

Balance Sheet

Tuesday, December 31, 2013

Parkway Towers Condos

Cash Accounting Year Starts January 1, 2013

	Cash	Accrual	Modified Cash
ASSETS			
Operating Cash & Investmt			
1010 Parkway Towers CW Oper	\$67,278.18	\$67,278.18	\$69,600.38
1060 Petty Cash	\$347.96	\$347.96	\$347.96
Total Operating Cash & Investmt	\$67,626.14	\$67,626.14	\$69,948.34
Accounts Receivable			
1210 Accounts Receivable	\$0.00	\$59,230.59	\$57,045.04
1215 AR-Parking Spaces	\$0.00	\$260.00	\$380.00
1220 AR-Special Assessments	\$0.00	\$7,465.18	\$7,465.18
1250 Allowance for Bad debts	\$0.00	(\$56,000.00)	(\$3,539.65)
Total Accounts Receivable	\$0.00	\$10,955.77	\$61,350.57
Fixed Assets			
1530 Acc. Depr - Prop & Equipt	\$0.00	\$0.00	(\$1,667.00)
Total Fixed Assets	\$0.00	\$0.00	(\$1,667.00)
Other Assets			
1320 Prepaid Insurance	\$0.00	\$0.00	\$18,270.23
1330 Prepaid Expense	\$0.00	\$0.00	\$1,029.62
1340 Prepaid Income Taxes	\$0.00	\$246.00	\$1,273.17
Total Other Assets	\$0.00	\$246.00	\$20,573.02
TOTAL ASSETS	\$67,626.14	\$78,827.91	\$150,204.93
LIABILITIES			
Current Liabilities			
1340 Income Taxes Payable	\$0.00	\$0.00	\$1,072.00
2010 Accounts Payable	\$0.00	\$14,075.25	\$108.40
2011 Accrued Payables	\$0.00	\$1,642.53	(\$323.83)
2030 Advance Payments	\$0.00	\$13,170.17	\$11,121.05
2040 Open Credits	\$204.04	\$204.04	\$606.46
2045 Lockbox Clearing	\$391.00	\$391.00	\$391.00
2306 Sec Deposit-Manager Unit	\$0.00	\$600.00	\$0.00
2760 Due to Reserves	\$0.00	\$0.00	\$265.65
2770 Due to SA	\$0.00	\$0.00	\$7,465.18
Total Current Liabilities	\$595.04	\$30,082.99	\$20,705.91
TOTAL LIABILITIES	\$595.04	\$30,082.99	\$20,705.91

Balance Sheet

Tuesday, December 31, 2013

Parkway Towers Condos (Continued)

Cash Accounting Year Starts January 1, 2013

	Cash	Accrual	Modified Cash
EQUITY			
Current Earnings-Assoc	\$42,611.40	\$39,301.52	\$45,691.30
Current Earnings-SA	\$0.00	\$0.00	\$0.00
Retained Earn-Pr Year	\$24,419.70	\$9,443.40	\$83,807.72
TOTAL EQUITY	\$67,031.10	\$48,744.92	\$129,499.02
TOTAL LIABILITIES AND EQUITY	\$67,626.14	\$78,827.91	\$150,204.93

Balance Sheet

Tuesday, December 31, 2013

Parkway Towers Reserve

Cash Accounting Year Starts January 1, 2013

	Cash	Accrual	Modified Cash
ASSETS			
Reserves Cash & Investmt			
1015 Prkwy Twr CW Reserve Acct	\$189,766.88	\$189,766.88	\$189,766.88
Total Reserves Cash & Investmt	\$189,766.88	\$189,766.88	\$189,766.88
TOTAL ASSETS	\$189,766.88	\$189,766.88	\$189,766.88
EQUITY			
Current Earnings-Reserves	\$45,649.67	\$45,649.67	\$45,649.67
Retained Earn-Pr Year	\$144,117.21	\$144,117.21	\$144,117.21
TOTAL EQUITY	\$189,766.88	\$189,766.88	\$189,766.88
TOTAL LIABILITIES AND EQUITY	\$189,766.88	\$189,766.88	\$189,766.88

Balance Sheet

Tuesday, December 31, 2013

ParkwayTowers SA

Cash Accounting Year Starts January 1, 2013

	Cash	Accrual	Modified Cash
ASSETS			
Accounts Receivable			
1230 AR-Spec Asmt 2006	\$0.00	\$0.00	\$953.84
Total Accounts Receivable	\$0.00	\$0.00	\$953.84
TOTAL ASSETS	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$953.84</u>
EQUITY			
Retained Earn-Pr Year	\$0.00	\$0.00	\$953.84
TOTAL EQUITY	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$953.84</u>
TOTAL LIABILITIES AND EQUITY	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$953.84</u>

