

Balance Sheet

Monday, October 31, 2016

Parkway Towers Condos

Cash Accounting Year Starts January 1, 2016

ASSETS

Operating Cash & Investmt		
1005 PRKWY Mutual Omaha CK	\$12,002.72	
1060 Petty Cash	\$600.00	
Total Operating Cash & Investmt		\$12,602.72
TOTAL ASSETS		<u>\$12,602.72</u>

LIABILITIES

Current Liabilities		
2040 Open Credits	\$8,739.24	
Total Current Liabilities		\$8,739.24
Long Term Liabilities		
2795 Alpine Bank Boiler Loan	\$445,416.33	
Total Long Term Liabilities		\$445,416.33
TOTAL LIABILITIES		<u>\$454,155.57</u>

EQUITY

Current Earnings-Assoc	(\$24,428.30)	
Retained Earn-Pr Year	(\$417,124.55)	
TOTAL EQUITY		<u>(\$441,552.85)</u>
TOTAL LIABILITIES AND EQUITY		<u>\$12,602.72</u>

Unaudited for Management Purposes Only

Balance Sheet

Monday, October 31, 2016

Parkway Towers Reserve

Cash Accounting Year Starts January 1, 2016

ASSETS

Reserves Cash & Investmt		
1105 PRKWY Mutual Omaha MM	\$273,259.78	
Total Reserves Cash & Investmt		\$273,259.78
TOTAL ASSETS		<u>\$273,259.78</u>

EQUITY

Current Earnings-Reserves	(\$174,008.37)	
Retained Earn-Pr Year	\$447,268.15	
TOTAL EQUITY		<u>\$273,259.78</u>
TOTAL LIABILITIES AND EQUITY		<u>\$273,259.78</u>

Unaudited for Management Purposes Only

Unexpended Budget Report

Monday, October 31, 2016

Parkway Towers 2016 Operating

Parkway Towers Condos Cash Accounting Year Starts January 1, 2016

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Revenue								
4010 HO Dues	39,093.48	41,121.41	(2,027.93)	430,327.66	411,214.10	19,113.56	493,456.92	63,129.26
4020 Parking Income	646.00	333.33	312.67	4,379.16	3,333.33	1,045.83	4,000.00	(379.16)
4070 Interest Income	1.25	0.00	1.25	28.77	0.00	28.77	0.00	(28.77)
4070 Key Replacements	0.00	41.67	(41.67)	25.00	416.67	(391.67)	500.00	475.00
4080 Late Fee Income	50.88	250.00	(199.12)	3,568.29	2,500.00	1,068.29	3,000.00	(568.29)
4090 Laundry Income	624.50	667.00	(42.50)	7,193.17	6,670.00	523.17	8,000.00	806.83
4110 Miscellaneous Income	10.00	67.00	(57.00)	580.00	866.00	(286.00)	1,000.00	420.00
4115 Move In/Out Fees	500.00	200.00	300.00	3,102.01	2,300.00	802.01	2,500.00	(602.01)
4140 NSF Bank Fees	0.00	0.00	0.00	60.00	0.00	60.00	0.00	(60.00)
4160 Rental Income-#104	1,200.00	1,200.00	0.00	12,000.00	12,000.00	0.00	14,400.00	2,400.00
4170 Rental Income #105	900.00	900.00	0.00	8,450.00	9,000.00	(550.00)	10,800.00	2,350.00
4180 Storage Income	(102.26)	100.00	(202.26)	662.74	1,000.00	(337.26)	1,200.00	537.26
Total Revenue	42,923.85	44,880.41	(1,956.56)	470,376.80	449,300.10	21,076.70	538,856.92	68,480.12
TOTAL INCOME	42,923.85	44,880.41	(1,956.56)	470,376.80	449,300.10	21,076.70	538,856.92	68,480.12
EXPENSES								
Operating Expenses								
5010 Electric	4,151.35	3,000.00	1,151.35	28,087.66	30,000.00	(1,912.34)	36,000.00	7,912.34
5020 Gas	1,189.09	1,500.00	(310.91)	27,938.70	32,300.00	(4,361.30)	40,000.00	12,061.30
5045 Telephone	556.91	570.00	(13.09)	5,505.11	5,700.00	(194.89)	6,840.00	1,334.89
5050 Trash Removal/Trash Chute	1,343.05	1,166.67	176.38	13,084.51	11,666.67	1,417.84	14,000.00	915.49
5060 Sewer	1,085.00	1,333.33	(248.33)	12,348.76	13,333.33	(984.57)	16,000.00	3,651.24
5070 Water	1,346.89	1,000.00	346.89	8,559.26	10,000.00	(1,440.74)	12,000.00	3,440.74
Total Operating Expenses	9,672.29	8,570.00	1,102.29	95,524.00	103,000.00	(7,476.00)	124,840.00	29,316.00
Maintenance Expense								
6050 Building Maint/Supp	341.98	460.00	(118.02)	10,020.50	4,580.00	5,440.50	5,500.00	(4,520.50)
6060 Capital Improvements	0.00	1,015.89	(1,015.89)	0.00	10,158.89	(10,158.89)	12,190.66	12,190.66
6088 Electrical & Elect Supp	0.00	250.00	(250.00)	2,284.75	2,500.00	(215.25)	3,000.00	715.25
6089 Elevator Maint Contract	682.95	650.00	32.95	6,724.46	6,500.00	224.46	7,800.00	1,075.54
6090 Elevator Repairs	0.00	167.00	(167.00)	5,422.67	1,670.00	3,752.67	2,000.00	(3,422.67)
6120 Exercise Equip./Room	0.00	0.00	0.00	0.00	1,500.00	(1,500.00)	1,500.00	1,500.00

