

Park Avenue Lofts
Profit & Loss Budget Performance
April 2017

	Apr 17	Budget	\$ Over Budget	% of Budget	Jan - Apr 17	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
Revenue									
4010 · Assoc. Dues - Operating	14,386.86	14,386.86	0.00	100.0%	57,547.44	57,547.44	0.00	100.0%	175,306.55
4020 · Assoc. Dues - Commercial	3,922.10	3,922.10	0.00	100.0%	15,688.40	15,688.40	0.00	100.0%	46,330.49
4030 · Late Payment Fees	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00
4035 · Interest Income	2.67	0.00	2.67	100.0%	5.15	0.00	5.15	100.0%	0.00
4055 · Misc. Income	32.00	32.00	0.00	100.0%	128.00	128.00	0.00	100.0%	784.00
Total Revenue	18,343.63	18,340.96	2.67	100.0%	73,368.99	73,363.84	5.15	100.0%	222,421.04
Total Income	18,343.63	18,340.96	2.67	100.0%	73,368.99	73,363.84	5.15	100.0%	222,421.04
Gross Profit	18,343.63	18,340.96	2.67	100.0%	73,368.99	73,363.84	5.15	100.0%	222,421.04
Expense									
Admin.									
8010 · Management Fee	2,586.00	2,586.00	0.00	100.0%	10,344.00	10,344.00	0.00	100.0%	31,032.00
8025 · Insurance	2,088.83	2,300.00	-211.17	90.8%	9,639.32	9,200.00	439.32	104.8%	27,600.00
8026 · Unit Insurance	7,742.20	7,437.00	305.20	104.1%	7,742.20	7,437.00	305.20	104.1%	7,437.00
8030 · Interest Expense unit 101	311.67	311.67	0.00	100.0%	1,507.13	1,153.59	353.54	130.6%	3,575.83
8035 · Postage	0.00	0.00	0.00	0.0%	0.00	12.50	-12.50	0.0%	50.00
8047 · Tax Returns	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	540.00
8050 · Property Taxes	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	1,000.00
8055 · Administrative Expenses	494.27	650.00	-155.73	76.0%	607.27	800.00	-192.73	75.9%	1,200.00
Total Admin.	13,222.97	13,284.67	-61.70	99.5%	29,839.92	28,947.09	892.83	103.1%	72,434.83
M & R									
8100 · M & R General	958.00	200.00	758.00	479.0%	3,263.83	800.00	2,463.83	408.0%	22,710.53
8101 · General Supplies	0.00	350.00	-350.00	0.0%	441.25	800.00	-358.75	55.2%	3,000.00
8103 · Boiler Repairs	0.00	150.00	-150.00	0.0%	0.00	600.00	-600.00	0.0%	2,500.00
8105 · M & R Spa & Pool	607.43	180.00	427.43	337.5%	607.43	680.00	-72.57	89.3%	2,000.00
8110 · M & R Elevator	0.00	0.00	0.00	0.0%	2,796.40	850.00	1,946.40	329.0%	850.00
Total M & R	1,565.43	880.00	685.43	177.9%	7,108.91	3,730.00	3,378.91	190.6%	31,060.53
Op.									
8200 · Snow Removal	0.00	0.00	0.00	0.0%	100.00	750.00	-650.00	13.3%	1,500.00
8205 · General Landscaping	0.00	350.00	-350.00	0.0%	0.00	350.00	-350.00	0.0%	2,000.00
8210 · Fire & Low Temp Monitor/Safety	0.00	90.00	-90.00	0.0%	74.85	255.45	-180.60	29.3%	935.00
8220 · Window Cleaning	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	1,914.00
8225 · Mech. Systems Service Agreement	593.00	593.00	0.00	100.0%	2,372.00	2,372.00	0.00	100.0%	7,116.00
8230 · Elevator Service Agreement	834.88	0.00	834.88	100.0%	2,832.76	1,998.36	834.40	141.8%	7,992.00
8235 · Carpet Cleaning	0.00	0.00	0.00	0.0%	0.00	375.00	-375.00	0.0%	1,500.00
Total Op.	1,427.88	1,033.00	394.88	138.2%	5,379.61	6,100.81	-721.20	88.2%	22,957.00

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Accrual Basis

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Utils.									
8306 · Unit Phone/Internet/Cable TV	2,063.36	2,054.58	8.78	100.4%	8,268.66	8,218.32	50.34	100.6%	24,655.00
8307 · internet	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%	0.00
8300 · Electric & Gas	2,989.43	4,760.16	-1,770.73	62.8%	19,779.37	19,515.03	264.34	101.4%	48,500.00
8310 · Sewer	2,224.56	2,224.56	0.00	100.0%	4,449.12	4,450.88	-1.76	100.0%	8,900.00
8315 · Telephone	114.35	79.86	34.49	143.2%	455.92	319.73	136.19	142.6%	1,065.00
8325 · Water	0.00	0.00	0.00	0.0%	745.96	714.90	31.06	104.3%	4,285.00
8320 · Trash Removal	406.00	376.00	30.00	108.0%	2,044.00	2,014.00	30.00	101.5%	3,904.00
Total Utils.	7,797.70	9,495.16	-1,697.46	82.1%	35,743.03	35,232.86	510.17	101.4%	91,309.00
Non operating expense									
6999 · Note Payable Principal	0.00	426.31	-426.31	0.0%	0.00	1,178.08	-1,178.08	0.0%	4,659.68
Total Non operating expense	0.00	426.31	-426.31	0.0%	0.00	1,178.08	-1,178.08	0.0%	4,659.68
Total Expense	24,013.98	25,119.14	-1,105.16	95.6%	78,071.47	75,188.84	2,882.63	103.8%	222,421.04
Net Ordinary Income	-5,670.35	-6,778.18	1,107.83	83.7%	-4,702.48	-1,825.00	-2,877.48	257.7%	0.00
Net Income	-5,670.35	-6,778.18	1,107.83	83.7%	-4,702.48	-1,825.00	-2,877.48	257.7%	0.00