

Twelve Month Budget

Friday February 26, 2010

Parkway Towers 2010 Operating

Parkway Towers Condos Accrual Budget Year Starts January 1, 2010

	<u>Jan 2010</u>	<u>Feb 2010</u>	<u>Mar 2010</u>	<u>Apr 2010</u>	<u>May 2010</u>	<u>Jun 2010</u>	<u>Jul 2010</u>	<u>Aug 2010</u>	<u>Sep 2010</u>	<u>Oct 2010</u>	<u>Nov 2010</u>	<u>Dec 2010</u>	<u>Total</u>
INCOME													
Revenue													
4010 HO Dues	32,055.75	32,055.75	32,055.75	32,055.75	32,055.75	32,055.75	32,055.75	32,055.75	32,055.75	32,055.75	32,055.75	32,055.75	384,669.00
4020 Parking Income	229.17	229.17	229.17	229.17	229.16	229.17	229.16	229.17	229.16	229.17	229.16	229.17	2,750.00
4080 Late Fee Income	84.25	83.25	83.25	83.25	83.25	83.25	83.25	83.25	83.25	83.25	83.25	83.25	1,000.00
4090 Laundry Income	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	7,500.00
4110 Miscellaneous Income	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
4180 Storage Income	42.00	42.00	42.00	42.00	41.50	41.50	41.50	41.50	41.50	41.50	41.50	41.50	500.00
Total Revenue	33,086.17	33,085.17	33,085.17	33,085.17	33,084.66	33,084.67	33,084.66	33,084.67	33,084.66	33,084.67	33,084.66	33,084.67	397,019.00
TOTAL INCOME	33,086.17	33,085.17	33,085.17	33,085.17	33,084.66	33,084.67	33,084.66	33,084.67	33,084.66	33,084.67	33,084.66	33,084.67	397,019.00
EXPENSES													
Operating Expenses													
5010 Electric	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	33,000.00
5020 Gas	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	45,000.00
5045 Telephone	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	4,500.00
5050 Trash Removal/Trash Chute	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	900.00	10,800.00
5060 Sewer	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	10,500.00
5070 Water	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
Total Operating Expenses	9,650.00	9,650.00	9,650.00	9,650.00	9,650.00	9,650.00	9,650.00	9,650.00	9,650.00	9,650.00	9,650.00	9,650.00	115,800.00
Maintenance Expense													
6050 Building Maint/Supp	187.00	183.00	183.00	183.00	183.00	183.00	183.00	183.00	183.00	183.00	183.00	183.00	2,200.00
6058 Carpet Cleaning				500.00				500.00					1,000.00
6060 Capital Improvements	416.67	416.67	416.67	416.67	416.67	416.66	416.67	416.66	416.67	416.66	416.67	416.66	5,000.00
6088 Electrical & Elect Supp	175.00	175.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	165.00	2,000.00
6089 Elevator Maint Contract	566.00	566.00	566.00	566.00	567.00	567.00	567.00	567.00	567.00	567.00	567.00	567.00	6,800.00
6090 Elevator Repairs	166.00	166.00	166.00	166.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	2,000.00
6170 Fire Alarm Monitoring	20.00	20.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00	250.00
6171 Fire Extinguishers	41.00	41.00	41.00	41.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	500.00
6178 Door/Lock/Glass-Gar Doors	166.00	166.00	166.00	166.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	2,000.00
6179 Door/Lock/Glass-Ped CA	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
6182 Garbage Chute & Related			400.00					400.00					800.00
6293 HVAC-Contract	400.00	400.00	400.00		400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
6294 HVAC-Repairs	3,540.00	3,540.00	3,542.00	3,542.00	3,542.00	3,542.00	3,542.00	3,542.00	3,542.00	3,542.00	3,542.00	3,542.00	42,500.00
6295 HVAC Water Treatment Cont	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
6300 Janitorial	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	950.00	11,400.00
6305 Landscaping & Grounds	450.00	50.00	50.00	50.00	300.00	400.00	500.00	150.00	100.00	50.00	50.00	50.00	2,200.00
6320 Miscellaneous	16.00	16.00	16.00	16.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	200.00
6400 Painting (Int/Ext)	416.00	416.00	416.00	416.00	417.00	417.00	417.00	417.00	417.00	417.00	417.00	417.00	5,000.00
6430 Plumbing	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	2,084.00	2,084.00	2,084.00	2,084.00	25,000.00
6440 Pool & Sauna	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
6445 Power Washing	66.00	66.00	66.00	66.00	67.00	67.00	67.00	67.00	67.00	67.00	67.00	67.00	800.00
6460 Repairs & Maint-On Call	1,666.00	1,666.00	1,666.00	1,666.00	1,667.00	1,667.00	1,667.00	1,667.00	1,667.00	1,667.00	1,667.00	1,667.00	20,000.00
6480 Security/Fire/Alarm	82.50	82.50	83.50	83.50	83.50	83.50	83.50	83.50	83.50	83.50	83.50	83.50	1,000.00
6510 Snow Removal	166.00	166.00	166.00	166.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	2,000.00