Unexpended Budget Report

Tuesday, December 31, 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	38,449.83	36,674.18	1,775.65	437,251.80	439,468.00	(2,216.20)	439,468.00	2,216.20
4020 Parking Income	180.00	125.00	55.00	2,211.35	1,500.00	711.35	1,500.00	(711.35)
4070 Key Replacements	14.14	40.00	(25.86)	14.14	500.00	(485.86)	500.00	485.86
4080 Late Fee Income	624.11	250.00	374.11	2,533.11	3,000.00	(466.89)	3,000.00	466.89
4090 Laundry Income	555.40	663.00	(107.60)	6,957.70	8,000.00	(1,042.30)	8,000.00	1,042.30
4110 Miscellaneous Income	505.75	67.00	438.75	1,779.06	1,000.00	779.06	1,000.00	(779.06)
4115 Move In/Out Fees	200.00	200.00	0.00	4,045.00	2,000.00	2,045.00	2,000.00	(2,045.00)
4170 Rental Income Mgr Unit	600.00	0.00	600.00	7,200.00	0.00	7,200.00	0.00	(7,200.00)
4180 Rental - Manager Unit	0.00	600.00	(600.00)	0.00	7,200.00	(7,200.00)	7,200.00	7,200.00
4180 Storage Income	100.00	83.00	17.00	1,090.00	1,000.00	90.00	1,000.00	(90.00)
Total Revenue	41,229.23	38,702.18	2,527.05	463,082.16	463,668.00	(585.84)	463,668.00	585.84
Spec Asmt Income								
4170 Special Assessment Income	0.00	0.00	0.00	3,451.34	0.00	3,451.34	0.00	(3,451.34)
Total Spec Asmt Income	0.00	0.00	0.00	3,451.34	0.00	3,451.34	0.00	(3,451.34)
TOTAL INCOME	41,229.23	38,702.18	2,527.05	466,533.50	463,668.00	2,865.50	463,668.00	(2,865.50)
EXPENSES								
Operating Expenses								
5010 Electric	3,511.34	3,266.00	245.34	36,235.05	38,760.00	(2,524.95)	38,760.00	2,524.95
5020 Gas	3,832.44	3,600.00	232.44	36,030.05	40,800.00	(4,769.95)	40,800.00	4,769.95
5045 Telephone	429.98	280.50	149.48	4,897.18	3,366.00	1,531.18	3,366.00	(1,531.18)
5050 Trash Removal/Trash Chute	475.00	765.00	(290.00)	8,687.00	9,180.00	(493.00)	9,180.00	493.00
5060 Sewer	988.08	1,350.00	(361.92)	14,485.55	16,200.00	(1,714.45)	16,200.00	1,714.45
5070 Water	607.65	1,200.00	(592.35)	10,367.03	14,298.00	(3,930.97)	14,298.00	3,930.97
Total Operating Expenses	9,844.49	10,461.50	(617.01)	110,701.86	122,604.00	(11,902.14)	122,604.00	11,902.14
Maintenance Expense								
6050 Building Maint/Supp	565.85	538.00	27.85	5,312.02	5,500.00	(187.98)	5,500.00	187.98
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	541.40	165.00	376.40	1,667.60	2,000.00	(332.40)	2,000.00	332.40
6089 Elevator Maint Contract	683.33	625.00	58.33	7,374.96	7,500.00	(125.04)	7,500.00	125.04

