

Park Avenue Lofts
Profit & Loss Budget Performance
November 2017

	Nov 17	Budget	\$ Over Budget	% of Budget	Jan - Nov 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%	175,306.32	175,306.55	-0.23	100.0%	175,306.55
4020 · Assoc. Dues - Commercial	0.00	0.00	0.00	0.0%	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	4.23	0.00	4.23	100.0%	21.49	0.00	21.49	100.0%	0.00
4055 · Misc. Income	48.00	32.00	16.00	150.0%	784.00	752.00	32.00	104.3%	784.00
Total Revenue	52.23	32.00	20.23	163.2%	222,574.49	222,389.04	185.45	100.1%	222,421.04
Total Income	52.23	32.00	20.23	163.2%	222,574.49	222,389.04	185.45	100.1%	222,421.04
Gross Profit	52.23	32.00	20.23	163.2%	222,574.49	222,389.04	185.45	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%	28,446.00	28,446.00	0.00	100.0%	31,032.00
8025 · Insurance	2,010.00	2,300.00	-290.00	87.4%	24,182.30	25,300.00	-1,117.70	95.6%	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	609.47	297.80	311.67	204.7%	4,256.93	3,280.05	976.88	129.8%	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	1,150.00	270.63	123.5%	1,200.00
Total Admin.	5,205.47	5,233.80	-28.33	99.5%	66,895.26	66,190.55	704.71	101.1%	72,434.83
M & R									
8100 · M & R General	0.00	200.00	-200.00	0.0%	8,541.58	22,500.00	-13,958.42	38.0%	22,710.53
8101 · General Supplies	253.55	150.00	103.55	169.0%	2,684.26	2,850.00	-165.74	94.2%	3,000.00
8103 · Boiler Repairs	160.74	200.00	-39.26	80.4%	5,160.74	2,300.00	2,860.74	224.4%	2,500.00
8105 · M & R Spa & Pool	742.51	160.00	582.51	464.1%	2,857.68	1,840.00	1,017.68	155.3%	2,000.00
8110 · M & R Elevator	0.00	0.00	0.00	0.0%	4,087.28	850.00	3,237.28	480.9%	850.00
Total M & R	1,156.80	710.00	446.80	162.9%	23,331.54	30,340.00	-7,008.46	76.9%	31,060.53
Op.									
8200 · Snow Removal	0.00	250.00	-250.00	0.0%	100.00	1,250.00	-1,150.00	8.0%	1,500.00
8205 · General Landscaping	0.00	0.00	0.00	0.0%	1,089.67	2,000.00	-910.33	54.5%	2,000.00
8210 · Fire & Low Temp Monitor/Safety	0.00	0.00	0.00	0.0%	1,811.35	860.15	951.20	210.6%	935.00
8220 · Window Cleaning	0.00	957.00	-957.00	0.0%	870.00	1,914.00	-1,044.00	45.5%	1,914.00
8225 · Mech. Systems Service Agreement	593.00	593.00	0.00	100.0%	6,523.00	6,523.00	0.00	100.0%	7,116.00
8230 · Elevator Service Agreement	1,997.88	1,997.88	0.00	100.0%	7,991.52	7,992.00	-0.48	100.0%	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.	2,590.88	3,797.88	-1,207.00	68.2%	18,385.54	21,664.15	-3,278.61	84.9%	22,957.00
Utils.									
8306 · Unit Phone/Internet/Cable TV	2,000.10	2,054.58	-54.48	97.3%	22,725.71	22,600.41	125.30	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	3,985.88	2,893.57	1,092.31	137.7%	44,121.83	39,872.83	4,249.00	110.7%	48,500.00
8310 · Sewer	0.00	0.00	0.00	0.0%	8,898.24	8,900.00	-1.76	100.0%	8,900.00
8315 · Telephone	123.62	118.00	5.62	104.8%	1,286.32	951.97	334.35	135.1%	1,065.00
8325 · Water	745.96	714.02	31.94	104.5%	3,729.80	3,570.98	158.82	104.4%	4,285.00
8320 · Trash Removal	245.00	192.00	53.00	127.6%	3,549.00	3,358.00	191.00	105.7%	3,904.00

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Accrual Basis

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	<u>Nov 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Jan - Nov 17</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Annual Budget</u>
Total Utils.	7,100.56	5,972.17	1,128.39	118.9%	84,310.90	79,254.19	5,056.71	106.4%	91,309.00
Non operating expense 6999 - Note Payable Principal	440.18	440.18	0.00	100.0%	3,465.71	4,217.48	-751.77	82.2%	4,659.68
Total Non operating expense	440.18	440.18	0.00	100.0%	3,465.71	4,217.48	-751.77	82.2%	4,659.68
Total Expense	16,493.89	16,154.03	339.86	102.1%	196,388.95	201,666.37	-5,277.42	97.4%	222,421.04
Net Ordinary Income	-16,441.66	-16,122.03	-319.63	102.0%	26,185.54	20,722.67	5,462.87	126.4%	0.00
Net Income	<u>-16,441.66</u>	<u>-16,122.03</u>	<u>-319.63</u>	<u>102.0%</u>	<u>26,185.54</u>	<u>20,722.67</u>	<u>5,462.87</u>	<u>126.4%</u>	<u>0.00</u>