

Balance Sheet

Saturday, May 31, 2014

Parkway Towers Condos

Cash Accounting Year Starts January 1, 2014

ASSETS

Operating Cash & Investmt

1010 Parkway Towers CW Oper

\$27,030.77

1060 Petty Cash

\$1,334.53

Total Operating Cash & Investmt

\$28,365.30

TOTAL ASSETS

\$28,365.30

LIABILITIES

Current Liabilities

2040 Open Credits

\$130.04

Total Current Liabilities

\$130.04

TOTAL LIABILITIES

\$130.04

EQUITY

Current Earnings-Assoc

(\$38,795.84)

Retained Earn-Pr Year

\$67,031.10

TOTAL EQUITY

\$28,235.26

TOTAL LIABILITIES AND EQUITY

\$28,365.30

Balance Sheet

Saturday, May 31, 2014

Parkway Towers Reserve

Cash Accounting Year Starts January 1, 2014

ASSETS

Reserves Cash & Investmt

1015 Prkwy Twr CW Reserve Acct

\$228,794.94

Total Reserves Cash & Investmt

\$228,794.94

TOTAL ASSETS

\$228,794.94

EQUITY

Current Earnings-Reserves

\$39,028.06

Retained Earn-Pr Year

\$189,766.88

TOTAL EQUITY

\$228,794.94

TOTAL LIABILITIES AND EQUITY

\$228,794.94

Unaudited - For Management Purposes Only

Unexpended Budget Report

Saturday, May 31, 2014

Parkway Towers 2014 Operating

Parkway Towers Condos Cash Accounting Year Starts January 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Revenue								
4010 HO Dues	34,588.36	37,183.59	(2,595.23)	183,404.44	185,917.91	(2,513.47)	446,203.00	262,798.56
4020 Parking Income	545.00	500.00	45.00	2,115.00	2,500.00	(385.00)	6,000.00	3,885.00
4070 Key Replacements	0.00	83.34	(83.34)	0.00	416.66	(416.66)	1,000.00	1,000.00
4080 Late Fee Income	100.00	250.00	(150.00)	1,275.88	1,250.00	25.88	3,000.00	1,724.12
4090 Laundry Income	597.90	667.00	(69.10)	3,175.40	3,335.00	(159.60)	8,000.00	4,824.60
4110 Miscellaneous Income	500.00	167.00	333.00	1,229.04	531.00	698.04	1,000.00	(229.04)
4115 Move In/Out Fees	100.00	250.00	(150.00)	400.00	1,250.00	(850.00)	3,000.00	2,600.00
4170 Rental Income Mgr Unit	0.00	0.00	0.00	2,400.00	0.00	2,400.00	0.00	(2,400.00)
4180 Rental - Manager Unit	0.00	625.00	(625.00)	0.00	3,125.00	(3,125.00)	7,500.00	7,500.00
4180 Storage Income	180.00	87.00	93.00	1,142.12	419.00	723.12	1,000.00	(142.12)
Total Revenue	36,611.26	39,812.93	(3,201.67)	195,141.88	198,744.57	(3,602.69)	476,703.00	281,561.12
Spec Asmt Income								
4170 Special Assessment Income	0.00	0.00	0.00	196.28	0.00	196.28	0.00	(196.28)
Total Spec Asmt Income	0.00	0.00	0.00	196.28	0.00	196.28	0.00	(196.28)
TOTAL INCOME	36,611.26	39,812.93	(3,201.67)	195,338.16	198,744.57	(3,406.41)	476,703.00	281,364.84
EXPENSES								
Operating Expenses								
5010 Electric	1,814.27	2,760.00	(945.73)	10,548.55	13,800.00	(3,251.45)	33,120.00	22,571.45
5020 Gas	4,026.08	4,000.00	26.08	27,076.51	22,000.00	5,076.51	38,295.00	11,218.49
5045 Telephone	531.72	416.50	115.22	2,632.14	2,082.50	549.64	5,000.00	2,367.86
5050 Trash Removal/Trash Chute	1,091.25	1,045.00	46.25	7,126.32	5,225.00	1,901.32	12,540.00	5,413.68
5060 Sewer	1,074.00	1,350.00	(276.00)	5,112.24	6,750.00	(1,637.76)	16,500.00	11,387.76
5070 Water	738.10	1,200.00	(461.90)	2,947.25	5,898.00	(2,950.75)	14,298.00	11,350.75
Total Operating Expenses	9,275.42	10,771.50	(1,496.08)	55,443.01	55,755.50	(312.49)	119,753.00	64,309.99
Maintenance Expense								
6050 Building Maint/Supp	622.64	142.00	480.64	2,708.56	1,910.00	798.56	5,500.00	2,791.44
6060 Capital Improvements	1,047.17	5,000.00	(3,952.83)	48,806.10	10,000.00	38,806.10	40,000.00	(8,806.10)
6088 Electrical & Elect Supp	0.00	250.00	(250.00)	1,347.00	1,250.00	97.00	3,000.00	1,653.00
6089 Elevator Maint Contract	632.35	625.00	7.35	3,065.67	3,125.00	(59.33)	7,500.00	4,434.33

