

Balance Sheet

Sunday, May 31, 2015

Parkway Towers Condos

Cash Accounting Year Starts January 1, 2015

ASSETS

Operating Cash & Investmt

1010 Parkway Towers CW Oper

\$15,094.76

1060 Petty Cash

\$300.00

Total Operating Cash & Investmt

\$15,394.76

TOTAL ASSETS

\$15,394.76

LIABILITIES

Current Liabilities

2040 Open Credits

\$826.70

2306 Sec Deposits-Units

\$1,200.00

Total Current Liabilities

\$2,026.70

TOTAL LIABILITIES

\$2,026.70

EQUITY

Current Earnings-Assoc

\$2,512.04

Retained Earn-Pr Year

\$10,856.02

TOTAL EQUITY

\$13,368.06

TOTAL LIABILITIES AND EQUITY

\$15,394.76

Balance Sheet

Sunday, May 31, 2015

Parkway Towers Reserve

Cash Accounting Year Starts January 1, 2015

ASSETS

Reserves Cash & Investmt

1015 Prkwy Twr CW Reserve Acct

\$218,432.70

Total Reserves Cash & Investmt

\$218,432.70

TOTAL ASSETS

\$218,432.70

EQUITY

Current Earnings-Reserves

(\$30,887.53)

Retained Earn-Pr Year

\$249,320.23

TOTAL EQUITY

\$218,432.70

TOTAL LIABILITIES AND EQUITY

\$218,432.70

Unaudited - For Management Purposes Only

Unexpended Budget Report

Sunday, May 31, 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	38,111.51	40,315.11	(2,203.60)	195,609.01	201,575.55	(5,966.54)	483,781.29	288,172.28
4020 Parking Income	265.00	333.34	(68.34)	1,575.00	1,666.66	(91.66)	4,000.00	2,425.00
4070 Key Replacements	25.00	83.34	(58.34)	50.00	416.66	(366.66)	1,000.00	950.00
4080 Late Fee Income	113.78	250.00	(136.22)	951.56	1,250.00	(298.44)	3,000.00	2,048.44
4090 Laundry Income	523.70	667.00	(143.30)	2,958.30	3,335.00	(376.70)	8,000.00	5,041.70
4110 Miscellaneous Income	500.00	167.00	333.00	550.00	531.00	19.00	1,000.00	450.00
4115 Move In/Out Fees	400.00	200.00	200.00	700.00	700.00	0.00	2,000.00	1,300.00
4160 Rental Income-#104	1,200.00	1,200.00	0.00	6,000.00	6,000.00	0.00	14,400.00	8,400.00
4170 Rental Income Mgr Unit	700.00	700.00	0.00	3,500.00	3,500.00	0.00	8,400.00	4,900.00
4180 Storage Income	90.00	100.00	(10.00)	420.00	500.00	(80.00)	1,200.00	780.00
Total Revenue	41,928.99	44,015.79	(2,086.80)	212,313.87	219,474.87	(7,161.00)	526,781.29	314,467.42
TOTAL INCOME	41,928.99	44,015.79	(2,086.80)	212,313.87	219,474.87	(7,161.00)	526,781.29	314,467.42
EXPENSES								
Operating Expenses								
5010 Electric	1,996.14	3,000.00	(1,003.86)	10,166.72	15,000.00	(4,833.28)	36,000.00	25,833.28
5020 Gas	2,417.62	4,000.00	(1,582.38)	22,719.97	23,000.00	(280.03)	40,000.00	17,280.03
5045 Telephone	538.28	570.00	(31.72)	2,687.53	2,850.00	(162.47)	6,840.00	4,152.47
5050 Trash Removal/Trash Chute	1,141.12	1,083.34	57.78	5,622.19	5,416.66	205.53	13,000.00	7,377.81
5060 Sewer	1,162.88	1,350.00	(187.12)	5,637.76	6,750.00	(1,112.24)	16,500.00	10,862.24
5070 Water	829.06	1,000.00	(170.94)	3,137.58	5,000.00	(1,862.42)	13,000.00	9,862.42
Total Operating Expenses	8,085.10	11,003.34	(2,918.24)	49,971.75	58,016.66	(8,044.91)	125,340.00	75,368.25
Maintenance Expense								
6050 Building Maint/Supp	387.21	500.00	(112.79)	2,602.28	2,500.00	102.28	6,000.00	3,397.72
6060 Capital Improvements	0.00	5,000.00	(5,000.00)	0.00	25,000.00	(25,000.00)	55,000.00	55,000.00
6088 Electrical & Elect Supp	0.00	250.00	(250.00)	2,152.00	1,250.00	902.00	3,000.00	848.00
6089 Elevator Maint Contract	656.69	640.00	16.69	3,186.09	3,200.00	(13.91)	7,680.00	4,493.91
6090 Elevator Repairs	0.00	167.00	(167.00)	137.62	835.00	(697.38)	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)	120.00	207.50	(87.50)	500.00	380.00
6171 Fire Extinguishers	0.00	83.34	(83.34)	0.00	416.66	(416.66)	1,000.00	1,000.00

