

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
	5/10/2015 5:23 PM															
2	Parkwood Condominiums - Approved Budget July 2015-June 2016															
3	Book = Accrual															
4		Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Total		
5	REVENUE															
6	512020- Assessments @\$325 x112	36,400.00	36,400.00	36,400.00	36,400.00	36,400.00	36,400.00	36,400.00	36,400.00	36,400.00	36,400.00	36,400.00	36,400.00	36,400.00	436,800.00	
7	512030- Less reserves	-15,583.00	-15,583.00	-15,583.00	-15,583.00	-15,583.00	-15,583.00	-15,583.00	-15,583.00	-15,583.00	-15,583.00	-15,583.00	-15,583.00	-15,583.00	-187,000.00	
8	513400- Clubhouse/Facilities Rentals	50.00	0.00	50.00	0.00	50.00	0.00	50.00	0.00	50.00	0.00	50.00	0.00	300.00		
9	516130- Interest Income	0.00	0.00	12.50	0.00	0.00	12.50	0.00	0.00	12.50	0.00	0.00	12.50	50.00		
10	516600- Pool Keys/Access Cards	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
11	517300- RV Storage Rental	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		
12	517800- Transfer/Closing Fees	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	240.00		
13	TOTAL OPERATING INCOME	20,987.00	20,937.00	20,999.50	20,937.00	20,987.00	20,949.50	20,987.00	20,937.00	20,999.50	20,937.00	20,987.00	20,945.50	251,590.00		
14																
15	OTHER INCOME															
16	594200- Late Fee	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		
17	591500- NSF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	50.00		
18	599800- Other Refunds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	0.00	50.00		
19	599000- Miscellaneous Income	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	360.00	4,320.00		
20	TOTAL OTHER INCOME	460.00	460.00	460.00	460.00	460.00	460.00	460.00	460.00	560.00	460.00	460.00	460.00	5,620.00		
21																
22	REFUNDS & REIMBURSEMENTS															
23	5998350- Collections Reimbursements	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	10.00	10.00	10.00	10.00	200.00		
24	TOTAL REFUNDS & REIMBURSEMENTS	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	10.00	10.00	10.00	10.00	200.00		
25																
26	TOTAL OPERATING INCOME	21,467.00	21,417.00	21,479.50	21,417.00	21,467.00	21,429.50	21,467.00	21,417.00	21,569.50	21,407.00	21,457.00	21,415.50	257,410.00		
27																
28	OPERATING EXPENSES															
29																
30	ADMINISTRATIVE EXPENSES															
31	6316100- Clubhouse Social Fund	0.00	0.00	125.00	0.00	0.00	125.00	0.00	0.00	125.00	0.00	0.00	125.00	500.00		
32	622000- Website Renewal - (3 year term)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
33	628400- Collections	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	500.00		
34	629500- Copies and Printing	200.00	200.00	200.00	200.00	200.00	220.00	220.00	220.00	220.00	220.00	200.00	200.00	2,500.00		
35	631120- Office Supplies	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		
36	631130- Postage	108.00	108.00	108.00	108.00	108.00	108.00	108.00	58.00	58.00	58.00	58.00	112.00	1,100.00		
37	631300- Bank Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	0.00	30.00		
38	631800- Secretarial Minutes / Translations	70.83	70.83	70.83	70.83	70.83	70.83	70.83	70.83	70.83	70.83	70.83	70.87	850.00		
39	632000- Management Fees	1,564.00	1,564.00	1,564.00	1,564.00	1,564.00	1,564.00	1,564.00	1,564.00	1,564.00	1,564.00	1,564.00	1,564.00	18,768.00		
40	6320010- Additional Management Fees	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.83	20.87	250.00		
41	6994700-Auto Allowance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
42	634000- Legal Fees	75.00	125.00	100.00	75.00	75.00	75.00	75.00	75.00	75.00	100.00	75.00	75.00	1,000.00		
43	635000- Audit/Review/Tax Prep Expenses	0.00	3,000.00	0.00	0.00	0.00	0.00	0.00	0.00	1,900.00	0.00	0.00	0.00	4,900.00		
