

Park Avenue Lofts
Profit & Loss Budget Performance
October 2017

	Oct 17	Budget	\$ Over Budget	% of Budget	Jan - Oct 17	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Ordinary Income/Expense									
Income									
Revenue									
4010 - Assoc. Dues - Operating	43,826.52	43,826.64	-0.12	100.0%	175,306.32	175,306.55	-0.23	100.0%	175,306.55
4020 - Assoc. Dues - Commercial	11,614.23	11,582.62	31.61	100.3%	46,456.93	46,330.49	126.44	100.3%	46,330.49
4030 - Late Payment Fees	0.00	0.00	0.00	0.0%	5.75	0.00	5.75	100.0%	0.00
4035 - Interest Income	4.41	0.00	4.41	100.0%	17.26	0.00	17.26	100.0%	0.00
4055 - Misc. Income	232.00	232.00	0.00	100.0%	736.00	720.00	16.00	102.2%	784.00
Total Revenue	55,677.16	55,641.26	35.90	100.1%	222,522.26	222,357.04	165.22	100.1%	222,421.04
Total Income	55,677.16	55,641.26	35.90	100.1%	222,522.26	222,357.04	165.22	100.1%	222,421.04
Gross Profit	55,677.16	55,641.26	35.90	100.1%	222,522.26	222,357.04	165.22	100.1%	222,421.04
Expense									
Admin.									
8000 - Legal Fees	0.00	0.00	0.00	0.0%	245.00	0.00	245.00	100.0%	0.00
8010 - Management Fee	2,586.00	2,586.00	0.00	100.0%	25,860.00	25,860.00	0.00	100.0%	31,032.00
8025 - Insurance	2,088.83	2,300.00	-211.17	90.8%	22,172.30	23,000.00	-827.70	96.4%	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	611.48	299.81	311.67	204.0%	3,647.46	2,982.25	665.21	122.3%	3,575.83
8035 - Postage	0.00	0.00	0.00	0.0%	36.80	37.50	-0.70	98.1%	50.00
8047 - Tax Returns	0.00	0.00	0.00	0.0%	565.40	540.00	25.40	104.7%	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	0.00	50.00	-50.00	0.0%	1,420.63	1,100.00	320.63	129.1%	1,200.00
Total Admin.	5,286.31	5,235.81	50.50	101.0%	61,689.79	60,956.75	733.04	101.2%	72,434.83
M & R									
8100 - M & R General	3,343.54	3,500.00	-156.46	95.5%	8,541.58	22,300.00	-13,758.42	38.3%	22,710.53
8101 - General Supplies	401.67	150.00	251.67	267.8%	2,430.71	2,700.00	-269.29	90.0%	3,000.00
8103 - Boiler Repairs	5,000.00	250.00	4,750.00	2,000.0%	5,000.00	2,100.00	2,900.00	238.1%	2,500.00
8105 - M & R Spa & Pool	0.00	180.00	-180.00	0.0%	2,115.17	1,680.00	435.17	125.9%	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	8,745.21	4,080.00	4,665.21	214.3%	20,883.86	29,630.00	-8,746.14	70.5%	31,060.53
Op.									
8200 - Snow Removal	0.00	250.00	-250.00	0.0%	100.00	1,000.00	-900.00	10.0%	1,500.00
8205 - General Landscaping	320.00	0.00	320.00	100.0%	1,089.67	2,000.00	-910.33	54.5%	2,000.00
8210 - Fire & Low Temp Monitor/Safety	761.00	90.00	671.00	845.6%	1,811.35	860.15	951.20	210.6%	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%	5,930.00	5,930.00	0.00	100.0%	7,116.00
8230 - Elevator Service Agreement	0.00	0.00	0.00	0.0%	7,284.52	5,994.12	1,290.40	121.5%	7,992.00
8235 - Carpet Cleaning	0.00	0.00	0.00	0.0%	0.00	1,125.00	-1,125.00	0.0%	1,500.00
Total Op.	1,674.00	933.00	741.00	179.4%	17,085.54	17,866.27	-780.73	95.6%	22,957.00

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Accrual Basis

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Utils.									
8306 - Unit Phone/Internet/Cable TV	1,999.99	2,054.59	-54.60	97.3%	20,640.03	20,545.83	94.20	100.5%	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	3,955.12	2,628.76	1,326.36	150.5%	40,268.67	36,979.26	3,289.41	108.9%	48,500.00
8310 - Sewer	2,224.56	2,224.56	0.00	100.0%	8,898.24	8,900.00	-1.76	100.0%	8,900.00
8315 - Telephone	80.11	109.54	-29.43	73.1%	1,117.83	833.97	283.86	134.0%	1,065.00
8325 - Water	0.00	0.00	0.00	0.0%	2,983.84	2,856.96	126.88	104.4%	4,285.00
8320 - Trash Removal	210.00	192.00	18.00	109.4%	3,304.00	3,166.00	138.00	104.4%	3,904.00
Total Utils.	8,469.78	7,209.45	1,260.33	117.5%	77,212.61	73,282.02	3,930.59	105.4%	91,309.00
Non operating expense									
6999 - Note Payable Principal	438.17	438.17	0.00	100.0%	3,025.53	3,777.30	-751.77	80.1%	4,659.68
Total Non operating expense	438.17	438.17	0.00	100.0%	3,025.53	3,777.30	-751.77	80.1%	4,659.68
Total Expense	24,613.47	17,896.43	6,717.04	137.5%	179,897.33	185,512.34	-5,615.01	97.0%	222,421.04
Net Ordinary Income	31,063.69	37,744.83	-6,681.14	82.3%	42,624.93	36,844.70	5,780.23	115.7%	0.00
Net Income	31,063.69	37,744.83	-6,681.14	82.3%	42,624.93	36,844.70	5,780.23	115.7%	0.00