

Balance Sheet

Saturday, October 31, 2015

Parkway Towers Condos

Cash Accounting Year Starts January 1, 2015

ASSETS

Operating Cash & Investmt		
1005 PRKWY Mutual Omaha CK	\$16,552.57	
1060 Petty Cash	\$300.00	
Total Operating Cash & Investmt		\$16,852.57
Accounts Receivable		
1085 Due from Reserves	\$10,150.00	
Total Accounts Receivable		\$10,150.00
TOTAL ASSETS		<u>\$27,002.57</u>

LIABILITIES

Current Liabilities		
2040 Open Credits	\$930.00	
Total Current Liabilities		\$930.00
TOTAL LIABILITIES		<u>\$930.00</u>

EQUITY

Current Earnings-Assoc	\$15,216.55	
Retained Earn-Pr Year	\$10,856.02	
TOTAL EQUITY		<u>\$26,072.57</u>
TOTAL LIABILITIES AND EQUITY		<u>\$27,002.57</u>

Balance Sheet

Saturday, October 31, 2015

Parkway Towers Reserve

Cash Accounting Year Starts January 1, 2015

ASSETS

Reserves Cash & Investmt		
1105 PRKWY Mutual Omaha MM	\$240,569.48	
1155 Prkwy Twr Alpine Ckg	\$235,092.38	
Total Reserves Cash & Investmt		\$475,661.86
Fixed Assets		
1428 Reserve Loan Costs	\$6,554.00	
Total Fixed Assets		\$6,554.00
TOTAL ASSETS		<u>\$482,215.86</u>

LIABILITIES

Current Liabilities		
2750 Due to Operating	\$10,150.00	
Total Current Liabilities		\$10,150.00
Long Term Liabilities		
2795 Alpine Bank Boiler Loan	\$486,188.13	
Total Long Term Liabilities		\$486,188.13
TOTAL LIABILITIES		<u>\$496,338.13</u>

EQUITY

Current Earnings-Reserves	(\$263,442.50)	
Retained Earn-Pr Year	\$249,320.23	
TOTAL EQUITY		<u>(\$14,122.27)</u>
TOTAL LIABILITIES AND EQUITY		<u>\$482,215.86</u>

Unexpended Budget Report

Saturday, October 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	39,733.43	40,315.10	(581.67)	413,860.98	403,151.08	10,709.90	483,781.29	69,920.31
4020 Parking Income	375.00	333.33	41.67	3,285.00	3,333.33	(48.33)	4,000.00	715.00
4070 Interest Income	5.05	0.00	5.05	6.83	0.00	6.83	0.00	(6.83)
4070 Key Replacements	0.00	83.33	(83.33)	50.00	833.33	(783.33)	1,000.00	950.00
4080 Late Fee Income	103.08	250.00	(146.92)	2,322.34	2,500.00	(177.66)	3,000.00	677.66
4090 Laundry Income	597.60	667.00	(69.40)	6,239.50	6,670.00	(430.50)	8,000.00	1,760.50
4110 Miscellaneous Income	0.00	67.00	(67.00)	1,077.00	866.00	211.00	1,000.00	(77.00)
4115 Move In/Out Fees	300.00	200.00	100.00	2,700.00	1,500.00	1,200.00	2,000.00	(700.00)
4160 Rental Income-#104	600.00	1,200.00	(600.00)	9,600.00	12,000.00	(2,400.00)	14,400.00	4,800.00
4170 Rental Income #105	700.00	700.00	0.00	7,005.00	7,000.00	5.00	8,400.00	1,395.00
4172 Special Assessment Income	0.00	0.00	0.00	1,650.98	0.00	1,650.98	0.00	(1,650.98)
4180 Storage Income	120.00	100.00	20.00	920.00	1,000.00	(80.00)	1,200.00	280.00
Total Revenue	42,534.16	43,915.76	(1,381.60)	448,717.63	438,853.74	9,863.89	526,781.29	78,063.66
TOTAL INCOME	42,534.16	43,915.76	(1,381.60)	448,717.63	438,853.74	9,863.89	526,781.29	78,063.66
EXPENSES								
Operating Expenses								
5010 Electric	8,099.81	3,000.00	5,099.81	33,750.75	30,000.00	3,750.75	36,000.00	2,249.25
5020 Gas	1,163.27	1,500.00	(336.73)	29,088.34	32,300.00	(3,211.66)	40,000.00	10,911.66
5045 Telephone	547.60	570.00	(22.40)	5,417.79	5,700.00	(282.21)	6,840.00	1,422.21
5050 Trash Removal/Trash Chute	1,889.50	1,083.33	806.17	12,120.30	10,833.33	1,286.97	13,000.00	879.70
5060 Sewer	1,194.48	1,350.00	(155.52)	14,030.87	13,800.00	230.87	16,500.00	2,469.13
5070 Water	1,223.86	1,000.00	223.86	9,012.48	11,000.00	(1,987.52)	13,000.00	3,987.52
Total Operating Expenses	14,118.52	8,503.33	5,615.19	103,420.53	103,633.33	(212.80)	125,340.00	21,919.47
Maintenance Expense								
6050 Building Maint/Supp	237.25	500.00	(262.75)	5,652.01	5,000.00	652.01	6,000.00	347.99
6060 Capital Improvements	0.00	0.00	0.00	0.00	55,000.00	(55,000.00)	55,000.00	55,000.00
6088 Electrical & Elect Supp	802.09	250.00	552.09	3,406.28	2,500.00	906.28	3,000.00	(406.28)
6089 Elevator Maint Contract	656.69	640.00	16.69	6,469.54	6,400.00	69.54	7,680.00	1,210.46
6090 Elevator Repairs	0.00	167.00	(167.00)	457.55	1,670.00	(1,212.45)	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)