Unexpended Budget Report

Monday, October 31, 2016

Parkway Towers 2016 Operating (Continued)

Parkway Towers Condos Cash Accounting Year Starts January 1, 2016

	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	38.35	66.66	(28.31)	313.40	666.67	(353.27)	800.00	486.60
6178 Door/Lock/Glass-Gar Doors	0.00	200.00	(200.00)	1,352.89	2,000.00	(647.11)	2,500.00	1,147.11
6179 Door/Lock/Glass-Ped CA	0.00	208.33	(208.33)	775.59	2,083.33	(1,307.74)	2,500.00	1,724.41
6180 Door/Lock/Glass-Other	0.00	166.66	(166.66)	0.00	1,666.67	(1,666.67)	2,000.00	2,000.00
6182 Garbage Chute & Related	0.00	0.00	0.00	0.00	500.00	(500.00)	500.00	500.00
6293 HVAC-Contract	800.00	267.00	533.00	3,200.00	2,670.00	530.00	3,200.00	0.00
6294 HVAC-Repairs	2,113.13	2,333.33	(220.20)	32,036.07	23,333.33	8,702.74	28,000.00	(4,036.07)
6295 HVAC Water Treatment Cont	474.18	666.67	(192.49)	4,741.89	6,666.67	(1,924.78)	8,000.00	3,258.11
6300 Janitorial	2,592.00	1,300.00	1,292.00	11,814.00	13,000.00	(1,186.00)	15,600.00	3,786.00
6305 Landscaping & Grounds	0.00	0.00	0.00	0.00	800.00	(800.00)	800.00	800.00
6320 Miscellaneous	91.35	170.00	(78.65)	37,069.25	1,660.00	35,409.25	2,000.00	(35,069.25)
6400 Painting (Int/Ext)	0.00	500.00	(500.00)	0.00	4,500.00	(4,500.00)	5,000.00	5,000.00
6410 Parking Surfaces	0.00	583.33	(583.33)	30,159.04	5,833.33	24,325.71	7,000.00	(23,159.04)
6430 Plumbing	9,648.58	1,917.00	7,731.58	26,435.95	21,170.00	5,265.95	25,000.00	(1,435.95)
6440 Pool & Sauna	0.00	0.00	0.00	13,278.73	5,500.00	7,778.73	5,500.00	(7,778.73)
6445 Power Washing	0.00	0.00	0.00	1,810.00	2,000.00	(190.00)	2,000.00	190.00
6460 Repairs & Maint-On Call	0.00	750.00	(750.00)	16,745.57	7,500.00	9,245.57	9,000.00	(7,745.57)
6479 Roof Repairs & Maint.	0.00	83.33	(83.33)	11,300.00	833.33	10,466.67	1,000.00	(10,300.00)
6480 Security/Fire/Alarm	1,075.98	66.66	1,009.32	1,798.46	666.67	1,131.79	800.00	(998.46)
6482 Security Intercomm	89.79	125.00	(35.21)	892.00	1,250.00	(358.00)	1,500.00	608.00
6510 Snow Removal	0.00	0.00	0.00	4,899.00	3,600.00	1,299.00	6,000.00	1,101.00
6565 Unit Expenses	0.00	83.33	(83.33)	865.51	833.33	32.18	1,000.00	134.49
Total Maintenance Expense	18,008.29	12,071.69	5,936.60	224,179.73	136,059.22	88,120.51	162,190.66	(61,989.07)
Administration Expense								
7021 Administration Expense	420.41	150.00	270.41	2,653.09	1,500.00	1,153.09	1,800.00	(853.09)
7030 Audit Expense	0.00	0.00	0.00	2,500.00	2,500.00	0.00	2,500.00	0.00
7045 Bad Debts	0.00	125.00	(125.00)	736.29	1,250.00	(513.71)	1,500.00	763.71
7055 Consulting	0.00	0.00	0.00	3,211.87	0.00	3,211.87	0.00	(3,211.87)
7100 Income Tax	(350.00)	0.00	(350.00)	(150.00)	4,000.00	(4,150.00)	4,000.00	4,150.00
7110 Insurance Expense	0.00	3,623.58	(3,623.58)	32,534.39	36,235.83	(3,701.44)	43,483.00	10,948.61
7115 Insurance - Work Comp	448.00	75.00	373.00	2,611.00	750.00	1,861.00	900.00	(1,711.00)
7120 Legal Expense	368.00	316.66	51.34	5,302.00	3,166.67	2,135.33	3,800.00	(1,502.00)