Unexpended Budget Report

Sunday, May 31, 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	0.00	200.00	(200.00)	871.00	1,000.00	(129.00)	2,500.00	1,629.00
6179 Door/Lock/Glass-Ped CA	295.44	250.00	45.44	1,320.95	1,250.00	70.95	3,000.00	1,679.05
6180 Door/Lock/Glass-Other	0.00	166.67	(166.67)	0.00	833.35	(833.35)	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)	800.00	1,335.00	(535.00)	3,200.00	2,400.00
6294 HVAC-Repairs	2,558.41	2,500.00	58.41	48,547.34	12,500.00	36,047.34	30,000.00	(18,547.34)
6295 HVAC Water Treatment Cont	474.18	708.34	(234.16)	3,265.04	3,541.66	(276.62)	8,500.00	5,234.96
6300 Janitorial	900.00	900.00	0.00	4,500.00	4,500.00	0.00	10,800.00	6,300.00
6305 Landscaping & Grounds	0.00	250.00	(250.00)	0.00	500.00	(500.00)	1,000.00	1,000.00
6320 Miscellaneous	90.00	170.00	(80.00)	1,497.37	810.00	687.37	2,000.00	502.63
6400 Painting (Int/Ext)	0.00	500.00	(500.00)	0.00	2,000.00	(2,000.00)	5,000.00	5,000.00
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	0.00	1,917.00	(1,917.00)	6,840.92	10,585.00	(3,744.08)	25,000.00	18,159.08
6440 Pool & Sauna	0.00	1,000.00	(1,000.00)	0.00	2,000.00	(2,000.00)	6,000.00	6,000.00
6445 Power Washing	1,800.00	0.00	1,800.00	1,800.00	0.00	1,800.00	2,000.00	200.00
6460 Repairs & Maint-On Call	0.00	1,000.00	(1,000.00)	565.78	5,000.00	(4,434.22)	10,000.00	9,434.22
6480 Security/Fire/Alarm	0.00	84.00	(84.00)	0.00	420.00	(420.00)	1,000.00	1,000.00
6482 Security Intercomm	86.84	416.67	(329.83)	434.19	2,083.35	(1,649.16)	5,000.00	4,565.81
6510 Snow Removal	0.00	0.00	0.00	5,413.75	3,600.00	1,813.75	6,000.00	586.25
6565 Unit Expenses	0.00	83.34	(83.34)	0.00	416.66	(416.66)	1,000.00	1,000.00
Total Maintenance Expense	7,248.77	17,094.86	(9,846.09)	85,554.33	92,284.18	(6,729.85)	206,680.00	121,125.67
Administration Expense								
7021 Administration Expense	95.10	250.00	(154.90)	734.85	1,250.00	(515.15)	3,000.00	2,265.15
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	0.00	125.00	(125.00)	(1,893.41)	625.00	(2,518.41)	1,500.00	3,393.41
7100 Income Tax	0.00	0.00	0.00	1,600.00	3,000.00	(1,400.00)	3,000.00	1,400.00
7110 Insurance Expense	3,573.95	3,666.67	(92.72)	17,869.75	18,333.35	(463.60)	44,000.00	26,130.25
7115 Insurance - Work Comp	0.00	0.00	0.00	810.00	600.00	210.00	600.00	(210.00)
7120 Legal Expense	(143.38)	666.67	(810.05)	89.07	3,333.35	(3,244.28)	8,000.00	7,910.93
7135 Licenses,Taxes & Inspect	0.00	0.00	0.00	1,110.00	210.00	900.00	1,000.00	(110.00)
7140 Management Expense	2,025.00	2,025.00	0.00	10,125.00	10,125.00	0.00	24,300.00	14,175.00
7217 Off Supp/copies/postage	129.04	250.00	(120.96)	1,013.57	1,250.00	(236.43)	3,000.00	1,986.43
7240 Prop Tax - Unit 105	0.00	0.00	0.00	541.51	550.00	(8.49)	550.00	8.49
7243 Payroll Service	89.00	125.00	(36.00)	504.85	625.00	(120.15)	1,500.00	995.15