Unexpended Budget Report

Saturday, October 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)								
6170 Fire Alarm Monitoring	60.00	41.50	18.50	240.00	417.00	(177.00)	500.00	260.00
6171 Fire Extinguishers	191.41	83.33	108.08	355.68	833.33	(477.65)	1,000.00	644.32
6178 Door/Lock/Glass-Gar Doors	312.73	200.00	112.73	2,651.19	2,000.00	651.19	2,500.00	(151.19)
6179 Door/Lock/Glass-Ped CA	0.00	250.00	(250.00)	1,877.31	2,500.00	(622.69)	3,000.00	1,122.69
6180 Door/Lock/Glass-Other	0.00	166.66	(166.66)	1,494.52	1,666.67	(172.15)	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	2,670.00	(1,870.00)	3,200.00	2,400.00
6294 HVAC-Repairs	471.50	2,500.00	(2,028.50)	69,270.84	25,000.00	44,270.84	30,000.00	(39,270.84)
6295 HVAC Water Treatment Cont	474.18	708.33	(234.15)	5,635.94	7,083.33	(1,447.39)	8,500.00	2,864.06
6300 Janitorial	2,196.00	900.00	1,296.00	10,296.00	9,000.00	1,296.00	10,800.00	504.00
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)	1,947.37	1,660.00	287.37	2,000.00	52.63
6400 Painting (Int/Ext)	2,961.83	500.00	2,461.83	3,626.95	4,500.00	(873.05)	5,000.00	1,373.05
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	6,492.17	1,917.00	4,575.17	30,036.15	21,170.00	8,866.15	25,000.00	(5,036.15)
6440 Pool & Sauna	833.53	0.00	833.53	4,893.33	6,000.00	(1,106.67)	6,000.00	1,106.67
6445 Power Washing	0.00	0.00	0.00	1,800.00	2,000.00	(200.00)	2,000.00	200.00
6460 Repairs & Maint-On Call	441.10	1,000.00	(558.90)	6,629.02	9,000.00	(2,370.98)	10,000.00	3,370.98
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	840.00	(840.00)	1,000.00	1,000.00
6482 Security Intercomm	86.84	416.66	(329.82)	868.39	4,166.67	(3,298.28)	5,000.00	4,131.61
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	412.00	83.33	328.67	412.00	833.33	(421.33)	1,000.00	588.00
Total Maintenance Expense	16,719.32	10,844.81	5,874.51	167,186.00	183,010.33	(15,824.33)	206,680.00	39,494.00
Administration Expense								
7021 Administration Expense	111.56	250.00	(138.44)	1,289.14	2,500.00	(1,210.86)	3,000.00	1,710.86
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	0.20	125.00	(124.80)	(1,893.21)	1,250.00	(3,143.21)	1,500.00	3,393.21
7050 Bank Service Charge	0.00	0.00	0.00	10.00	0.00	10.00	0.00	(10.00)
7100 Income Tax	0.00	0.00	0.00	3,935.00	3,000.00	935.00	3,000.00	(935.00)
7110 Insurance Expense	12,043.15	3,666.66	8,376.49	44,208.70	36,666.67	7,542.03	44,000.00	(208.70)
7115 Insurance - Work Comp	441.00	0.00	441.00	1,251.00	600.00	651.00	600.00	(651.00)
7120 Legal Expense	100.00	666.66	(566.66)	2,156.48	6,666.67	(4,510.19)	8,000.00	5,843.52
7135 Licenses,Taxes & Inspect	0.00	0.00	0.00	1,305.00	1,000.00	305.00	1,000.00	(305.00)

