3,451.34	0.00	3,451.34	0.00	(3,451.34)
Total Spec Asmt Income	15.51	0.00	15.51	3,451.34	0.00	3,451.34	0.00	(3,451.34)
TOTAL INCOME	35,846.34	38,549.62	(2,703.28)	425,014.27	424,965.82	48.45	463,668.00	38,653.73
EXPENSES								
Operating Expenses								
5010 Electric	4,614.62	3,526.00	1,088.62	32,723.71	35,494.00	(2,770.29)	38,760.00	6,036.29
5020 Gas	3,165.65	3,400.00	(234.35)	32,197.61	37,200.00	(5,002.39)	40,800.00	8,602.39
5045 Telephone	428.75	280.50	148.25	4,467.20	3,085.50	1,381.70	3,366.00	(1,101.20)
5050 Trash Removal/Trash Chute	712.00	765.00	(53.00)	8,212.00	8,415.00	(203.00)	9,180.00	968.00
5060 Sewer	988.08	1,350.00	(361.92)	13,497.47	14,850.00	(1,352.53)	16,200.00	2,702.53
5070 Water	1,037.70	1,200.00	(162.30)	9,759.38	13,098.00	(3,338.62)	14,298.00	4,538.62
Total Operating Expenses	10,946.80	10,521.50	425.30	100,857.37	112,142.50	(11,285.13)	122,604.00	21,746.63
Maintenance Expense								
6050 Building Maint/Supp	(0.97)	542.00	(542.97)	4,637.06	4,962.00	(324.94)	5,500.00	862.94
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)	1,126.20	1,835.00	(708.80)	2,000.00	873.80
6089 Elevator Maint Contract	608.33	625.00	(16.67)	6,691.63	6,875.00	(183.37)	7,500.00	808.37

Unexpended Budget Report

Saturday, November 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	190.00	100.00	90.00	927.59	900.00	27.59	1,000.00	72.41
6170 Fire Alarm Monitoring	0.00	21.00	(21.00)	501.23	229.00	272.23	250.00	(251.23)
6171 Fire Extinguishers	0.00	700.00	(700.00)	0.00	700.00	(700.00)	700.00	700.00
6178 Door/Lock/Glass-Gar Doors	198.00	0.00	198.00	4,183.44	1,000.00	3,183.44	1,000.00	(3,183.44)
6179 Door/Lock/Glass-Ped CA	55.00	0.00	55.00	3,495.90	1,800.00	1,695.90	1,800.00	(1,695.90)
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	263.00	(263.00)	3,200.00	2,933.00	267.00	3,200.00	0.00
6294 HVAC-Repairs	2,356.09	2,900.00	(543.91)	19,320.99	32,100.00	(12,779.01)	35,000.00	15,679.01
6295 HVAC Water Treatment Cont	437.41	483.50	(46.09)	5,895.63	5,318.50	577.13	5,800.00	(95.63)
6300 Janitorial	900.00	900.00	0.00	9,900.00	9,900.00	0.00	10,800.00	900.00
6305 Landscaping & Grounds	0.00	0.00	0.00	938.13	1,000.00	(61.87)	1,000.00	61.87
6320 Miscellaneous	397.00	170.00	227.00	7,575.80	1,830.00	5,745.80	2,000.00	(5,575.80)
6400 Painting (Int/Ext)	979.00	500.00	479.00	8,109.08	5,500.00	2,609.08	6,000.00	(2,109.08)
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	1,966.11	1,917.00	49.11	16,285.79	23,087.00	(6,801.21)	25,000.00	8,714.21
6440 Pool & Sauna	1,066.16	0.00	1,066.16	3,981.62	8,000.00	(4,018.38)	8,000.00	4,018.38
6445 Power Washing	489.00	0.00	489.00	2,494.00	1,500.00	994.00	1,500.00	(994.00)
6460 Repairs & Maint-On Call	0.00	1,250.00	(1,250.00)	10,442.81	13,750.00	(3,307.19)	15,000.00	4,557.19
6479 Roof Repairs & Maint.	1,203.00	0.00	1,203.00	1,203.00	0.00	1,203.00	0.00	(1,203.00)
6480 Security/Fire/Alarm	952.93	80.00	872.93	952.93	920.00	32.93	1,000.00	47.07
6482 Security Intercomm	84.25	104.00	(19.75)	2,900.62	704.00	2,196.62	764.00	(2,136.62)
6510 Snow Removal	0.00	1,200.00	(1,200.00)	5,930.00	5,800.00	130.00	7,000.00	1,070.00
6565 Unit Expenses	0.00	400.00	(400.00)	448.80	3,600.00	(3,151.20)	4,000.00	3,551.20
Total Maintenance Expense	11,881.31	12,320.50	(439.19)	149,311.64	167,243.50	(17,931.86)	178,814.00	29,502.36
Administration Expense								
7021 Administration Expense	79.22	75.00	4.22	2,055.47	1,125.00	930.47	1,200.00	(855.47)
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	2,750.00	(2,750.00)	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	9,207.25	7,478.00	1,729.25	33,548.53	31,942.00	1,606.53	35,000.00	1,451.47
7115 Insurance - Work Comp	0.00	0.00	0.00	659.82	1,000.00	(340.18)	1,600.00	940.18
7120 Legal Expense	(620.07)	250.00	(870.07)	2,709.44	2,750.00	(40.56)	3,000.00	290.56
7135 Licenses,Taxes & Inspect	107.00	0.00	107.00	577.00	1,500.00	(923.00)	1,500.00	923.00
7140 Management Expense	1,975.00	1,975.00	0.00	21,725.00	21,725.00	0.00	23,700.00	1,975.00

