

Balance Sheet

Friday, October 31, 2014

Parkway Towers Condos

Cash Accounting Year Starts January 1, 2014

ASSETS

Operating Cash & Investmt

1010 Parkway Towers CW Oper

\$13,646.80

1060 Petty Cash

\$551.57

Total Operating Cash & Investmt

\$14,198.37

TOTAL ASSETS

\$14,198.37

LIABILITIES

Current Liabilities

2040 Open Credits

\$625.71

2306 Sec Deposits-Units

\$1,200.00

Total Current Liabilities

\$1,825.71

TOTAL LIABILITIES

\$1,825.71

EQUITY

Current Earnings-Assoc

(\$54,658.44)

Retained Earn-Pr Year

\$67,031.10

TOTAL EQUITY

\$12,372.66

TOTAL LIABILITIES AND EQUITY

\$14,198.37

Balance Sheet

Friday, October 31, 2014

Parkway Towers Reserve

Cash Accounting Year Starts January 1, 2014

ASSETS

Reserves Cash & Investmt

1015 Prkwy Twr CW Reserve Acct

\$247,821.72

Total Reserves Cash & Investmt

\$247,821.72

TOTAL ASSETS

\$247,821.72

EQUITY

Current Earnings-Reserves

\$58,054.84

Retained Earn-Pr Year

\$189,766.88

TOTAL EQUITY

\$247,821.72

TOTAL LIABILITIES AND EQUITY

\$247,821.72

Unaudited - For Management Purposes Only

Unexpended Budget Report

Friday, October 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	36,312.78	37,183.58	(870.80)	366,163.66	371,835.83	(5,672.17)	446,203.00	80,039.34
4020 Parking Income	245.00	500.00	(255.00)	3,725.00	5,000.00	(1,275.00)	6,000.00	2,275.00
4070 Key Replacements	0.00	83.33	(83.33)	100.00	833.33	(733.33)	1,000.00	900.00
4080 Late Fee Income	0.00	250.00	(250.00)	1,635.71	2,500.00	(864.29)	3,000.00	1,364.29
4090 Laundry Income	788.20	667.00	121.20	6,416.30	6,670.00	(253.70)	8,000.00	1,583.70
4110 Miscellaneous Income	75.00	67.00	8.00	2,198.04	866.00	1,332.04	1,000.00	(1,198.04)
4115 Move In/Out Fees	200.00	250.00	(50.00)	1,200.00	2,500.00	(1,300.00)	3,000.00	1,800.00
4140 NSF Bank Fees	0.00	0.00	0.00	20.00	0.00	20.00	0.00	(20.00)
4160 Rental Income-#104	1,200.00	0.00	1,200.00	4,316.13	0.00	4,316.13	0.00	(4,316.13)
4170 Rental Income Mgr Unit	312.50	0.00	312.50	5,839.00	0.00	5,839.00	0.00	(5,839.00)
4180 Rental - Manager Unit	0.00	625.00	(625.00)	0.00	6,250.00	(6,250.00)	7,500.00	7,500.00
4180 Storage Income	80.00	83.00	(3.00)	1,660.00	834.00	826.00	1,000.00	(660.00)
Total Revenue	39,213.48	39,708.91	(495.43)	393,273.84	397,289.16	(4,015.32)	476,703.00	83,429.16
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	39,213.48	39,708.91	(495.43)	393,470.12	397,289.16	(3,819.04)	476,703.00	83,232.88
EXPENSES								
Operating Expenses								
5010 Electric	8,924.94	2,760.00	6,164.94	32,301.97	27,600.00	4,701.97	33,120.00	818.03
5020 Gas	1,880.70	1,500.00	380.70	37,212.69	31,300.00	5,912.69	38,295.00	1,082.31
5045 Telephone	536.30	418.50	117.80	5,341.10	4,167.00	1,174.10	5,000.00	(341.10)
5050 Trash Removal/Trash Chute	1,091.25	1,045.00	46.25	12,836.57	10,450.00	2,386.57	12,540.00	(296.57)
5060 Sewer	1,104.00	1,350.00	(246.00)	12,989.02	13,800.00	(810.98)	16,500.00	3,510.98
5070 Water	1,050.90	1,200.00	(149.10)	8,974.55	11,898.00	(2,923.45)	14,298.00	5,323.45
Total Operating Expenses	14,588.09	8,273.50	6,314.59	109,655.90	99,215.00	10,440.90	119,753.00	10,097.10
Maintenance Expense								
6050 Building Maint/Supp	545.40	542.00	3.40	6,204.59	4,420.00	1,784.59	5,500.00	(704.59)
6060 Capital Improvements	0.00	0.00	0.00	73,227.17	40,000.00	33,227.17	40,000.00	(33,227.17)

