

Park Avenue Lofts Profit & Loss Budget Overview

January through December 2008

	Jan 08	Feb 08	Mar 08	Apr 08	May 08	Jun 08	Jul 08	Aug 08	Sep 08	Oct 08	Nov 08	Dec 08	TOTAL Jan - Dec 08
Ordinary Income/Expense													
Income													
Revenue													
4010 - Assoc. Dues - Operating	11,605.81	11,605.81	11,605.81	11,605.81	11,605.81	11,605.81	11,605.81	11,605.81	11,605.81	11,605.81	11,605.81	11,605.81	139,269.72
4020 - Assoc. Dues - Commercial	4,177.07	4,177.07	4,177.07	4,177.07	4,177.07	4,177.07	4,177.07	4,177.07	4,177.07	4,177.07	4,177.07	4,177.07	50,124.84
4035 - Interest Income	135.00	135.00	135.00	100.00	100.00	120.00	115.00	120.00	150.00	150.00	115.00	115.00	1,490.00
Total Revenue	15,917.88	15,917.88	15,917.88	15,882.88	15,882.88	15,902.88	15,897.88	15,902.88	15,932.88	15,932.88	15,897.88	15,897.88	190,884.56
Total Income	15,917.88	15,917.88	15,917.88	15,882.88	15,882.88	15,902.88	15,897.88	15,902.88	15,932.88	15,932.88	15,897.88	15,897.88	190,884.56
Expense													
Admin.													
8000 - Legal Fees	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
8010 - Management Fee	2,166.83	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	26,000.00
8025 - Insurance	2,700.00	1,350.00	1,350.00	1,350.00	1,350.00	1,350.00	1,350.00	1,350.00	1,350.00	1,350.00	1,350.00	1,350.00	16,200.00
8030 - Interest Expense unit 101	700.00	700.00	700.00	1,115.00	1,115.00	1,115.00	1,115.00	1,115.00	1,115.00	1,115.00	1,115.00	2,360.00	13,380.00
8035 - Postage	20.00	20.00	10.00	10.00	20.00	10.00	30.00	10.00	10.00	30.00	10.00	15.00	195.00
8047 - Tax Returns	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	550.00	0.00	550.00
8050 - Property Taxes	0.00	1,050.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,050.00
8055 - Administrative Expenses	0.00	0.00	0.00	1,450.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,450.00
8056 - Website	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
Total Admin.	5,586.83	5,286.67	4,226.67	6,091.67	4,651.67	4,641.67	4,661.67	4,641.67	4,641.67	3,311.47	5,191.67	5,891.67	58,825.00
M & R													
8100 - M & R General	500.00	1,000.00	1,200.00	1,000.00	900.00	4,400.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,269.83	15,269.83
8105 - M & R Spa & Pool	600.00	200.00	200.00	200.00	200.00	200.00	100.00	100.00	100.00	100.00	200.00	200.00	2,400.00
8110 - M & R Elevator	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	480.00
Total M & R	1,140.00	1,240.00	1,440.00	1,240.00	1,140.00	4,640.00	1,140.00	1,140.00	1,140.00	1,140.00	1,240.00	1,509.83	18,149.83
Op.													
8200 - Snow Removal	200.00	200.00	200.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	200.00	1,000.00
8205 - General Landscaping	0.00	0.00	0.00	150.00	350.00	150.00	600.00	300.00	600.00	0.00	0.00	0.00	2,150.00
8210 - Fire & Low Temp Monitor/Safety	0.00	360.03	0.00	0.00	360.03	0.00	0.00	360.03	0.00	320.00	360.03	0.00	1,760.12
8220 - Window Cleaning	0.00	0.00	0.00	0.00	0.00	870.00	0.00	0.00	0.00	0.00	870.00	0.00	1,740.00
