

Balance Sheet

Saturday, February 28, 2015

Parkway Towers Condos

Cash Accounting Year Starts January 1, 2015

ASSETS

Operating Cash & Investmt

1010 Parkway Towers CW Oper

\$9,774.08

1060 Petty Cash

\$300.00

Total Operating Cash & Investmt

\$10,074.08

TOTAL ASSETS

\$10,074.08

LIABILITIES

Current Liabilities

2040 Open Credits

\$95.04

2306 Sec Deposits-Units

\$1,200.00

Total Current Liabilities

\$1,295.04

TOTAL LIABILITIES

\$1,295.04

EQUITY

Current Earnings-Assoc

(\$2,776.98)

Retained Earn-Pr Year

\$11,556.02

TOTAL EQUITY

\$8,779.04

TOTAL LIABILITIES AND EQUITY

\$10,074.08

Balance Sheet

Saturday, February 28, 2015

Parkway Towers Reserve

Cash Accounting Year Starts January 1, 2015

ASSETS

Reserves Cash & Investmt		
1015 Prkwy Twr CW Reserve Acct	\$262,575.53	
Total Reserves Cash & Investmt		\$262,575.53
TOTAL ASSETS		<u>\$262,575.53</u>

EQUITY

Current Earnings-Reserves	\$13,255.30	
Retained Earn-Pr Year	\$249,320.23	
TOTAL EQUITY		<u>\$262,575.53</u>
TOTAL LIABILITIES AND EQUITY		<u>\$262,575.53</u>

Unexpended Budget Report

Saturday, February 28, 2015

Parkway Towers 2015 Operating

Parkway Towers Condos Cash Accounting Year Starts January 1, 2015

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Revenue								
4010 HO Dues	42,534.46	40,315.11	2,219.35	80,328.11	80,630.22	(302.11)	483,781.29	403,453.18
4020 Parking Income	365.00	333.33	31.67	680.00	666.66	13.34	4,000.00	3,320.00
4070 Key Replacements	0.00	83.33	(83.33)	0.00	166.66	(166.66)	1,000.00	1,000.00
4080 Late Fee Income	250.00	250.00	0.00	550.38	500.00	50.38	3,000.00	2,449.62
4090 Laundry Income	(1,004.49)	667.00	(1,671.49)	564.20	1,334.00	(769.80)	8,000.00	7,435.80
4110 Miscellaneous Income	0.00	67.00	(67.00)	25.00	130.00	(105.00)	1,000.00	975.00
4115 Move In/Out Fees	100.00	100.00	0.00	100.00	200.00	(100.00)	2,000.00	1,900.00
4160 Rental Income-#104	1,200.00	1,200.00	0.00	2,400.00	2,400.00	0.00	14,400.00	12,000.00
4170 Rental Income Mgr Unit	700.00	700.00	0.00	1,400.00	1,400.00	0.00	8,400.00	7,000.00
4180 Storage Income	90.00	100.00	(10.00)	150.00	200.00	(50.00)	1,200.00	1,050.00
Total Revenue	44,234.97	43,815.77	419.20	86,197.69	87,627.54	(1,429.85)	526,781.29	440,583.60
TOTAL INCOME	44,234.97	43,815.77	419.20	86,197.69	87,627.54	(1,429.85)	526,781.29	440,583.60
EXPENSES								
Operating Expenses								
5010 Electric	2,100.30	3,000.00	(899.70)	3,963.86	6,000.00	(2,036.14)	36,000.00	32,036.14
5020 Gas	5,100.41	6,000.00	(899.59)	10,419.50	11,000.00	(580.50)	40,000.00	29,580.50
5045 Telephone	237.56	570.00	(332.44)	834.43	1,140.00	(305.57)	6,840.00	6,005.57
5050 Trash Removal/Trash Chute	1,077.65	1,083.33	(5.68)	2,181.30	2,166.66	14.64	13,000.00	10,818.70
5060 Sewer	1,104.00	1,350.00	(246.00)	2,208.00	2,700.00	(492.00)	16,500.00	14,292.00
5070 Water	526.50	1,000.00	(473.50)	979.40	2,000.00	(1,020.60)	13,000.00	12,020.60
Total Operating Expenses	10,146.42	13,003.33	(2,856.91)	20,586.49	25,006.66	(4,420.17)	125,340.00	104,753.51
Maintenance Expense								
6050 Building Maint/Supp	253.96	500.00	(246.04)	540.81	1,000.00	(459.19)	6,000.00	5,459.19
6060 Capital Improvements	0.00	0.00	0.00	0.00	0.00	0.00	55,000.00	55,000.00
6088 Electrical & Elect Supp	0.00	250.00	(250.00)	0.00	500.00	(500.00)	3,000.00	3,000.00
6089 Elevator Maint Contract	632.35	640.00	(7.65)	1,264.70	1,280.00	(15.30)	7,680.00	6,415.30
6090 Elevator Repairs	137.62	167.00	(29.38)	137.62	334.00	(196.38)	2,000.00	1,862.38
6120 Exercise Equip./Room	0.00	0.00	0.00	1,500.00	1,500.00	0.00	1,500.00	0.00
6170 Fire Alarm Monitoring	0.00	41.50	(41.50)	60.00	83.00	(23.00)	500.00	440.00
6171 Fire Extinguishers	0.00	83.33	(83.33)	0.00	166.66	(166.66)	1,000.00	1,000.00