Unexpended Budget Report

Saturday, May 31, 2014

Parkway Towers 2014 Operating (Continued)

Parkway Towers Condos Cash Accounting Year Starts January 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Maintenance Expense (Continued)								
6090 Elevator Repairs	166.32	100.00	66.32	1,400.94	400.00	1,000.94	1,000.00	(400.94)
6120 Exercise Equip./Room	0.00	0.00	0.00	0.00	1,500.00	(1,500.00)	1,500.00	1,500.00
6170 Fire Alarm Monitoring	0.00	41.50	(41.50)	120.00	207.50	(87.50)	500.00	380.00
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	150.50	166.67	(16.17)	847.67	833.35	14.32	2,000.00	1,152.33
6179 Door/Lock/Glass-Ped CA	1,117.67	166.67	951.00	2,445.45	833.35	1,612.10	2,000.00	(445.45)
6180 Door/Lock/Glass-Other	2,971.71	166.67	2,805.04	2,971.71	833.35	2,138.36	2,000.00	(971.71)
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)	800.00	1,335.00	(535.00)	3,200.00	2,400.00
6294 HVAC-Repairs	3,099.14	2,500.00	599.14	6,499.76	12,500.00	(6,000.24)	30,000.00	23,500.24
6295 HVAC Water Treatment Cont	456.13	483.50	(27.37)	2,985.23	2,417.50	567.73	5,800.00	2,814.77
6300 Janitorial	900.00	900.00	0.00	3,600.00	4,500.00	(900.00)	10,800.00	7,200.00
6305 Landscaping & Grounds	0.00	250.00	(250.00)	0.00	500.00	(500.00)	1,000.00	1,000.00
6320 Miscellaneous	250.00	170.00	80.00	250.00	810.00	(560.00)	2,000.00	1,750.00
6400 Painting (Int/Ext)	0.00	500.00	(500.00)	0.00	2,500.00	(2,500.00)	6,000.00	6,000.00
6410 Parking Surfaces	0.00	0.00	0.00	0.00	5,000.00	(5,000.00)	5,000.00	5,000.00
6430 Plumbing	6,991.09	1,917.00	5,074.09	10,264.39	10,585.00	(320.61)	25,000.00	14,735.61
6440 Pool & Sauna	0.00	1,000.00	(1,000.00)	0.00	1,000.00	(1,000.00)	5,000.00	5,000.00
6445 Power Washing	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00
6460 Repairs & Maint-On Call	0.00	1,333.34	(1,333.34)	553.91	6,666.66	(6,112.75)	16,000.00	15,446.09
6480 Security/Fire/Alarm	133.00	84.00	49.00	861.00	420.00	441.00	1,000.00	139.00
6482 Security Intercomm	84.25	83.34	0.91	421.25	416.66	4.59	1,000.00	578.75
6510 Snow Removal	0.00	0.00	0.00	828.50	4,600.00	(3,771.50)	7,000.00	6,171.50
6565 Unit Expenses	0.00	83.34	(83.34)	0.00	416.66	(416.66)	1,000.00	1,000.00
Total Maintenance Expense	18,621.97	16,230.03	2,391.94	90,777.14	75,160.03	15,617.11	188,500.00	97,722.86
Administration Expense								
7021 Administration Expense	130.76	75.00	55.76	950.10	675.00	275.10	1,200.00	249.90
7030 Audit Expense	0.00	0.00	0.00	0.00	2,600.00	(2,600.00)	2,600.00	2,600.00
7045 Bad Debts	200.00	125.00	75.00	340.00	625.00	(285.00)	1,500.00	1,160.00
7055 Consulting-Energy Mgmt	0.00	0.00	0.00	224.92	0.00	224.92	0.00	(224.92)
7100 Income Tax	0.00	0.00	0.00	0.00	1,500.00	(1,500.00)	1,500.00	1,500.00
7110 Insurance Expense	2,955.88	3,058.00	(102.12)	14,779.40	15,290.00	(510.60)	35,000.00	20,220.60
7115 Insurance - Work Comp	0.00	0.00	0.00	503.00	600.00	(97.00)	600.00	97.00
7120 Legal Expense	545.00	666.67	(121.67)	1,511.71	3,333.35	(1,821.64)	8,000.00	6,488.29

