

Balance Sheet

Monday, August 31, 2015

Parkway Towers Condos

Cash Accounting Year Starts January 1, 2015

ASSETS

Operating Cash & Investmt		
1010 Parkway Towers CW Oper	\$29,534.38	
1060 Petty Cash	\$300.00	
Total Operating Cash & Investmt		\$29,834.38
TOTAL ASSETS		<u>\$29,834.38</u>

LIABILITIES

Current Liabilities		
2040 Open Credits	\$95.04	
2306 Sec Deposits-Units	\$1,200.00	
2770 Due to SA	\$1,650.98	
Total Current Liabilities		\$2,946.02
TOTAL LIABILITIES		<u>\$2,946.02</u>

EQUITY

Current Earnings-Assoc	\$16,032.34	
Retained Earn-Pr Year	\$10,856.02	
TOTAL EQUITY		<u>\$26,888.36</u>
TOTAL LIABILITIES AND EQUITY		<u>\$29,834.38</u>

Balance Sheet

Monday, August 31, 2015

Parkway Towers Reserve

Cash Accounting Year Starts January 1, 2015

ASSETS

Reserves Cash & Investmt		
1015 Prkwy Twr CW Reserve Acct	\$231,713.16	
1155 Prkwy Twr Alpine Ckg	\$246,646.32	
	Total Reserves Cash & Investmt	\$478,359.48
Fixed Assets		
1428 Reserve Loan Costs	\$6,554.00	
	Total Fixed Assets	\$6,554.00
	TOTAL ASSETS	<u>\$484,913.48</u>

LIABILITIES

Long Term Liabilities		
2795 Alpine Bank Boiler Loan	\$493,009.14	
	Total Long Term Liabilities	\$493,009.14
	TOTAL LIABILITIES	<u>\$493,009.14</u>

EQUITY

Current Earnings-Reserves	(\$257,415.89)	
Retained Earn-Pr Year	\$249,320.23	
	TOTAL EQUITY	<u>(\$8,095.66)</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$484,913.48</u>

Unexpended Budget Report

Monday, August 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	53,255.75	40,315.10	12,940.65	332,529.25	322,520.87	10,008.38	483,781.29	151,252.04
4020 Parking Income	245.00	333.33	(88.33)	2,510.00	2,666.66	(156.66)	4,000.00	1,490.00
4070 Key Replacements	0.00	83.33	(83.33)	50.00	666.66	(616.66)	1,000.00	950.00
4080 Late Fee Income	443.08	250.00	193.08	1,994.64	2,000.00	(5.36)	3,000.00	1,005.36
4090 Laundry Income	742.20	667.00	75.20	5,036.10	5,336.00	(299.90)	8,000.00	2,963.90
4110 Miscellaneous Income	268.00	67.00	201.00	977.00	732.00	245.00	1,000.00	23.00
4115 Move In/Out Fees	500.00	300.00	200.00	2,300.00	1,300.00	1,000.00	2,000.00	(300.00)
4160 Rental Income-#104	1,200.00	1,200.00	0.00	9,000.00	9,600.00	(600.00)	14,400.00	5,400.00
4170 Rental Income Mgr Unit	700.00	700.00	0.00	5,605.00	5,600.00	5.00	8,400.00	2,795.00
4180 Storage Income	80.00	100.00	(20.00)	660.00	800.00	(140.00)	1,200.00	540.00
Total Revenue	57,434.03	44,015.76	13,418.27	360,661.99	351,222.19	9,439.80	526,781.29	166,119.30
TOTAL INCOME	57,434.03	44,015.76	13,418.27	360,661.99	351,222.19	9,439.80	526,781.29	166,119.30
EXPENSES								
Operating Expenses								
5010 Electric	3,128.12	3,000.00	128.12	17,511.97	24,000.00	(6,488.03)	36,000.00	18,488.03
5020 Gas	1,347.09	1,500.00	(152.91)	26,615.40	29,300.00	(2,684.60)	40,000.00	13,384.60
5045 Telephone	549.41	570.00	(20.59)	4,321.22	4,560.00	(238.78)	6,840.00	2,518.78
5050 Trash Removal/Trash Chute	1,133.12	1,083.33	49.79	9,048.55	8,666.66	381.89	13,000.00	3,951.45
5060 Sewer	1,194.48	1,350.00	(155.52)	11,641.91	11,100.00	541.91	16,500.00	4,858.09
5070 Water	1,186.26	1,000.00	186.26	6,508.36	9,000.00	(2,491.64)	13,000.00	6,491.64
Total Operating Expenses	8,538.48	8,503.33	35.15	75,647.41	86,626.66	(10,979.25)	125,340.00	49,692.59
Maintenance Expense								
6050 Building Maint/Supp	824.86	500.00	324.86	4,276.38	4,000.00	276.38	6,000.00	1,723.62
6060 Capital Improvements	0.00	10,000.00	(10,000.00)	0.00	55,000.00	(55,000.00)	55,000.00	55,000.00
6088 Electrical & Elect Supp	0.00	250.00	(250.00)	2,152.00	2,000.00	152.00	3,000.00	848.00
6089 Elevator Maint Contract	656.69	640.00	16.69	5,156.16	5,120.00	36.16	7,680.00	2,523.84
6090 Elevator Repairs	319.93	167.00	152.93	457.55	1,336.00	(878.45)	2,000.00	1,542.45
6120 Exercise Equip./Room	0.00	0.00	0.00	1,800.00	1,500.00	300.00	1,500.00	(300.00)
6170 Fire Alarm Monitoring	0.00	41.50	(41.50)	180.00	334.00	(154.00)	500.00	320.00
6171 Fire Extinguishers	0.00	83.33	(83.33)	164.27	666.66	(502.39)	1,000.00	835.73