Unexpended Budget Report

Monday, October 31, 2016

Parkway Towers 2016 Operating (Continued)

Parkway Towers Condos Cash Accounting Year Starts January 1, 2016

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Administration Expense (Continued)								
7135 Licenses,Taxes & Inspect	0.00	0.00	0.00	1,950.00	1,200.00	750.00	1,200.00	(750.00)
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	(12.73)	208.33	(221.06)	2,119.58	2,083.33	36.25	2,500.00	380.42
7240 Prop Tax - Unit 105	0.00	0.00	0.00	596.11	550.00	46.11	550.00	(46.11)
7243 Payroll Service	94.80	125.00	(30.20)	983.55	1,250.00	(266.45)	1,500.00	516.45
7245 Payroll Taxes	293.25	333.34	(40.09)	3,498.67	3,333.33	165.34	4,000.00	501.33
7263 Onsite Employee Payroll	3,728.81	3,750.00	(21.19)	38,837.84	37,500.00	1,337.84	45,000.00	6,162.16
8011 Loan Interest Expense	1,694.85	0.00	1,694.85	8,388.88	0.00	8,388.88	0.00	(8,388.88)
Total Administration Expense	8,710.39	10,731.91	(2,021.52)	126,023.27	115,569.16	10,454.11	137,033.00	11,009.73
Reserve Contributions								
5900 Reserve Contributions	4,490.50	4,490.50	0.00	49,078.10	44,905.00	4,173.10	53,885.70	4,807.60
Total Reserve Contributions	4,490.50	4,490.50	0.00	49,078.10	44,905.00	4,173.10	53,885.70	4,807.60
TOTAL EXPENSES	40,881.47	35,864.10	5,017.37	494,805.10	399,533.38	95,271.72	477,949.36	(16,855.74)
NET INCOME (LOSS)	2,042.38	9,016.31	(6,973.93)	(24,428.30)	49,766.72	(74,195.02)	60,907.56	
UNEXPENDED (OVER EXPENDED)								85,335.86

Unexpended Budget Report

Monday, October 31, 2016

Parkway Towers 2016 Reserve

Parkway Towers Reserve Cash Accounting Year Starts January 1, 2016

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Reserve Income								
9410 Reserve Income	4,490.50	4,490.50	0.00	49,078.10	44,905.00	4,173.10	53,885.70	4,807.60
9440 Reserve Interest Income	43.89	0.00	43.89	450.09	0.00	450.09	0.00	(450.09)
Total Reserve Income	4,534.39	4,490.50	43.89	49,528.19	44,905.00	4,623.19	53,885.70	4,357.51
TOTAL INCOME	4,534.39	4,490.50	43.89	49,528.19	44,905.00	4,623.19	53,885.70	4,357.51
EXPENSES								
Reserve Expenses								
8012 Reserve Loan Interest Exp	0.00	0.00	0.00	8,461.26	0.00	8,461.26	0.00	(8,461.26)
9617 Res Boiler Replacement	0.00	0.00	0.00	180,500.00	0.00	180,500.00	0.00	(180,500.00)
9800 Reserve Expense	0.00	0.00	0.00	34,575.30	0.00	34,575.30	0.00	(34,575.30)
Total Reserve Expenses	0.00	0.00	0.00	223,536.56	0.00	223,536.56	0.00	(223,536.56)
TOTAL EXPENSES	0.00	0.00	0.00	223,536.56	0.00	223,536.56	0.00	(223,536.56)
NET INCOME (LOSS)	4,534.39	4,490.50	43.89	(174,008.37)	44,905.00	(218,913.37)	53,885.70	
UNEXPENDED (OVER EXPENDED)								227,894.07