

Park Avenue Lofts
Profit & Loss Budget Performance
June 2017

| | Jun 17 | Budget | \$ Over Budget | % of Budget | Jan - Jun 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% | 86,321.16 | 86,321.16 | 0.00 | 100.0% | 175,306.55 |
| 4020 · Assoc. Dues - Commercial | 3,922.10 | 3,922.10 | 0.00 | 100.0% | 23,532.60 | 23,532.60 | 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 | 0.26 | 0.00 | 0.26 | 100.0% | 5.77 | 0.00 | 5.77 | 100.0% | 0.00 |
| 4055 · Misc. Income | 232.00 | 232.00 | 0.00 | 100.0% | 392.00 | 392.00 | 0.00 | 100.0% | 784.00 |
| Total Revenue | 18,541.22 | 18,540.96 | 0.26 | 100.0% | 110,251.53 | 110,245.76 | 5.77 | 100.0% | 222,421.04 |
| Total Income | 18,541.22 | 18,540.96 | 0.26 | 100.0% | 110,251.53 | 110,245.76 | 5.77 | 100.0% | 222,421.04 |
| Gross Profit | 18,541.22 | 18,540.96 | 0.26 | 100.0% | 110,251.53 | 110,245.76 | 5.77 | 100.0% | 222,421.04 |
| Expense | | | | | | | | | |
| Admin. | | | | | | | | | |
| 8000 · Legal Fees | 0.00 | | | | 245.00 | | | | |
| 8010 · Management Fee | 2,586.00 | 2,586.00 | 0.00 | 100.0% | 15,516.00 | 15,516.00 | 0.00 | 100.0% | 31,032.00 |
| 8025 · Insurance | 2,088.83 | 2,300.00 | -211.17 | 90.8% | 13,816.98 | 13,800.00 | 16.98 | 100.1% | 27,600.00 |
| 8026 · Unit Insurance | 0.00 | 0.00 | 0.00 | 0.0% | 7,742.20 | 7,437.00 | 305.20 | 104.1% | 7,437.00 |
| 8030 · Interest Expense unit 101 | 0.00 | 307.75 | -307.75 | 0.0% | 1,507.13 | 1,771.05 | -263.92 | 85.1% | 3,575.83 |
| 8035 · Postage | 0.00 | 12.50 | -12.50 | 0.0% | 0.00 | 25.00 | -25.00 | 0.0% | 50.00 |
| 8047 · Tax Returns | 0.00 | 540.00 | -540.00 | 0.0% | 0.00 | 540.00 | -540.00 | 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 | 0.00 | 50.00 | -50.00 | 0.0% | 1,169.98 | 900.00 | 269.98 | 130.0% | 1,200.00 |
| Total Admin. | 4,674.83 | 5,796.25 | -1,121.42 | 80.7% | 39,997.29 | 39,989.05 | 8.24 | 100.0% | 72,434.83 |
| M & R | | | | | | | | | |
| 8100 · M & R General | 201.00 | 3,500.00 | -3,299.00 | 5.7% | 3,720.83 | 7,800.00 | -4,079.17 | 47.7% | 22,710.53 |
| 8101 · General Supplies | 0.00 | 350.00 | -350.00 | 0.0% | 823.12 | 1,500.00 | -676.88 | 54.9% | 3,000.00 |
| 8103 · Boiler Repairs | 0.00 | 250.00 | -250.00 | 0.0% | 0.00 | 1,100.00 | -1,100.00 | 0.0% | 2,500.00 |
| 8105 · M & R Spa & Pool | 0.00 | 160.00 | -160.00 | 0.0% | 607.43 | 1,000.00 | -392.57 | 60.7% | 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 | 201.00 | 4,260.00 | -4,059.00 | 4.7% | 7,947.78 | 12,250.00 | -4,302.22 | 64.9% | 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 | 120.00 | 350.00 | -230.00 | 34.3% | 579.67 | 1,100.00 | -520.33 | 52.7% | 2,000.00 |
| 8210 · Fire & Low Temp Monitor/Safety | 277.65 | 74.85 | 202.80 | 370.9% | 352.50 | 605.30 | -252.80 | 58.2% | 935.00 |
| 8220 · Window Cleaning | 870.00 | 957.00 | -87.00 | 90.9% | 870.00 | 957.00 | -87.00 | 90.9% | 1,914.00 |
| 8225 · Mech. Systems Service Agreement | 593.00 | 593.00 | 0.00 | 100.0% | 3,558.00 | 3,558.00 | 0.00 | 100.0% | 7,116.00 |
| 8230 · Elevator Service Agreement | 0.00 | 0.00 | 0.00 | 0.0% | 4,830.64 | 3,996.24 | 834.40 | 120.9% | 7,992.00 |
| 8235 · Carpet Cleaning | 0.00 | 375.00 | -375.00 | 0.0% | 0.00 | 750.00 | -750.00 | 0.0% | 1,500.00 |
| Total Op. | 1,860.65 | 2,349.85 | -489.20 | 79.2% | 10,290.81 | 11,716.54 | -1,425.73 | 87.8% | 22,957.00 |

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|-------------------------------------|------------------|------------------|------------------|-----------------|-------------------|-------------------|------------------|---------------|-------------------|
| Utils. | | | | | | | | | |
| 8306 · Unit Phone/Internet/Cable TV | 2,063.46 | 2,054.58 | 8.88 | 100.4% | 12,395.48 | 12,327.49 | 67.99 | 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 | 1,256.70 | 3,082.55 | -1,825.85 | 40.8% | 27,496.99 | 26,289.44 | 1,207.55 | 104.6% | 48,500.00 |
| 8310 · Sewer | 0.00 | 0.00 | 0.00 | 0.0% | 4,449.12 | 4,450.88 | -1.76 | 100.0% | 8,900.00 |
| 8315 · Telephone | 153.21 | 79.89 | 73.32 | 191.8% | 683.20 | 480.16 | 203.04 | 142.3% | 1,065.00 |
| 8325 · Water | 0.00 | 0.00 | 0.00 | 0.0% | 1,491.92 | 1,428.92 | 63.00 | 104.4% | 4,285.00 |
| 8320 · Trash Removal | 210.00 | 192.00 | 18.00 | 109.4% | 2,464.00 | 2,398.00 | 66.00 | 102.8% | 3,904.00 |
| Total Utils. | 3,683.37 | 5,409.02 | -1,725.65 | 68.1% | 48,980.71 | 47,374.89 | 1,605.82 | 103.4% | 91,309.00 |
| Non operating expense | | | | | | | | | |
| 6999 · Note Payable Principal | 0.00 | 430.23 | -430.23 | 0.0% | 0.00 | 2,036.58 | -2,036.58 | 0.0% | 4,659.68 |
| Total Non operating expense | 0.00 | 430.23 | -430.23 | 0.0% | 0.00 | 2,036.58 | -2,036.58 | 0.0% | 4,659.68 |
| Total Expense | 10,419.85 | 18,245.35 | -7,825.50 | 57.1% | 107,216.59 | 113,367.06 | -6,150.47 | 94.6% | 222,421.04 |
| Net Ordinary Income | 8,121.37 | 295.61 | 7,825.76 | 2,747.3% | 3,034.94 | -3,121.30 | 6,156.24 | -97.2% | 0.00 |
| Net Income | 8,121.37 | 295.61 | 7,825.76 | 2,747.3% | 3,034.94 | -3,121.30 | 6,156.24 | -97.2% | 0.00 |