44	635050- Accounting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
45	637000- Bad Debts	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	38.00	500.00		
46	TOTAL ADMINISTRATIVE EXPENSES	2,180.66	5,230.66	2,330.66	2,180.66	2,180.66	2,325.66	2,700.66	4,050.66	2,275.66	2,175.66	2,160.66	2,305.74	32,098.00		
47																
48	UTILITIES EXPENSES															
49	645000- Electricity	791.74	791.66	791.66	791.66	791.66	791.66	791.66	791.66	791.66	791.66	791.66	791.66	9,500.00		
50	645100- Water	7,000.00	4,650.00	5,500.00	4,300.00	2,250.00	450.00	425.00	425.00	1,100.00	2,550.00	3,550.00	5,821.00	38,021.00		
51	645200- Gas	250.00	250.00	200.00	200.00	250.00	250.00	250.00	250.00	250.00	250.00	300.00	300.00	3,000.00		
52	645800- Refuse-Garbage-Trash	55.00	50.00	55.00	50.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	650.00		
53	646900- Telephone	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00		
54	TOTAL UTILITIES EXPENSES	8,221.74	5,866.66	6,671.66	5,466.66	3,471.66	1,671.66	1,646.66	1,646.66	2,321.66	3,771.66	4,821.66	7,092.66	52,671.00		
55																

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56																
57	OPERATING & MAINTENANCE EXPENSES															
58																
59	PAYROLL EXPENSES															
60	650150- Maintenance Supervisor	3,440.67	3,440.67	3,440.67	3,440.67	3,440.67	3,440.67	3,440.67	3,440.67	3,440.67	3,440.67	3,440.67	3,440.67	41,288.00		
61	650155- Maint Sup. Tax & Benefits	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	12,600.00		
62	650160- Maintenance Assistants	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00		
63	650300- Bonus & Gifts	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00		
64	TOTAL PAYROLL EXPENSES	5,240.67	5,240.67	5,240.67	5,240.67	5,240.67	5,340.67	5,240.67	5,240.67	5,240.67	5,240.67	5,240.67	5,240.67	62,988.00		
65																
66	BUILDING															
67	651060- Electrical Repairs	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	38.00	500.00		
68	651140- Repairs & Maintenance	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		
69	TOTAL BUILDING EXPENSES	192.00	192.00	192.00	192.00	192.00	192.00	192.00	192.00	192.00	192.00	192.00	188.00	2,300.00		
70																
71	SUPPLIES															
72	651515- Supplies - Maintenance	300.00	300.00	300.00	300.00	400.00	400.00	400.00	400.00	300.00	300.00	300.00	300.00	4,000.00		
73	651520- Supplies - Electrical	58.00	58.00	58.00	58.00	58.00	58.00	58.00	58.00	58.00	58.00	58.00	62.00	700.00		
74	651540- Supplies - Grounds/Landscape	100.00	100.00	100.00	100.00	100.00	100.00	0.00	0.00	100.00	100.00	100.00	100.00	1,000.00		
75	TOTAL SUPPLIES	458.00	458.00	458.00	458.00	558.00	558.00	458.00	458.00	458.00	458.00	458.00	462.00	5,700.00		
76																
77	EXTERMINATING															
78	652012- Pest Control	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	1,000.00	500.00	500.00	2,900.00		
79	TOTAL EXTERMINATING	400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	1,000.00	500.00	500.00	2,900.00		
80																
81	GROUNDS/LANDSCAPING															
82	652020- Grounds/Landscape Contract	4,100.00	4,100.00	4,100.00	4,100.00	4,100.00	4,100.00	4,100.00	4,100.00	4,100.00	4,100.00	4,100.00	4,100.00	49,200.00		
83	65022- Tree Maintenance	400.00	400.00	400.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00		
84	TOTAL GROUNDS/LANDSCAPING	4,500.00	4,500.00	4,500.00	4,400.00	4,100.00	4,100.00	4,100.00	4,100.00	4,100.00	4,100.00	4,100.00	4,100.00	50,700.00		
85																
86	POOL EXPENSES															
87	652038- Pool Emergency Phone	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	552.00		
88	6520476- Pool/Spa Supplies	500.00	500.00	500.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00		