Unexpended Budget Report

Monday, August 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	174.11	200.00	(25.89)	1,675.24	1,600.00	75.24	2,500.00	824.76
6179 Door/Lock/Glass-Ped CA	0.00	250.00	(250.00)	1,877.31	2,000.00	(122.69)	3,000.00	1,122.69
6180 Door/Lock/Glass-Other	0.00	166.66	(166.66)	1,494.52	1,333.34	161.18	2,000.00	505.48
6182 Garbage Chute & Related	0.00	0.00	0.00	296.18	0.00	296.18	1,000.00	703.82
6293 HVAC-Contract	0.00	267.00	(267.00)	800.00	2,136.00	(1,336.00)	3,200.00	2,400.00
6294 HVAC-Repairs	89.50	2,500.00	(2,410.50)	73,959.04	20,000.00	53,959.04	30,000.00	(43,959.04)
6295 HVAC Water Treatment Cont	474.18	708.33	(234.15)	4,687.58	5,666.66	(979.08)	8,500.00	3,812.42
6300 Janitorial	900.00	900.00	0.00	7,200.00	7,200.00	0.00	10,800.00	3,600.00
6305 Landscaping & Grounds	0.00	0.00	0.00	381.00	1,000.00	(619.00)	1,000.00	619.00
6320 Miscellaneous	90.00	170.00	(80.00)	1,767.37	1,320.00	447.37	2,000.00	232.63
6400 Painting (Int/Ext)	665.12	500.00	165.12	665.12	3,500.00	(2,834.88)	5,000.00	4,334.88
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	2,190.00	2,917.00	(727.00)	22,766.98	17,336.00	5,430.98	25,000.00	2,233.02
6440 Pool & Sauna	1,641.60	1,000.00	641.60	3,196.81	6,000.00	(2,803.19)	6,000.00	2,803.19
6445 Power Washing	0.00	2,000.00	(2,000.00)	1,800.00	2,000.00	(200.00)	2,000.00	200.00
6460 Repairs & Maint-On Call	825.00	0.00	825.00	1,390.78	7,000.00	(5,609.22)	10,000.00	8,609.22
6479 Roof Repairs & Maint.	0.00	0.00	0.00	475.00	0.00	475.00	0.00	(475.00)
6480 Security/Fire/Alarm	0.00	84.00	(84.00)	0.00	672.00	(672.00)	1,000.00	1,000.00
6482 Security Intercomm	86.84	416.66	(329.82)	694.71	3,333.34	(2,638.63)	5,000.00	4,305.29
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	83.33	(83.33)	0.00	666.66	(666.66)	1,000.00	1,000.00
Total Maintenance Expense	8,937.83	23,844.81	(14,906.98)	144,727.75	161,320.66	(16,592.91)	206,680.00	61,952.25
Administration Expense								
7021 Administration Expense	24.95	250.00	(225.05)	958.78	2,000.00	(1,041.22)	3,000.00	2,041.22
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)	(1,893.41)	1,000.00	(2,893.41)	1,500.00	3,393.41
7100 Income Tax	2,335.00	0.00	2,335.00	3,935.00	3,000.00	935.00	3,000.00	(935.00)
7110 Insurance Expense	3,573.95	3,666.66	(92.71)	28,591.60	29,333.34	(741.74)	44,000.00	15,408.40
7115 Insurance - Work Comp	0.00	0.00	0.00	810.00	600.00	210.00	600.00	(210.00)
7120 Legal Expense	(396.91)	666.66	(1,063.57)	1,282.48	5,333.34	(4,050.86)	8,000.00	6,717.52
7135 Licenses,Taxes & Inspect	0.00	0.00	0.00	1,305.00	710.00	595.00	1,000.00	(305.00)
7140 Management Expense	2,025.00	2,025.00	0.00	16,200.00	16,200.00	0.00	24,300.00	8,100.00
7217 Off Supp/copies/postage	123.44	250.00	(126.56)	1,865.08	2,000.00	(134.92)	3,000.00	1,134.92
7240 Prop Tax - Unit 105	0.00	0.00	0.00	541.51	550.00	(8.49)	550.00	8.49