Unexpended Budget Report

Saturday, May 31, 2014

Parkway Towers 2014 Operating (Continued)

Parkway Towers Condos Cash Accounting Year Starts January 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Administration Expense (Continued)								
7135 Licenses,Taxes & Inspect	655.00	0.00	655.00	665.00	210.00	455.00	1,000.00	335.00
7140 Management Expense	1,975.00	1,975.00	0.00	9,875.00	9,875.00	0.00	23,700.00	13,825.00
7217 Off Supp/copies/postage	225.54	250.00	(24.46)	1,075.17	1,250.00	(174.83)	3,000.00	1,924.83
7240 Prop Tax - Manager's Unit	0.00	0.00	0.00	541.75	550.00	(8.25)	550.00	8.25
7243 Payroll Service	98.00	125.00	(27.00)	543.88	625.00	(81.12)	1,500.00	956.12
7245 Payroll Taxes	331.23	500.00	(168.77)	1,758.51	2,500.00	(741.49)	6,000.00	4,241.49
7263 Residential Mgr Payroll	3,163.87	3,108.34	55.53	16,395.41	15,541.66	853.75	37,300.00	20,904.59
Total Administration Expense	10,280.28	9,883.01	397.27	49,163.85	55,175.01	(6,011.16)	123,450.00	74,286.15
Reserve Contributions								
5900 Reserve Contributions	3,750.00	3,750.00	0.00	38,750.00	18,750.00	20,000.00	45,000.00	6,250.00
Total Reserve Contributions	3,750.00	3,750.00	0.00	38,750.00	18,750.00	20,000.00	45,000.00	6,250.00
TOTAL EXPENSES	41,927.67	40,634.54	1,293.13	234,134.00	204,840.54	29,293.46	476,703.00	242,569.00
NET INCOME (LOSS)	(5,316.41)	(821.61)	(4,494.80)	(38,795.84)	(6,095.97)	(32,699.87)		
UNEXPENDED (OVER EXPENDED)								38,795.84

Unexpended Budget Report

Saturday, May 31, 2014

Parkway Towers 2014 Reserve

Parkway Towers Reserve Cash Accounting Year Starts January 1, 2014

	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	38,750.00	18,750.00	20,000.00	45,000.00	6,250.00
9440 Reserve Interest Income	58.79	0.00	58.79	278.06	0.00	278.06	0.00	(278.06)
Total Reserve Income	3,808.79	3,750.00	58.79	39,028.06	18,750.00	20,278.06	45,000.00	5,971.94
TOTAL INCOME	3,808.79	3,750.00	58.79	39,028.06	18,750.00	20,278.06	45,000.00	5,971.94
NET INCOME (LOSS)	3,808.79	3,750.00	58.79	39,028.06	18,750.00	20,278.06	45,000.00	
UNEXPENDED (OVER EXPENDED)								5,971.94