89	TOTAL POOL	546.00	546.00	546.00	546.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	46.00	2,552.00		
90																
91	SECURITY															
92	652920- Security - Alarm Monitoring	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		
93	TOTAL SECURITY	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		
94																
95	PLUMBING															
96	658045- Plumbing	208.25	208.25	208.25	208.25	208.25	208.25	208.25	208.25	208.25	208.25	208.25	209.25	2,500.00		
97	TOTAL PLUMBING	208.25	208.25	208.25	208.25	208.25	208.25	208.25	208.25	208.25	208.25	208.25	209.25	2,500.00		
98																
99	PAINTING															
100	658067- Painting	100.00	100.00	100.00	100.00	100.00	100.00	50.00	0.00	0.00	0.00	50.00	100.00	800.00		
101	TOTAL PAINTING	100.00	100.00	100.00	100.00	100.00	100.00	50.00	0.00	0.00	0.00	50.00	100.00	800.00		
102																
103																

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104	OPERATING & MAINTENANCE EXPENSES														
106	STREET, PARKING, & SIDEWALK														
107	6580795- Snow Removal	0.00	0.00	0.00	0.00	250.00	500.00	500.00	500.00	250.00	0.00	0.00	0.00	2,000.00	
109	TOTAL STREET, PARKING, & SIDEWALK	0.00	0.00	0.00	0.00	250.00	500.00	500.00	500.00	250.00	0.00	0.00	0.00	2,000.00	
111	FURNITURE & EQUIPMENT														
112	658083- Furniture & Equipment	41.50	41.50	41.50	41.50	41.50	41.50	41.50	41.50	41.50	41.50	41.50	43.50	500.00	
113	TOTAL FURNITURE & EQUIPMENT	41.50	41.50	41.50	41.50	41.50	41.50	41.50	41.50	41.50	41.50	41.50	43.50	500.00	
115	GENERAL REPAIRS & MAINTENANCE														
116	659000- Misc. Operating & Maintenance	41.66	41.66	41.66	41.66	41.66	41.66	41.66	41.66	41.66	41.66	41.66	41.74	500.00	
117	6590300- Maintenance Contingency	48.75	48.75	48.75	48.75	48.75	48.75	48.75	48.75	48.75	48.75	48.75	48.75	585.00	
118	TOTAL GENERAL REPAIRS & MTCE	90.41	90.41	90.41	90.41	90.41	90.41	90.41	90.41	90.41	90.41	90.41	90.49	1,085.00	
120	TOTAL OPERATION & MTCE EXPENSES	11,826.83	11,426.83	11,426.83	11,326.83	10,876.83	11,226.83	10,976.83	10,926.83	11,176.83	11,426.83	10,976.83	11,029.91	134,625.00	
122	OTHER BUILDING & FACILITY EXPENSES														
123	659280- Facility- Maintenance	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	
124	659830- Facility- Tennis Court R&M	200.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	500.00	
125	TOTAL OTHER BUILDING & FACILITIES	250.00	250.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	150.00	50.00	50.00	1,100.00	
128	TAXES, INSURANCE & LICENSE EXPENSES														
129	673500- Federal Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	130.00	0.00	0.00	130.00	
130	674400- General Liability	2,958.33	2,958.33	2,958.33	2,958.33	2,958.33	2,958.33	2,958.33	2,958.33	2,958.33	2,958.33	2,958.33	2,958.37	35,500.00	
131	6722000- Workmens Comp	0.00	0.00	0.00	0.00	0.00	650.00	0.00	0.00	0.00	0.00	0.00	0.00	650.00	
132	6780000- Ombudsman Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	336.00	0.00	0.00	0.00	336.00	
133	6790000- Misc. Tax/ License/Permits	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	50.00	300.00	
134	TOTAL TAXES, INSURANCE & LICENSES	2,958.33	2,958.33	2,958.33	2,958.33	2,958.33	3,608.33	2,958.33	3,208.33	3,294.33	3,088.33	2,958.33	3,008.37	36,916.00	
136														257,410.00	
138	OPERATING INCOME & EXPENSES SUMMARY														
140	TOTAL OPERATING INCOME	21,467.00	21,417.00	21,479.50	21,417.00	21,467.00	21,429.50	21,467.00	21,417.00	21,569.50	21,407.00	21,457.00	21,415.50	257,410.00	
142	TOTAL ADMINISTRATIVE EXPENSES	2,180.66	5,230.66	2,330.66	2,180.66	2,180.66	2,325.66	2,700.66	4,050.66	2,275.66	2,175.66	2,160.66	2,305.74	32,098.00	
