

PARKWAY TOWERS	2011	2012	2013	2014	2015 PROPOSED BUDGET
	7% Increase	6% Increase	0% Increase	THRU Sept	
	ACTUAL	ACTUAL	ACTUAL	ACTUAL	
REVENUE					
INCOME:					
HOME OWNERS DUES	\$405,768.73	\$435,923.64	\$ 437,251.80	\$329,850.88	\$483,781.29
PARKING INCOME	\$1,754.17	\$1,265.83	\$ 2,211.35	\$3,480.00	\$ 4,000.00
LATE FEE INCOME	\$2,882.39	\$3,736.20	\$ 2,533.11	\$1,635.71	\$ 3,000.00
LAUNDRY INCOME	\$7,025.90	\$6,896.70	\$ 6,957.70	\$5,628.10	\$ 8,000.00
MOVE IN/OUT FEES	\$100.00	\$2,300.00	\$ 4,045.00	\$1,000.00	\$ 2,000.00
SUPER LEIN					
MISC. INCOME	\$3,803.62	\$1,453.20	\$ 1,779.06	\$2,123.04	\$ 1,000.00
RENTAL INCOME/104				\$3,116.13	\$ 14,400.00
STORAGE INCOME	\$970.00	\$1,100.00	\$ 1,090.00	\$1,580.00	\$ 1,200.00
INSURANCE SETTLEMENT	\$102,641.80				
KEY REPLACEMENT		\$200.00	\$ 14.14	\$100.00	\$ 1,000.00
RENTAL MGT. UNIT 105	\$6,700.00	\$6,900.00	\$ 7,200.00	\$5,526.50	\$ 8,400.00
TOTAL REVENUE	\$531,646.61	\$459,775.57	\$463,082	\$354,040	\$ 526,781.29
SPECIAL ASSESMENT INCOME					
S/A INCOME			\$ 3,451.34	\$196	\$ -
EXPENSES:					
UTILITIES EXPENSE					
ELECTRIC	\$35,072.02	\$31,921.41	\$ 36,235.05	\$23,377	\$ 36,000.00
GAS	\$39,644.23	\$34,454.82	\$ 36,030.05	\$35,332	\$ 40,000.00
TELEPHONE	\$3,729.44	\$3,488.26	\$ 4,897.18	\$4,805	\$ 6,840.00
TRASH REMOVAL	\$10,680.00	\$9,000.00	\$ 8,687.00	\$11,745	\$ 13,000.00
SEWER	\$11,692.14	\$15,605.49	\$ 14,485.55	\$11,885	\$ 16,500.00
WATER	\$11,350.78	\$11,272.73	\$ 10,367.03	\$7,924	\$ 13,000.00
FLOOD INCIDENT EXPENSE					
TOTAL UTILITIES EXPENSE	\$112,168.61	\$105,742.71	\$ 110,701.86	\$95,068	\$ 125,340.00
MAINTENANCE EXPENSE					
BLDG. MAINT./SUPPIES	\$5,877.25	\$5,111.66	\$ 5,312.02	\$5,659.19	\$ 6,000.00
CARPET CLEANING					
CAPITAL IMPROVEMENTS	\$1,349.00	\$25,447.62	\$ 25,291.61	\$73,227.17	\$ 55,000.00
ELECTRICAL & ELECT.SUPL	\$2,826.36	\$3,455.62	\$ 1,667.60	\$1,524.15	\$ 3,000.00
ELEVATOR MTN. CONTRACT	\$7,299.96	\$7,299.96	\$ 7,374.96	\$5,595.07	\$ 7,680.00
ELEVATOR REPAIRS	\$1,325.02	\$4,090.00	\$ 927.59	\$1,400.94	\$ 2,000.00
FIRE ALARM MONITORING	\$120.00	\$326.00	\$ 501.23	\$180.00	\$ 500.00
FIRE EXTINGUISHERS	\$1,427.74	\$327.85	\$ 86.43		\$ 1,000.00
DOORLOCK/GARG.	\$1,529.02	\$1,890.68	\$ 4,674.29	\$1,310.86	\$ 2,500.00
DOOR/LOCK/GLASS/Ped CA	\$1,420.06	\$880.67	\$ 3,495.90	\$3,283.12	\$ 3,000.00
DOOR/LOCK GLASS-OTHER				\$2,971.71	\$ 2,000.00
GARBAGE CHUTE CLEANING				\$0.00	\$ 1,000.00
HOMEOWNER RESPONSB.					
HVAC CONTRACT	\$4,484.75	\$2,770.00	\$ 4,000.00	\$1,600.00	\$ 3,200.00