Twelve Month Budget

Friday February 26, 2010

Parkway Towers 2010 Operating (Continued)

Parkway Towers Condos Accrual Budget Year Starts January 1, 2010

		<u>Jan 2010</u>	<u>Feb 2010</u>	<u>Mar 2010</u>	<u>Apr 2010</u>	<u>May 2010</u>	<u>Jun 2010</u>	<u>Jul 2010</u>	<u>Aug 2010</u>	<u>Sep 2010</u>	<u>Oct 2010</u>	<u>Nov 2010</u>	<u>Dec 2010</u>	<u>Total</u>
EXPENSES (Continued)														
	Total Maintenance Expense	12,473.17	12,069.17	12,463.17	12,563.17	12,322.17	12,422.16	12,522.17	13,072.16	12,123.17	12,073.16	12,073.17	12,073.16	148,250.00
Administration Expense														
	7021 Administration Expense	175.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	1,000.00
	7030 Audit Expense							1,600.00						1,600.00
	7045 Bad Debts	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
	7100 Income Tax	41.00	41.00	41.00	41.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	500.00
	7110 Insurance Expense	2,166.00	2,166.00	2,166.00	2,166.00	2,167.00	2,167.00	2,167.00	2,167.00	2,167.00	2,167.00	2,167.00	2,167.00	26,000.00
	7115 Insurance - Work Comp	291.00	291.00	291.00	291.00	292.00	292.00	292.00	292.00	292.00	292.00	292.00	292.00	3,500.00
	7120 Legal Expense	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
	7130 Legal Contract	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
	7135 Licenses, Taxes & Inspect		400.00		10.00			260.00			280.00	50.00		1,000.00
	7140 Management Expense	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	22,800.00
	7217 Off Supp/copies/postage	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
	7240 Prop Tax - Manager's Unit	46.00	46.00	46.00	46.00	47.00	47.00	47.00	47.00	47.00	47.00	47.00	47.00	560.00
	7243 Payroll Service	150.00	110.00	110.00	130.00	100.00	100.00	150.00	100.00	100.00	150.00	100.00	100.00	1,400.00
	7245 Payroll Taxes	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
	7263 Residential Mgr Payroll	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
	Total Administration Expense	8,369.00	8,629.00	8,229.00	8,259.00	8,223.00	8,223.00	10,133.00	8,223.00	8,223.00	8,553.00	8,273.00	8,223.00	101,560.00
Reserve Contributions														
	5900 Reserve Contributions	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
	Total Reserve Contributions	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
TOTAL EXPENSES		32,992.17	32,848.17	32,842.17	32,972.17	32,695.17	32,795.16	34,805.17	33,445.16	32,496.17	32,776.16	32,496.17	32,446.16	395,610.00
NET INCOME (LOSS)		94.00	237.00	243.00	113.00	389.49	289.51	(1,720.51)	(360.49)	588.49	308.51	588.49	638.51	1,409.00

