

DRAFT

	<u>Apr 30, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
1000 · Cash - Operating Fund	
1015 · Cash/Petty	76.66
1002 · City Nat Operating Fund	<u>258,649.25</u>
Total 1000 · Cash - Operating Fund	258,725.91
1050 · Cash - Replacement Fund	
1052 · Center State - Concrete S.A.	93,965.69
1057 · City Nat. Gen. Replace. Fund	125,411.53
1054 · City Nat Spec. Assess Elevators	47,144.86
1053 · City Nat R 2 - Washer Dryer	<u>18,699.98</u>
Total 1050 · Cash - Replacement Fund	<u>285,222.06</u>
Total Checking/Savings	543,947.97
Accounts Receivable	
1200 · Account Receivables - Owners	<u>(34,306.97)</u>
Total Accounts Receivable	(34,306.97)
Other Current Assets	
1312 · Prepaid Federal Income tax	392.00
1310 · Prepaid Insurance	<u>98,239.60</u>
Total Other Current Assets	<u>98,631.60</u>
Total Current Assets	<u>608,272.60</u>
TOTAL ASSETS	<u><u>608,272.60</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2210 · Accrued Expenses - Replacement	47,000.00

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05/02/22

Accrual Basis

Penthouse Towers Association, Inc.

Balance Sheet

As of April 30, 2022

	Apr 30, 22
2207 · Accrued Expenses - Operations	2,824.99
2300 · Deferred Maint Assessment Inc...	178,228.00
Total Other Current Liabilities	228,052.99
Total Current Liabilities	228,052.99
Total Liabilities	228,052.99
Equity	
3200 · Retained Earnings	379,620.80
Net Income	598.81
Total Equity	380,219.61
TOTAL LIABILITIES & EQUITY	608,272.60

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Accrual Basis

Penthouse Towers Association, Inc.
 Profit & Loss Budget vs. Actual
 January through April 2022

DRAFT

	Jan - Apr 22	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
4000 · Maintenance Assessments	356,456.00	356,437.64	18.36
4020 · Apartment Care	4,650.00	4,200.00	450.00
4025 · Leases and Sales	1,100.00	1,500.00	(400.00)
4030 · Apartment Rental Income	3,400.00	3,400.00	0.00
4035 · Call Out Fees	30.00	80.00	(50.00)
4040 · Admin & Interest Late Charges	903.78	600.00	303.78
4045 · Int. Income - Operat. Fund	74.73	100.00	(25.27)
4052 · Income - Other	0.00	83.36	(83.36)
Total Income	366,614.51	366,401.00	213.51
Expense			
6000 · Repairs and Maintenance			
6018 · Rental Expense	0.00	333.36	(333.36)
6020 · Beach Cleaning	853.90	1,633.36	(779.46)
6016 · Fire Protection	0.00	6,233.36	(6,233.36)
6014 · Elevator Maint & Service	564.96	6,666.64	(6,101.68)
6013 · Lawn & Landscaping	8,735.00	10,000.00	(1,265.00)
6012 · Refuse Removal	5,480.00	5,333.36	146.64
6011 · Pest Control	402.00	2,566.64	(2,164.64)
6004 · Pool Maint & Supplies	3,385.00	3,000.00	385.00
6006 · Washer/Dryer Repairs	620.00	1,000.00	(380.00)
6003 · Electric/Plumbing Repairs	15,793.87	5,333.36	10,460.51
6002 · Bldg Maint Repairs & Supp	15,637.03	15,000.00	637.03
6010 · A/C & Cooling Towers	3,084.10	2,500.00	584.10
Total 6000 · Repairs and Maintenance	54,555.86	59,600.08	(5,044.22)

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Accrual Basis

Penthouse Towers Association, Inc.
Profit & Loss Budget vs. Actual
 January through April 2022

	Jan - Apr 22	Budget	\$ Over Budget
6150 · Utilities			
6152 · Cable Television	27,908.10	30,000.00	(2,091.90)
6151 · Water	19,563.62	21,666.72	(2,103.10)
6153 · Telephone	1,434.09	2,166.64	(732.55)
6154 · Sewer	15,724.60	16,333.36	(608.76)
6156 · Electric	17,117.14	16,000.00	1,117.14
6157 · Bottled Gas & Natural Gas	6,137.10	4,500.00	1,637.10
Total 6150 · Utilities	87,884.65	90,666.72	(2,782.07)
6190 · Condo Insurance			
6191 · Flood Insurance	5,676.68	6,833.36	(1,156.68)
6192 · Condo Pkg Policy Bldg & Liab	103,000.00	103,000.00	0.00
Total 6190 · Condo Insurance	108,676.68	109,833.36	(1,156.68)
6200 · General & Administrative Exp			
6205 · Bookkeeping & other	2,100.00	1,400.00	700.00
6203 · Audit & Income taxes	1,824.99	2,433.32	(608.33)
6202 · Legal/Assoc	625.00	3,333.36	(2,708.36)
6211 · Federal Income Tax Expense	0.00	766.64	(766.64)
6207 · Office Expenses	3,543.28	2,300.00	1,243.28
6212 · License, Fee, Corp Tax	605.25	516.64	88.61
Total 6200 · General & Administrative Exp	8,698.52	10,749.96	(2,051.44)
6300 · Payroll Expenses			
6308 · Salaries and Wages	69,439.74	80,884.36	(11,444.62)
6310 · FICA	5,245.21	5,166.64	78.57
6315 · Medicare	132.21		
6327 · Payroll Taxes - other	453.60	2,500.00	(2,046.40)
6320 · Federal Unemployment	0.00		
6325 · State Unemployment	0.00		
Total 6300 · Payroll Expenses	75,270.76	88,551.00	(13,280.24)

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Accrual Basis

Penthouse Towers Association, Inc.
Profit & Loss Budget vs. Actual
January through April 2022

	Jan - Apr 22	Budget	\$ Over Budget
6350 · Employee Insurance			
6355 · Health Insurance	7,436.34	7,666.64	(230.30)
6360 · Insurance Workers Comp	506.00	1,833.36	(1,327.36)
Total 6350 · Employee Insurance	7,942.34	9,500.00	(1,557.66)
Total Expense	343,028.81	368,901.12	(25,872.31)
Net Ordinary Income	23,585.70	(2,500.12)	26,085.82
Other Income/Expense			
Other Income			
7027 · Replacement Fund Income			3.36
7007 · Laundry Income	37,503.36	37,500.00	
7000 · Interest Income - Replac Fund	3,690.00	2,500.00	1,190.00
7002 · Int. Income - Special Assess	5.81		
7004 · Int. Income - Gen Replace	41.99		
7006 · Interest & Late Fees - Projects	857.70		
Total 7000 · Interest Income - Replac Fund	905.50		
Total Other Income	42,098.86	40,000.00	2,098.86
Other Expense			
8001 · Replacement Fund Expenses			
8024 · Concrete/Painting Exp. - 2019	24,975.00	37,500.00	(12,525.00)
8008 · Washer & Dryer Exp	38,777.09		
	1,333.66		
Total Other Expense	65,085.75	37,500.00	27,585.75
Net Other Income	(22,986.89)	2,500.00	(25,486.89)
Net Income	598.81	(0.12)	598.93