

Park Avenue Lofts  
Profit & Loss Budget Performance  
August 2017

	Aug 17	Budget	\$ Over Budget	% of Budget	Jan - Aug 17	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
Revenue									
4010 · Assoc. Dues - Operating	0.00	0.00	0.00	0.0%	131,479.80	131,479.91	-0.11	100.0%	175,306.55
4020 · Assoc. Dues - Commercial	0.00	0.00	0.00	0.0%	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	2.48	0.00	2.48	100.0%	10.51	0.00	10.51	100.0%	0.00
4055 · Misc. Income	48.00	32.00	16.00	150.0%	472.00	456.00	16.00	103.5%	784.00
Total Revenue	50.48	32.00	18.48	157.8%	166,805.01	166,683.78	121.23	100.1%	222,421.04
Total Income	50.48	32.00	18.48	157.8%	166,805.01	166,683.78	121.23	100.1%	222,421.04
Gross Profit	50.48	32.00	18.48	157.8%	166,805.01	166,683.78	121.23	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%	20,688.00	20,688.00	0.00	100.0%	31,032.00
8025 · Insurance	2,088.83	2,300.00	-211.17	90.8%	17,994.64	18,400.00	-405.36	97.8%	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	303.80	303.80	0.00	100.0%	2,734.17	2,380.63	353.54	114.9%	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%	25.40	540.00	-514.60	4.7%	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	250.65	50.00	200.65	501.3%	1,420.63	1,000.00	420.63	142.1%	1,200.00
Total Admin.	5,229.28	5,239.80	-10.52	99.8%	50,850.04	50,470.63	379.41	100.8%	72,434.83
M & R									
8100 · M & R General	650.21	3,500.00	-2,849.79	18.6%	4,371.04	15,300.00	-10,928.96	28.6%	22,710.53
8101 · General Supplies	769.08	350.00	419.08	219.7%	1,799.36	2,200.00	-400.64	81.8%	3,000.00
8103 · Boiler Repairs	0.00	250.00	-250.00	0.0%	0.00	1,600.00	-1,600.00	0.0%	2,500.00
8105 · M & R Spa & Pool	347.09	160.00	187.09	216.9%	2,115.17	1,340.00	775.17	157.8%	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	1,766.38	4,260.00	-2,493.62	41.5%	11,081.97	21,290.00	-10,208.03	52.1%	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	300.00	-300.00	0.0%	769.67	1,700.00	-930.33	45.3%	2,000.00
8210 · Fire & Low Temp Monitor/Safety	0.00	0.00	0.00	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%	4,744.00	4,744.00	0.00	100.0%	7,116.00
8230 · Elevator Service Agreement	1,997.88	1,997.88	0.00	100.0%	6,828.52	5,994.12	834.40	113.9%	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.	2,590.88	2,890.88	-300.00	89.6%	13,664.69	15,590.42	-1,925.73	87.6%	22,957.00

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Accrual Basis

## Park Avenue Lofts Profit & Loss Budget Performance August 2017

	Aug 17	Budget	\$ Over Budget	% of Budget	Jan - Aug 17	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Utils.									
8306 · Unit Phone/Internet/Cable TV	2,170.86	2,054.59	116.27	105.7%	16,640.48	16,436.66	203.82	101.2%	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	2,917.51	2,753.71	163.80	105.9%	33,433.99	31,554.31	1,879.68	106.0%	48,500.00
8310 · Sewer	0.00	0.00	0.00	0.0%	6,673.68	6,675.44	-1.76	100.0%	8,900.00
8315 · Telephone	114.87	82.27	32.60	139.6%	913.53	643.22	270.31	142.0%	1,065.00
8325 · Water	0.00	0.00	0.00	0.0%	2,237.88	2,142.94	94.94	104.4%	4,285.00
8320 · Trash Removal	210.00	192.00	18.00	109.4%	2,884.00	2,782.00	102.00	103.7%	3,904.00
<b>Total Utils.</b>	<b>5,413.24</b>	<b>5,082.57</b>	<b>330.67</b>	<b>106.5%</b>	<b>62,783.56</b>	<b>60,234.57</b>	<b>2,548.99</b>	<b>104.2%</b>	<b>91,309.00</b>
Non operating expense									
6999 · Note Payable Principal	434.18	434.18	0.00	100.0%	2,151.19	2,902.96	-751.77	74.1%	4,659.68
<b>Total Non operating expense</b>	<b>434.18</b>	<b>434.18</b>	<b>0.00</b>	<b>100.0%</b>	<b>2,151.19</b>	<b>2,902.96</b>	<b>-751.77</b>	<b>74.1%</b>	<b>4,659.68</b>
<b>Total Expense</b>	<b>15,433.96</b>	<b>17,907.43</b>	<b>-2,473.47</b>	<b>86.2%</b>	<b>140,531.45</b>	<b>150,488.58</b>	<b>-9,957.13</b>	<b>93.4%</b>	<b>222,421.04</b>
<b>Net Ordinary Income</b>	<b>-15,383.48</b>	<b>-17,875.43</b>	<b>2,491.95</b>	<b>86.1%</b>	<b>26,273.56</b>	<b>16,195.20</b>	<b>10,078.36</b>	<b>162.2%</b>	<b>0.00</b>
<b>Net Income</b>	<b>-15,383.48</b>	<b>-17,875.43</b>	<b>2,491.95</b>	<b>86.1%</b>	<b>26,273.56</b>	<b>16,195.20</b>	<b>10,078.36</b>	<b>162.2%</b>	<b>0.00</b>