Unexpended Budget Report

Friday, October 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)								
6088 Electrical & Elect Supp	0.00	250.00	(250.00)	1,524.15	2,500.00	(975.85)	3,000.00	1,475.85
6089 Elevator Maint Contract	632.35	625.00	7.35	6,227.42	6,250.00	(22.58)	7,500.00	1,272.58
6090 Elevator Repairs	0.00	100.00	(100.00)	1,400.94	800.00	600.94	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	60.00	41.50	18.50	240.00	417.00	(177.00)	500.00	260.00
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	0.00	166.66	(166.66)	1,310.86	1,666.67	(355.81)	2,000.00	689.14
6179 Door/Lock/Glass-Ped CA	0.00	166.66	(166.66)	3,283.12	1,666.67	1,616.45	2,000.00	(1,283.12)
6180 Door/Lock/Glass-Other	2,260.15	166.66	2,093.49	5,231.86	1,666.67	3,565.19	2,000.00	(3,231.86)
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	2,400.00	2,670.00	(270.00)	3,200.00	800.00
6294 HVAC-Repairs	2,062.53	2,500.00	(437.47)	24,487.86	25,000.00	(512.14)	30,000.00	5,512.14
6295 HVAC Water Treatment Cont	456.13	483.50	(27.37)	6,742.75	4,835.00	1,907.75	5,800.00	(942.75)
6300 Janitorial	900.00	900.00	0.00	8,100.00	9,000.00	(900.00)	10,800.00	2,700.00
6305 Landscaping & Grounds	0.00	0.00	0.00	485.94	1,000.00	(514.06)	1,000.00	514.06
6320 Miscellaneous	720.00	170.00	550.00	1,513.70	1,660.00	(146.30)	2,000.00	486.30
6400 Painting (Int/Ext)	0.00	500.00	(500.00)	1,537.94	5,000.00	(3,462.06)	6,000.00	4,462.06
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	3,044.59	1,917.00	1,127.59	20,521.60	21,170.00	(648.40)	25,000.00	4,478.40
6440 Pool & Sauna	1,068.39	0.00	1,068.39	5,901.28	5,000.00	901.28	5,000.00	(901.28)
6445 Power Washing	0.00	0.00	0.00	1,400.00	2,000.00	(600.00)	2,000.00	600.00
6460 Repairs & Maint-On Call	1,315.30	1,333.33	(18.03)	1,869.21	13,333.33	(11,464.12)	16,000.00	14,130.79
6480 Security/Fire/Alarm	0.00	84.00	(84.00)	861.00	840.00	21.00	1,000.00	139.00
6482 Security Intercomm	84.25	83.33	0.92	842.50	833.33	9.17	1,000.00	157.50
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	386.20	83.33	302.87	869.39	833.33	36.06	1,000.00	130.61
Total Maintenance Expense	14,335.29	10,379.97	3,955.32	177,011.78	164,662.00	12,349.78	188,500.00	11,488.22
Administration Expense								
7021 Administration Expense	25.60	75.00	(49.40)	1,884.67	1,050.00	834.67	1,200.00	(684.67)
7030 Audit Expense	0.00	0.00	0.00	2,500.00	2,600.00	(100.00)	2,600.00	100.00
7045 Bad Debts	0.00	125.00	(125.00)	1,986.56	1,250.00	736.56	1,500.00	(486.56)
7055 Consulting-Energy Mgmt	0.00	0.00	0.00	224.92	0.00	224.92	0.00	(224.92)
7056 Consulting-Eng Fees	0.00	0.00	0.00	2,100.00	0.00	2,100.00	0.00	(2,100.00)
7100 Income Tax	0.00	0.00	0.00	2,154.00	1,500.00	654.00	1,500.00	(654.00)

Unexpended Budget Report

Friday, October 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)								
7110 Insurance Expense	0.00	0.00	0.00	26,602.92	24,464.00	2,138.92	35,000.00	8,397.08
7115 Insurance - Work Comp	495.00	0.00	495.00	998.00	600.00	398.00	600.00	(398.00)
7120 Legal Expense	289.00	666.66	(377.66)	4,804.64	6,666.67	(1,862.03)	8,000.00	3,195.36
7135 Licenses,Taxes & Inspect	0.00	0.00	0.00	665.00	1,000.00	(335.00)	1,000.00	335.00
7140 Management Expense	1,975.00	1,975.00	0.00	19,750.00	19,750.00	0.00	23,700.00	3,950.00
7217 Off Supp/copies/postage	245.41	250.00	(4.59)	2,004.66	2,500.00	(495.34)	3,000.00	995.34
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	44.50	125.00	(80.50)	1,003.38	1,250.00	(246.62)	1,500.00	496.62
7245 Payroll Taxes	288.79	500.00	(211.21)	3,274.11	5,000.00	(1,725.89)	6,000.00	2,725.89
7263 Residential Mgr Payroll	3,542.34	3,108.33	434.01	33,466.27	31,083.33	2,382.94	37,300.00	3,833.73
Total Administration Expense	6,905.64	6,824.99	80.65	103,960.88	99,264.00	4,696.88	123,450.00	19,489.12
Reserve Contributions								
5900 Reserve Contributions	3,750.00	3,750.00	0.00	57,500.00	37,500.00	20,000.00	45,000.00	(12,500.00)
Total Reserve Contributions	3,750.00	3,750.00	0.00	57,500.00	37,500.00	20,000.00	45,000.00	(12,500.00)
TOTAL EXPENSES	39,579.02	29,228.46	10,350.56	448,128.56	400,641.00	47,487.56	476,703.00	28,574.44
NET INCOME (LOSS)	(365.54)	10,480.45	(10,845.99)	(54,658.44)	(3,351.84)	(51,306.60)		
UNEXPENDED (OVER EXPENDED)								54,658.44

Unexpended Budget Report

Friday, October 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	57,500.00	37,500.00	20,000.00	45,000.00	(12,500.00)
9440 Reserve Interest Income	54.41	0.00	54.41	554.84	0.00	554.84	0.00	(554.84)
Total Reserve Income	3,804.41	3,750.00	54.41	58,054.84	37,500.00	20,554.84	45,000.00	(13,054.84)
TOTAL INCOME	3,804.41	3,750.00	54.41	58,054.84	37,500.00	20,554.84	45,000.00	(13,054.84)
NET INCOME (LOSS)	3,804.41	3,750.00	54.41	58,054.84	37,500.00	20,554.84	45,000.00	
UNEXPENDED (OVER EXPENDED)								(13,054.84)