Unexpended Budget Report

Monday, August 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)								
7243 Payroll Service	89.00	125.00	(36.00)	816.35	1,000.00	(183.65)	1,500.00	683.65
7245 Payroll Taxes	341.03	500.00	(158.97)	2,832.88	4,000.00	(1,167.12)	6,000.00	3,167.12
7263 Onsite Employee Payroll	4,016.74	3,583.34	433.40	29,389.22	28,666.66	722.56	43,000.00	13,610.78
Total Administration Expense	12,132.20	11,191.66	940.54	89,134.49	96,993.34	(7,858.85)	142,050.00	52,915.51
Reserve Contributions								
5900 Reserve Contributions	4,390.00	4,390.00	0.00	35,120.00	35,120.00	0.00	52,678.13	17,558.13
Total Reserve Contributions	4,390.00	4,390.00	0.00	35,120.00	35,120.00	0.00	52,678.13	17,558.13
TOTAL EXPENSES	33,998.51	47,929.80	(13,931.29)	344,629.65	380,060.66	(35,431.01)	526,748.13	182,118.48
NET INCOME (LOSS)	23,435.52	(3,914.04)	27,349.56	16,032.34	(28,838.47)	44,870.81	33.16	
UNEXPENDED (OVER EXPENDED)								(15,999.18)

Unexpended Budget Report

Monday, August 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	35,120.00	35,120.00	0.00	52,678.13	17,558.13
9440 Reserve Interest Income	35.47	0.00	35.47	322.93	0.00	322.93	0.00	(322.93)
Total Reserve Income	4,425.47	4,390.00	35.47	35,442.93	35,120.00	322.93	52,678.13	17,235.20
TOTAL INCOME	4,425.47	4,390.00	35.47	35,442.93	35,120.00	322.93	52,678.13	17,235.20
EXPENSES								
Reserve Expenses								
8012 Reserve Loan Interest Exp	1,715.96	0.00	1,715.96	3,160.40	0.00	3,160.40	0.00	(3,160.40)
9617 Res Boiler Replacement	12,503.69	0.00	12,503.69	276,648.42	0.00	276,648.42	0.00	(276,648.42)
9685 Reserve HVAC	0.00	0.00	0.00	13,050.00	0.00	13,050.00	0.00	(13,050.00)
Total Reserve Expenses	14,219.65	0.00	14,219.65	292,858.82	0.00	292,858.82	0.00	(292,858.82)
TOTAL EXPENSES	14,219.65	0.00	14,219.65	292,858.82	0.00	292,858.82	0.00	(292,858.82)
NET INCOME (LOSS)	(9,794.18)	4,390.00	(14,184.18)	(257,415.89)	35,120.00	(292,535.89)	52,678.13	
UNEXPENDED (OVER EXPENDED)								310,094.02