Unexpended Budget Report

Tuesday, December 31, 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	100.00	(100.00)	927.59	1,000.00	(72.41)	1,000.00	72.41
6170 Fire Alarm Monitoring	0.00	21.00	(21.00)	501.23	250.00	251.23	250.00	(251.23)
6171 Fire Extinguishers	83.46	0.00	83.46	83.46	700.00	(616.54)	700.00	616.54
6178 Door/Lock/Glass-Gar Doors	490.85	0.00	490.85	4,674.29	1,000.00	3,674.29	1,000.00	(3,674.29)
6179 Door/Lock/Glass-Ped CA	0.00	0.00	0.00	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	800.00	267.00	533.00	4,000.00	3,200.00	800.00	3,200.00	(800.00)
6294 HVAC-Repairs	1,369.76	2,900.00	(1,530.24)	20,690.75	35,000.00	(14,309.25)	35,000.00	14,309.25
6295 HVAC Water Treatment Cont	437.41	481.50	(44.09)	6,333.04	5,800.00	533.04	5,800.00	(533.04)
6300 Janitorial	1,800.00	900.00	900.00	11,700.00	10,800.00	900.00	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	1,586.85	170.00	1,416.85	9,162.65	2,000.00	7,162.65	2,000.00	(7,162.65)
6400 Painting (Int/Ext)	0.00	500.00	(500.00)	8,109.08	6,000.00	2,109.08	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	1,635.87	1,913.00	(277.13)	17,921.66	25,000.00	(7,078.34)	25,000.00	7,078.34
6440 Pool & Sauna	0.00	0.00	0.00	3,981.62	8,000.00	(4,018.38)	8,000.00	4,018.38
6445 Power Washing	0.00	0.00	0.00	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	15,000.00	(4,557.19)	15,000.00	4,557.19
6479 Roof Repairs & Maint.	0.00	0.00	0.00	1,203.00	0.00	1,203.00	0.00	(1,203.00)
6480 Security/Fire/Alarm	0.00	80.00	(80.00)	952.93	1,000.00	(47.07)	1,000.00	47.07
6482 Security Intercomm	86.39	60.00	26.39	2,987.01	764.00	2,223.01	764.00	(2,223.01)
6510 Snow Removal	384.00	1,200.00	(816.00)	6,314.00	7,000.00	(686.00)	7,000.00	686.00
6565 Unit Expenses	0.00	400.00	(400.00)	448.80	4,000.00	(3,551.20)	4,000.00	3,551.20
Total Maintenance Expense	10,465.17	11,570.50	(1,105.33)	159,885.92	178,814.00	(18,928.08)	178,814.00	18,928.08
Administration Expense								
7021 Administration Expense	618.24	75.00	543.24	2,706.64	1,200.00	1,506.64	1,200.00	(1,506.64)
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	899.62	250.00	649.62	899.62	3,000.00	(2,100.38)	3,000.00	2,100.38
7100 Income Tax	0.00	0.00	0.00	1,349.00	500.00	849.00	500.00	(849.00)
7110 Insurance Expense	0.00	3,058.00	(3,058.00)	33,548.53	35,000.00	(1,451.47)	35,000.00	1,451.47
7115 Insurance - Work Comp	625.37	600.00	25.37	1,285.19	1,600.00	(314.81)	1,600.00	314.81
7120 Legal Expense	162.00	250.00	(88.00)	2,871.44	3,000.00	(128.56)	3,000.00	128.56
7135 Licenses,Taxes & Inspect	0.00	0.00	0.00	577.00	1,500.00	(923.00)	1,500.00	923.00
7140 Management Expense	1,975.00	1,975.00	0.00	23,700.00	23,700.00	0.00	23,700.00	0.00

Unexpended Budget Report

Tuesday, December 31, 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	113.79	250.00	(136.21)	1,678.82	3,000.00	(1,321.18)	3,000.00	1,321.18
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	167.00	(70.32)	1,054.25	2,000.00	(945.75)	2,000.00	945.75
7245 Payroll Taxes	312.77	350.00	(37.23)	4,004.48	4,200.00	(195.52)	4,200.00	195.52
7263 Residential Mgr Payroll	2,831.78	3,084.00	(252.22)	31,638.11	37,000.00	(5,361.89)	37,000.00	5,361.89
Total Administration Expense	7,635.25	10,059.00	(2,423.75)	108,334.32	118,750.00	(10,415.68)	118,750.00	10,415.68
Reserve Contributions								
5900 Reserve Contributions	3,750.00	3,750.00	0.00	45,000.00	45,000.00	0.00	45,000.00	0.00
Total Reserve Contributions	3,750.00	3,750.00	0.00	45,000.00	45,000.00	0.00	45,000.00	0.00
TOTAL EXPENSES	31,694.91	35,841.00	(4,146.09)	423,922.10	465,168.00	(41,245.90)	465,168.00	41,245.90
NET INCOME (LOSS)	9,534.32	2,861.18	6,673.14	42,611.40	(1,500.00)	44,111.40	(1,500.00)	
UNEXPENDED (OVER EXPENDED)								(44,111.40)

Unexpended Budget Report

Tuesday, December 31, 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	45,000.00	45,000.00	0.00	45,000.00	0.00
9440 Reserve Interest Income	52.65	0.00	52.65	649.67	0.00	649.67	0.00	(649.67)
Total Reserve Income	3,802.65	3,750.00	52.65	45,649.67	45,000.00	649.67	45,000.00	(649.67)
TOTAL INCOME	3,802.65	3,750.00	52.65	45,649.67	45,000.00	649.67	45,000.00	(649.67)
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)	3,802.65	3,750.00	52.65	45,649.67	45,000.00	649.67	45,000.00	
UNEXPENDED (OVER EXPENDED)								(649.67)