8225 - Mech. Systems Service Agreement	542.00	1,084.00	542.00	0.00	542.00	542.00	542.00	542.00	542.00	542.00	542.00	542.00	6,504.00
8230 - Elevator Service Agreement	0.00	1,129.81	0.00	0.00	1,129.81	0.00	0.00	1,129.81	0.00	0.00	1,129.81	0.00	4,519.24
8235 - Carpet Cleaning	0.00	0.00	0.00	0.00	0.00	1,100.00	0.00	0.00	0.00	0.00	1,100.00	0.00	2,200.00
Total Op.	742.00	2,773.84	742.00	250.00	2,381.84	2,662.00	1,142.00	2,331.84	1,142.00	862.00	4,101.84	742.00	19,873.36
Utils.													
8300 - Electric & Gas	14,500.00	9,000.00	8,000.00	8,810.00	2,500.00	2,250.00	1,730.00	1,090.00	1,020.00	2,450.00	3,690.00	5,360.00	60,400.00
8305 - Cable TV	2,856.12	1,428.06	1,428.06	1,428.06	1,428.06	1,428.06	1,428.06	1,428.06	1,428.06	1,428.06	1,428.06	0.00	17,136.72
8310 - Sewer	1,831.05	0.00	0.00	1,831.20	0.00	0.00	1,831.20	0.00	0.00	1,831.20	0.00	0.00	7,324.65
8315 - Telephone	200.00	100.00	300.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
8320 - Trash Removal	500.00	515.00	515.00	515.00	515.00	515.00	215.00	200.00	200.00	250.00	250.00	515.00	4,705.00
8325 - Water	345.00	0.00	345.00	0.00	0.00	0.00	345.00	345.00	345.00	0.00	345.00	0.00	2,070.00
Total Utils.	20,232.17	11,043.06	10,588.06	12,784.26	4,643.06	4,393.06	5,749.26	3,263.06	3,193.06	6,159.26	5,913.06	6,075.00	94,036.37
Total Expense	27,701.00	20,343.57	16,996.73	20,365.93	12,816.57	16,336.73	12,692.93	11,376.57	10,116.73	11,472.73	16,446.57	14,218.50	190,884.56
Net Ordinary Income	-11,783.12	-4,425.69	-1,078.85	-4,483.05	3,066.31	-433.85	3,204.95	4,526.31	5,816.15	4,460.15	-548.69	1,679.38	0.00
Other Income/Expense													
Other Income													
Reserve Income													
Assoc. Dues - Comm. Reserve	331.86	331.86	331.86	331.86	331.86	331.86	331.86	331.86	331.86	331.86	331.86	331.86	3,982.32
Assoc. Dues - Reserve	934.80	934.80	934.80	934.80	934.80	934.80	934.80	934.80	934.80	934.80	934.80	934.80	11,217.60
Total Reserve Income	1,266.66	1,266.66	1,266.66	1,266.66	1,266.66	1,266.66	1,266.66	1,266.66	1,266.66	1,266.66	1,266.66	1,266.66	15,199.92
Total Other Income	1,266.66	1,266.66	1,266.66	1,266.66	1,266.66	1,266.66	1,266.66	1,266.66	1,266.66	1,266.66	1,266.66	1,266.66	15,199.92
Other Expense													
Reserve Expenses													
To Reserve Fund	1,266.66	1,266.66	1,266.66	1,266.66	1,266.66	1,266.66	1,266.66	1,266.66	1,266.66	1,266.66	1,266.66	1,266.66	15,199.92
Unit Owners Insurance	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
Total Reserve Expenses	1,266.66	1,266.66	1,266.66	1,266.66	1,266.66	1,266.66	1,266.66	1,266.66	1,266.66	1,266.66	1,266.66	1,266.66	15,199.92
Total Other Expense	1,266.66	1,266.66	1,266.66	1,266.66	1,266.66	1,266.66	1,266.66	1,266.66	1,266.66	1,266.66	1,266.66	1,266.66	15,199.92
Net Other Income	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
Net Income	-11,783.12	-4,425.69	-1,078.85	-4,483.05	3,066.31	-433.85	3,204.95	4,526.31	5,816.15	4,460.15	-548.69	1,679.38	0.00