143	TOTAL UTILITIES EXPENSES	8,221.74	5,866.66	6,671.66	5,466.66	3,471.66	1,671.66	1,646.66	1,646.66	2,321.66	3,771.66	4,821.66	7,092.66	52,671.00	
144	TOTAL OPERATION & MTCE EXPENSES	11,826.83	11,426.83	11,426.83	11,326.83	10,876.83	11,226.83	10,976.83	10,926.83	11,176.83	11,426.83	10,976.83	11,029.91	134,625.00	
145	TOTAL OTHER BUILDING & FACILITIES	250.00	250.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	150.00	50.00	50.00	1,100.00	
146	TOTAL TAXES, INSURANCE & LICENSES	2,958.33	2,958.33	2,958.33	2,958.33	2,958.33	3,608.33	2,958.33	3,208.33	3,294.33	3,088.33	2,958.33	3,008.37	36,916.00	
147	TOTAL OPERATING EXPENSES	25,437.56	25,732.48	23,437.48	21,982.48	19,537.48	18,882.48	18,332.48	19,882.48	19,118.48	20,612.48	20,967.48	23,486.68	257,410.00	
150	NET OPERATING INCOME	-3,970.56	-4,315.48	-1,957.98	-565.48	1,929.52	2,547.02	3,134.52	1,534.52	2,451.02	794.52	489.52	-2,071.18	0.00	

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153																
154																
155																
156	RESERVE INCOME & EXPENSES															
157																
158	RESERVE INCOME															
159	720500- Reserve (Income)	15,583.00	15,583.00	15,583.00	15,583.00	15,583.00	15,583.00	15,583.00	15,583.00	15,583.00	15,583.00	15,583.00	15,587.00	187,000.00		
160	723000- Reserve Interest	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	504.00		
161	TOTAL RESERVE INCOME	15,625.00	15,625.00	15,625.00	15,625.00	15,625.00	15,625.00	15,625.00	15,625.00	15,625.00	15,625.00	15,625.00	15,629.00	187,504.00		
162																
163	RESERVES EXPENSED															
164	800801- Road Maintenance Reserve	0.00	80,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	80,500.00		
165	801000- Reserve Bank Chgs.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
166	801600- Concrete	500.00	500.00	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00		
167	802400- Decks/Balconies & Railings	0.00	500.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	750.00		
168	804400- Fences	250.00	250.00	250.00	0.00	0.00	250.00	250.00	0.00	0.00	250.00	250.00	250.00	2,000.00		
169	809400- Reserve Study Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	700.00	0.00	0.00	0.00	700.00		
170	809800- Roofing - Gutters	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
171	808400- Plumbing,Water,Gas Lines	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00		
172	804200- Materials Siding	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
173	807800- Painting	250.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00		
174	808600- Pool	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	250.00	0.00	500.00		
175	81000- Security System	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
176	801500- Clubhouse	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
177	81200- Tennis Courts (walls)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00	2,000.00		
178	806200- Major Landscape	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00	2,500.00	0.00	5,000.00		
179	TOTAL RESERVE EXPENSES	1,000.00	87,000.00	1,000.00	0.00	0.00	250.00	250.00	2,000.00	700.00	3,000.00	3,000.00	250.00	98,450.00		
180																
181	NET RESERVE INCOME	14,625.00	-71,375.00	14,625.00	15,625.00	15,625.00	15,375.00	15,375.00	13,625.00	14,925.00	12,625.00	12,625.00	15,379.00	89,054.00		
182	NET OPERATING INCOME (from 150)	-3,970.56	-4,315.48	-1,957.98	-565.48	1,929.52	2,547.02	3,134.52	1,534.52	2,451.02	794.52	489.52	-2,071.18	0.00		
183	CASH FLOW/NET INCOME	10,654.44	-75,690.48	12,667.02	15,059.52	17,554.52	17,922.02	18,509.52	15,159.52	17,376.02	13,419.52	13,114.52	13,307.82	89,054.00		
184																
185	CASH FLOW	10,654.44	-75,690.48	12,667.02	15,059.52	17,554.52	17,922.02	18,509.52	15,159.52	17,376.02	13,419.52	13,114.52	13,307.82	89,054.00		
186																