Unexpended Budget Report

Saturday, February 28, 2015

Parkway Towers 2015 Operating (Continued)

Parkway Towers Condos Cash Accounting Year Starts January 1, 2015

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Maintenance Expense (Continued)								
6178 Door/Lock/Glass-Gar Doors	293.00	200.00	93.00	871.00	400.00	471.00	2,500.00	1,629.00
6179 Door/Lock/Glass-Ped CA	354.00	250.00	104.00	354.00	500.00	(146.00)	3,000.00	2,646.00
6180 Door/Lock/Glass-Other	0.00	166.67	(166.67)	0.00	333.34	(333.34)	2,000.00	2,000.00
6182 Garbage Chute & Related	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
6293 HVAC-Contract	0.00	267.00	(267.00)	0.00	534.00	(534.00)	3,200.00	3,200.00
6294 HVAC-Repairs	18,414.48	2,500.00	15,914.48	18,414.48	5,000.00	13,414.48	30,000.00	11,585.52
6295 HVAC Water Treatment Cont	912.07	708.33	203.74	1,368.32	1,416.66	(48.34)	8,500.00	7,131.68
6300 Janitorial	900.00	900.00	0.00	1,800.00	1,800.00	0.00	10,800.00	9,000.00
6305 Landscaping & Grounds	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
6320 Miscellaneous	1,073.62	170.00	903.62	1,227.37	300.00	927.37	2,000.00	772.63
6400 Painting (Int/Ext)	0.00	500.00	(500.00)	0.00	500.00	(500.00)	5,000.00	5,000.00
6410 Parking Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00
6430 Plumbing	2,091.38	1,917.00	174.38	2,491.38	3,834.00	(1,342.62)	25,000.00	22,508.62
6440 Pool & Sauna	0.00	0.00	0.00	0.00	0.00	0.00	6,000.00	6,000.00
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	1,000.00	(1,000.00)	170.53	2,000.00	(1,829.47)	10,000.00	9,829.47
6480 Security/Fire/Alarm	0.00	84.00	(84.00)	0.00	168.00	(168.00)	1,000.00	1,000.00
6482 Security Intercomm	66.84	416.67	(349.83)	153.67	833.34	(679.67)	5,000.00	4,846.33
6510 Snow Removal	961.25	1,500.00	(538.75)	3,170.50	3,000.00	170.50	6,000.00	2,829.50
6565 Unit Expenses	0.00	83.33	(83.33)	0.00	166.66	(166.66)	1,000.00	1,000.00
Total Maintenance Expense	26,090.57	12,344.83	13,745.74	33,524.38	25,649.66	7,874.72	206,680.00	173,155.62
Administration Expense								
7021 Administration Expense	171.19	250.00	(78.81)	238.85	500.00	(261.15)	3,000.00	2,761.15
7030 Audit Expense	0.00	0.00	0.00	0.00	0.00	0.00	2,600.00	2,600.00
7045 Bad Debts	0.00	125.00	(125.00)	0.00	250.00	(250.00)	1,500.00	1,500.00
7100 Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	3,000.00
7110 Insurance Expense	3,573.95	3,666.67	(92.72)	7,147.90	7,333.34	(185.44)	44,000.00	36,852.10
7115 Insurance - Work Comp	0.00	0.00	0.00	810.00	600.00	210.00	600.00	(210.00)
7120 Legal Expense	289.00	666.67	(377.67)	289.00	1,333.34	(1,044.34)	8,000.00	7,711.00
7135 Licenses,Taxes & Inspect	0.00	10.00	(10.00)	650.00	10.00	640.00	1,000.00	350.00
7140 Management Expense	2,025.00	2,025.00	0.00	4,050.00	4,050.00	0.00	24,300.00	20,250.00
7217 Off Supp/copies/postage	420.30	250.00	170.30	548.84	500.00	48.84	3,000.00	2,451.16
7240 Prop Tax - Unit 105	541.51	0.00	541.51	541.51	0.00	541.51	550.00	8.49
7243 Payroll Service	104.35	125.00	(20.65)	237.85	250.00	(12.15)	1,500.00	1,262.15

