

Park Avenue Lofts
Profit & Loss Budget Performance
 July 2017

	Jul 17	Budget	\$ Over Bu...	% of Budget	Jan - Jul 17	YTD Budget	\$ Over Bu...	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
Revenue									
4010 · Assoc. Dues - Operating	45,158.64	45,158.75	-0.11	100.0%	131,479.80	131,479.91	-0.11	100.0%	175,306.55
4020 · Assoc. Dues - Commercial	11,310.10	11,215.27	94.83	100.8%	34,842.70	34,747.87	94.83	100.3%	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	2.26	0.00	2.26	100.0%	8.03	0.00	8.03	100.0%	0.00
4055 · Misc. Income	32.00	32.00	0.00	100.0%	424.00	424.00	0.00	100.0%	784.00
Total Revenue	56,503.00	56,406.02	96.98	100.2%	166,754.53	166,651.78	102.75	100.1%	222,421.04
Total Income	56,503.00	56,406.02	96.98	100.2%	166,754.53	166,651.78	102.75	100.1%	222,421.04
Gross Profit	56,503.00	56,406.02	96.98	100.2%	166,754.53	166,651.78	102.75	100.1%	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%	18,102.00	18,102.00	0.00	100.0%	31,032.00
8025 · Insurance	2,088.83	2,300.00	-211.17	90.8%	15,905.81	16,100.00	-194.19	98.8%	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	305.78	305.78	0.00	100.0%	2,430.37	2,076.83	353.54	117.0%	3,575.83
8035 · Postage	0.00	0.00	0.00	0.0%	0.00	25.00	-25.00	0.0%	50.00
8047 · Tax Returns	0.00	0.00	0.00	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	950.00	219.98	123.2%	1,200.00
Total Admin.	4,980.61	5,241.78	-261.17	95.0%	45,595.36	45,230.83	364.53	100.8%	72,434.83
M & R									
8100 · M & R General	0.00	4,000.00	-4,000.00	0.0%	3,720.83	11,800.00	-8,079.17	31.5%	22,710.53
8101 · General Supplies	16.87	350.00	-333.13	4.8%	839.99	1,850.00	-1,010.01	45.4%	3,000.00
8103 · Boiler Repairs	0.00	250.00	-250.00	0.0%	0.00	1,350.00	-1,350.00	0.0%	2,500.00
8105 · M & R Spa & Pool	1,044.96	180.00	864.96	580.5%	1,652.39	1,180.00	472.39	140.0%	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	1,061.83	4,780.00	-3,718.17	22.2%	9,009.61	17,030.00	-8,020.39	52.9%	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	190.00	300.00	-110.00	63.3%	769.67	1,400.00	-630.33	55.0%	2,000.00
8210 · Fire & Low Temp Monitor/Safety	0.00	90.00	-90.00	0.0%	352.50	695.30	-342.80	50.7%	935.00
8220 · Window Cleaning	0.00	0.00	0.00	0.0%	870.00	957.00	-87.00	90.9%	1,914.00
8225 · Mech. Systems Service Agreement	593.00	593.00	0.00	100.0%	4,151.00	4,151.00	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	0.00	0.00	0.0%	0.00	750.00	-750.00	0.0%	1,500.00
Total Op.	783.00	983.00	-200.00	79.7%	11,073.81	12,699.54	-1,625.73	87.2%	22,957.00

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Accrual Basis

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Utils.									
8306 · Unit Phone/Internet/Cable TV	1,988.49	2,054.58	-66.09	96.8%	14,383.97	14,382.07	1.90	100.0%	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	3,019.49	2,511.16	508.33	120.2%	30,516.48	28,800.60	1,715.88	106.0%	48,500.00
8310 · Sewer	2,224.56	2,224.56	0.00	100.0%	6,673.68	6,675.44	-1.76	100.0%	8,900.00
8315 · Telephone	115.46	80.79	34.67	142.9%	798.66	560.95	237.71	142.4%	1,065.00
8325 · Water	745.96	714.02	31.94	104.5%	2,237.88	2,142.94	94.94	104.4%	4,285.00
8320 · Trash Removal	210.00	192.00	18.00	109.4%	2,674.00	2,590.00	84.00	103.2%	3,904.00
Total Utils.	8,303.96	7,777.11	526.85	106.8%	57,284.67	55,152.00	2,132.67	103.9%	91,309.00
Non operating expense									
6999 · Note Payable Principal	0.00	432.20	-432.20	0.0%	0.00	2,468.78	-2,468.78	0.0%	4,659.68
Total Non operating expense	0.00	432.20	-432.20	0.0%	0.00	2,468.78	-2,468.78	0.0%	4,659.68
Total Expense	15,129.40	19,214.09	-4,084.69	78.7%	122,963.45	132,581.15	-9,617.70	92.7%	222,421.04
Net Ordinary Income	41,373.60	37,191.93	4,181.67	111.2%	43,791.08	34,070.63	9,720.45	128.5%	0.00
Net Income	41,373.60	37,191.93	4,181.67	111.2%	43,791.08	34,070.63	9,720.45	128.5%	0.00