Unexpended Budget Report

Saturday, October 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)								
7140 Management Expense	2,025.00	2,025.00	0.00	20,250.00	20,250.00	0.00	24,300.00	4,050.00
7217 Off Supp/copies/postage	51.92	250.00	(198.08)	2,009.38	2,500.00	(490.62)	3,000.00	990.62
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)	949.85	1,250.00	(300.15)	1,500.00	550.15
7245 Payroll Taxes	307.53	500.00	(192.47)	3,434.70	5,000.00	(1,565.30)	6,000.00	2,565.30
7263 Onsite Employee Payroll	3,915.36	3,583.33	332.03	37,047.00	35,833.33	1,213.67	43,000.00	5,953.00
Total Administration Expense	19,084.72	11,191.65	7,893.07	118,994.55	119,666.67	(672.12)	142,050.00	23,055.45
Reserve Contributions								
5900 Reserve Contributions	4,390.00	4,390.00	0.00	43,900.00	43,900.00	0.00	52,678.13	8,778.13
Total Reserve Contributions	4,390.00	4,390.00	0.00	43,900.00	43,900.00	0.00	52,678.13	8,778.13
TOTAL EXPENSES	54,312.56	34,929.79	19,382.77	433,501.08	450,210.33	(16,709.25)	526,748.13	93,247.05
NET INCOME (LOSS)	(11,778.40)	8,985.97	(20,764.37)	15,216.55	(11,356.59)	26,573.14	33.16	
UNEXPENDED (OVER EXPENDED)								(15,183.39)

Unexpended Budget Report

Saturday, October 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	43,900.00	43,900.00	0.00	52,678.13	8,778.13
9440 Reserve Interest Income	40.40	0.00	40.40	399.25	0.00	399.25	0.00	(399.25)
Total Reserve Income	4,430.40	4,390.00	40.40	44,299.25	43,900.00	399.25	52,678.13	8,378.88
TOTAL INCOME	4,430.40	4,390.00	40.40	44,299.25	43,900.00	399.25	52,678.13	8,378.88
EXPENSES								
Reserve Expenses								
8012 Reserve Loan Interest Exp	1,632.10	0.00	1,632.10	6,490.65	0.00	6,490.65	0.00	(6,490.65)
9617 Res Boiler Replacement	1,371.78	0.00	1,371.78	288,201.10	0.00	288,201.10	0.00	(288,201.10)
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	3,003.88	0.00	3,003.88	307,741.75	0.00	307,741.75	0.00	(307,741.75)
TOTAL EXPENSES	3,003.88	0.00	3,003.88	307,741.75	0.00	307,741.75	0.00	(307,741.75)
NET INCOME (LOSS)	1,426.52	4,390.00	(2,963.48)	(263,442.50)	43,900.00	(307,342.50)	52,678.13	
UNEXPENDED (OVER EXPENDED)								316,120.63