Twelve Month Budget

Friday February 26, 2010

Parkway Towers 2010 Reserve

Parkway Towers Reserve Accrual Budget Year Starts January 1, 2010

	<u>Jan 2010</u>	<u>Feb 2010</u>	<u>Mar 2010</u>	<u>Apr 2010</u>	<u>May 2010</u>	<u>Jun 2010</u>	<u>Jul 2010</u>	<u>Aug 2010</u>	<u>Sep 2010</u>	<u>Oct 2010</u>	<u>Nov 2010</u>	<u>Dec 2010</u>	<u>Total</u>
INCOME													
Reserve Income													
9410 Reserve Income	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
Total Reserve Income	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
 TOTAL INCOME	 2,500.00	 2,500.00	 2,500.00	 2,500.00	 2,500.00	 2,500.00	 2,500.00	 2,500.00	 2,500.00	 2,500.00	 2,500.00	 2,500.00	 30,000.00
 NET INCOME (LOSS)	 2,500.00	 2,500.00	 2,500.00	 2,500.00	 2,500.00	 2,500.00	 2,500.00	 2,500.00	 2,500.00	 2,500.00	 2,500.00	 2,500.00	 30,000.00

Twelve Month Budget

Friday February 26, 2010

Parkway Towers 2010 Special Assessment

ParkwayTowers SA Accrual Budget Year Starts January 1, 2010

	<u>Jan 2010</u>	<u>Feb 2010</u>	<u>Mar 2010</u>	<u>Apr 2010</u>	<u>May 2010</u>	<u>Jun 2010</u>	<u>Jul 2010</u>	<u>Aug 2010</u>	<u>Sep 2010</u>	<u>Oct 2010</u>	<u>Nov 2010</u>	<u>Dec 2010</u>	<u>Total</u>
INCOME													
Spec Asmt Income													
4170 Special Assessment Income	<u>7,431.94</u>	<u>7,431.94</u>	<u>7,431.94</u>	<u>7,431.94</u>	<u>7,431.94</u>	<u>7,431.94</u>	<u>7,431.94</u>	<u>7,431.94</u>					<u>59,455.52</u>
Total Spec Asmt Income	<u>7,431.94</u>	<u>7,431.94</u>	<u>7,431.94</u>	<u>7,431.94</u>	<u>7,431.94</u>	<u>7,431.94</u>	<u>7,431.94</u>	<u>7,431.94</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>59,455.52</u>
TOTAL INCOME	<u>7,431.94</u>	<u>7,431.94</u>	<u>7,431.94</u>	<u>7,431.94</u>	<u>7,431.94</u>	<u>7,431.94</u>	<u>7,431.94</u>	<u>7,431.94</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>59,455.52</u>
EXPENSES													
Special Assessment Exp													
8011 SA Interest Expense	<u>682.29</u>	<u>682.29</u>	<u>592.69</u>	<u>629.48</u>	<u>583.57</u>	<u>576.25</u>	<u>531.70</u>	<u>522.29</u>	<u>495.09</u>	<u>452.62</u>	<u>440.03</u>	<u>398.96</u>	<u>6,587.26</u>
Total Special Assessment Exp	<u>682.29</u>	<u>682.29</u>	<u>592.69</u>	<u>629.48</u>	<u>583.57</u>	<u>576.25</u>	<u>531.70</u>	<u>522.29</u>	<u>495.09</u>	<u>452.62</u>	<u>440.03</u>	<u>398.96</u>	<u>6,587.26</u>
TOTAL EXPENSES	<u>682.29</u>	<u>682.29</u>	<u>592.69</u>	<u>629.48</u>	<u>583.57</u>	<u>576.25</u>	<u>531.70</u>	<u>522.29</u>	<u>495.09</u>	<u>452.62</u>	<u>440.03</u>	<u>398.96</u>	<u>6,587.26</u>
NET INCOME (LOSS)	<u>6,749.65</u>	<u>6,749.65</u>	<u>6,839.25</u>	<u>6,802.46</u>	<u>6,848.37</u>	<u>6,855.69</u>	<u>6,900.24</u>	<u>6,909.65</u>	<u>(495.09)</u>	<u>(452.62)</u>	<u>(440.03)</u>	<u>(398.96)</u>	<u>52,868.26</u>