Unexpended Budget Report

Sunday, May 31, 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	364.86	500.00	(135.14)	1,832.84	2,500.00	(667.16)	6,000.00	4,167.16
7263 Onsite Employee Payroll	3,701.33	3,583.34	117.99	17,987.72	17,916.66	71.06	43,000.00	25,012.28
Total Administration Expense	9,834.90	11,191.68	(1,356.78)	52,325.75	62,918.36	(10,592.61)	142,050.00	89,724.25
Reserve Contributions								
5900 Reserve Contributions	4,390.00	4,390.00	0.00	21,950.00	21,950.00	0.00	52,678.13	30,728.13
Total Reserve Contributions	4,390.00	4,390.00	0.00	21,950.00	21,950.00	0.00	52,678.13	30,728.13
TOTAL EXPENSES	29,558.77	43,679.88	(14,121.11)	209,801.83	235,169.20	(25,367.37)	526,748.13	316,946.30
NET INCOME (LOSS)	12,370.22	335.91	12,034.31	2,512.04	(15,694.33)	18,206.37	33.16	
UNEXPENDED (OVER EXPENDED)								(2,478.88)

Unexpended Budget Report

Sunday, May 31, 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	4,390.00	4,390.00	0.00	21,950.00	21,950.00	0.00	52,678.13	30,728.13
9440 Reserve Interest Income	42.39	0.00	42.39	212.47	0.00	212.47	0.00	(212.47)
Total Reserve Income	4,432.39	4,390.00	42.39	22,162.47	21,950.00	212.47	52,678.13	30,515.66
TOTAL INCOME	4,432.39	4,390.00	42.39	22,162.47	21,950.00	212.47	52,678.13	30,515.66
EXPENSES								
Reserve Expenses								
9617 Res Boiler Replacement	40,000.00	0.00	40,000.00	40,000.00	0.00	40,000.00	0.00	(40,000.00)
9685 Reserve HVAC	13,050.00	0.00	13,050.00	13,050.00	0.00	13,050.00	0.00	(13,050.00)
Total Reserve Expenses	53,050.00	0.00	53,050.00	53,050.00	0.00	53,050.00	0.00	(53,050.00)
TOTAL EXPENSES	53,050.00	0.00	53,050.00	53,050.00	0.00	53,050.00	0.00	(53,050.00)
NET INCOME (LOSS)	(48,617.61)	4,390.00	(53,007.61)	(30,887.53)	21,950.00	(52,837.53)	52,678.13	
UNEXPENDED (OVER EXPENDED)								83,565.66