Unexpended Budget Report

Saturday, November 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)								
7217 Off Supp/copies/postage	90.62	250.00	(159.38)	1,565.03	2,750.00	(1,184.97)	3,000.00	1,434.97
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	96.68	163.00	(66.32)	957.57	1,833.00	(875.43)	2,000.00	1,042.43
7245 Payroll Taxes	282.03	350.00	(67.97)	3,691.71	3,850.00	(158.29)	4,200.00	508.29
7263 Residential Mgr Payroll	2,801.67	3,084.00	(282.33)	28,806.33	33,916.00	(5,109.67)	37,000.00	8,193.67
Total Administration Expense	14,019.40	13,875.00	144.40	100,666.14	108,691.00	(8,024.86)	118,750.00	18,083.86
Reserve Contributions								
5900 Reserve Contributions	3,750.00	3,750.00	0.00	41,250.00	41,250.00	0.00	45,000.00	3,750.00
Total Reserve Contributions	3,750.00	3,750.00	0.00	41,250.00	41,250.00	0.00	45,000.00	3,750.00
TOTAL EXPENSES	40,597.51	40,467.00	130.51	392,085.15	429,327.00	(37,241.85)	465,168.00	73,082.85
NET INCOME (LOSS)	(4,751.17)	(1,917.38)	(2,833.79)	32,929.12	(4,361.18)	37,290.30	(1,500.00)	
UNEXPENDED (OVER EXPENDED)								(34,429.12)

Unexpended Budget Report

Saturday, November 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	41,250.00	41,250.00	0.00	45,000.00	3,750.00
9440 Reserve Interest Income	60.70	0.00	60.70	597.02	0.00	597.02	0.00	(597.02)
Total Reserve Income	3,810.70	3,750.00	60.70	41,847.02	41,250.00	597.02	45,000.00	3,152.98
TOTAL INCOME	3,810.70	3,750.00	60.70	41,847.02	41,250.00	597.02	45,000.00	3,152.98
EXPENSES								
Reserve Expenses								
9685 Reserve HVAC	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Reserve Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NET INCOME (LOSS)	3,810.70	3,750.00	60.70	41,847.02	41,250.00	597.02	45,000.00	
UNEXPENDED (OVER EXPENDED)								3,152.98