Unexpended Budget Report

Saturday, February 28, 2015

Parkway Towers 2015 Operating (Continued)

Parkway Towers Condos Cash Accounting Year Starts January 1, 2015

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Administration Expense (Continued)								
7245 Payroll Taxes	283.64	500.00	(216.36)	673.20	1,000.00	(326.80)	6,000.00	5,326.80
7263 Residential Mgr Payroll	2,728.97	3,583.33	(854.36)	6,506.65	7,166.66	(660.01)	43,000.00	36,493.35
Total Administration Expense	10,137.91	11,201.67	(1,063.76)	21,693.80	22,993.34	(1,299.54)	142,050.00	120,356.20
Reserve Contributions								
5900 Reserve Contributions	8,780.00	4,390.00	4,390.00	13,170.00	8,780.00	4,390.00	52,678.13	39,508.13
Total Reserve Contributions	8,780.00	4,390.00	4,390.00	13,170.00	8,780.00	4,390.00	52,678.13	39,508.13
TOTAL EXPENSES	55,154.90	40,939.83	14,215.07	88,974.67	82,429.66	6,545.01	526,748.13	437,773.46
NET INCOME (LOSS)	(10,919.93)	2,875.94	(13,795.87)	(2,776.98)	5,197.88	(7,974.86)	33.16	
UNEXPENDED (OVER EXPENDED)								2,810.14

Unexpended Budget Report

Saturday, February 28, 2015

Parkway Towers 2015 Reserve

Parkway Towers Reserve Cash Accounting Year Starts January 1, 2015

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Reserve Income								
9410 Reserve Income	8,780.00	4,390.00	4,390.00	13,170.00	8,780.00	4,390.00	52,678.13	39,508.13
9440 Reserve Interest Income	38.66	0.00	38.66	85.30	0.00	85.30	0.00	(85.30)
Total Reserve Income	8,818.66	4,390.00	4,428.66	13,255.30	8,780.00	4,475.30	52,678.13	39,422.83
TOTAL INCOME	8,818.66	4,390.00	4,428.66	13,255.30	8,780.00	4,475.30	52,678.13	39,422.83
NET INCOME (LOSS)	8,818.66	4,390.00	4,428.66	13,255.30	8,780.00	4,475.30	52,678.13	
UNEXPENDED (OVER EXPENDED)								39,422.83