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HVAC REPAIRS	\$60,875.15	\$20,895.87	\$ 20,690.75	\$22,425.33	\$ 30,000.00
HVAC WATER TREATMENT	\$5,433.68	\$8,198.48	\$ 6,333.04	\$6,286.62	\$ 8,500.00
JANITORIAL CONTRACT	\$10,800.00	\$10,800.00	\$ 11,700.00	\$7,200.00	\$ 10,800.00
JANITORIAL - OTHER					
LANDSCAPING & GROUNDS	\$1,400.00	\$762.25	\$ 938.13	\$485.94	\$ 1,000.00
LAUNDRY MACHINES, ETC.					
MISCELLANEOUS	\$3,743.36	\$1,451.00	\$ 9,162.85	\$793.70	\$ 2,000.00
PAINTING (Int./Ext.)	\$9,048.33	\$5,556.29	\$ 8,109.08	\$1,537.94	\$ 5,000.00
PARKING SURFACES		\$4,743.00	\$ 2,877.78		\$ 5,000.00
PLUMBING	\$36,313.43	\$22,884.57	\$ 17,921.66	\$17,477.01	\$ 25,000.00
POOL & SAUNA	\$7,393.30	\$12,087.37	\$ 3,981.62	\$4,832.89	\$ 6,000.00
POWER WASHING	\$1,025.00	\$1,775.00	\$ 2,494.00	\$1,400.00	\$ 2,000.00
REIMBURSABLE EXPENSE					
REPAIRS/MAINT. On call.	\$16,216.40	\$5,326.55	\$ 10,442.81	\$553.91	\$ 10,000.00
ROOF REPAIRS			\$ 1,203.00		
SECURITY/FIRE/ALARM	\$951.11	\$343.00	\$ 952.93	\$861.00	\$ 1,000.00
SECURITY/INTERCOMM.		\$309.42	\$ 2,987.01	\$758.25	\$ 5,000.00
SNOW REMOVAL	\$2,841.44	\$5,291.25	\$ 6,314.00	\$828.50	\$ 6,000.00
UNIT 105/104 - REPAIRS		\$6,394.67	\$ 448.80	\$483.19	\$ 1,000.00
TOOLS & EQUIPMENT					
WALLS, CEILINGS & FLOORS					
WINDOW CLEANING					
EXERCISE ROOM					\$ 1,500.00
TOTAL MAINTENANCE EXP.	\$183,700.36	\$158,418.78	\$159,889	\$162,676	\$ 206,680.00
ADMINISTRATIVE EXPENSE					
ADMINISTRATIVE EXPENSE	\$1,762.95	\$1,440.02	\$ 2,706.64	\$1,859	\$ 3,000.00
AUDIT EXPENSE	\$2,500.00	\$2,500.00	\$ 2,500.00	\$2,500	\$ 2,600.00
BAD DEBTS	\$1,453.38	\$3,782.21	\$ 899.62	\$1,987	\$ 1,500.00
BANK SERVICE CHARGES					
CONSULTING-ENERGY MGMT					
CONSULTING-ENG. FEES				\$2,325	
CONSULTING - OTHER					
INCOME TAX			\$ 1,349.00	\$2,154	\$ 3,000.00
INSURANCE EXPENSE-BLDG.	\$38,046.00	\$34,044.33	\$ 33,548.53	26,602.92	\$ 44,000.00
INSURANCE EXP.-HEALTH					
INS. EXP. -WORK/COMP.	\$585.00	\$1,268.00	\$ 1,285.19	\$503	\$ 600.00
LEGAL EXPENSE	\$3,070.95	\$1,055.11	\$ 2,871.44	\$4,516	\$ 8,000.00
LEGAL CONTRACT					
LICENSES, TAXES & INSPEC.	\$980.00	\$3,654.48	\$ 577.00	\$665	\$ 1,000.00
MANAGEMENT EXPENSE	\$22,800.00	\$23,675.00	\$ 23,700.00	17,775.00	\$ 24,300.00
INSURANCE SETTLEMENT	\$101,874.67				
PROP. TAX - MGR UNIT	\$390.22	\$450.94	\$ 521.24	\$542	\$ 550.00
OFF SUPP/COPIES/POSTG.	\$3,004.69	\$2,234.26	\$ 1,678.82	\$1,759	\$ 3,000.00
OTHER MISC. MGMT EXP.					
PAYROLL SERVICE	\$1,051.46	\$1,111.04	\$ 1,054.25	\$959	\$ 1,500.00
PAYROLL TAXES	\$2,855.06	\$3,996.24	\$ 4,004.48	\$2,985	\$ 6,000.00
RESIDENTAL MGR. PAYROLL	\$24,352.88	\$30,387.78	\$ 31,638.11	\$29,924	\$ 43,000.00
RESIDENTAL MGR.CONTRACT					
TAXES, INSURANCE,OTHER	\$100.00				

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TELEPHONE PAGER					
TOTAL ADMINIST. EXPENSE	\$204,827.26	\$109,599.41	\$ 108,334.32	\$97,055	\$ 142,050.00
Subtotal of Expenses without Reserve Amount					\$ 474,070.00
NET INCOME (LOSS) wthout Reserve Ar	\$5,719.62	-\$34,684.67	\$32,254	(\$54,509)	\$ 52,711.29
RESERVE CONTRIBUTIONS	\$36,670.00	\$51,330.00	\$ 45,000.00	\$53,750	\$ 52,678.13
RESERVE INTEREST INC.					
TOTAL RESERVE CONTRIBUT.	\$36,670.00	\$51,330.00	\$ 45,000.00	\$53,750	\$ 52,678.13
SPECIAL ASSESMENT EXP					
SPECIAL ASSESMENT EXP					
S/A PAYMENTS TO LOAN					
S/A INTEREST EXP					
TOTAL S/A EXP					\$ -
TOTAL EXPENSES	\$537,366.23	\$425,090.90	\$ 427,376.61	\$408,550	\$ 526,748.13
NET INCOME (LOSS)	\$5,719.62	-\$34,684.67	\$32,254	(\$54,509)	\$ 33.16
					10%

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