FirstService RESIDENTIAL

3V87 PARC VUE MIDTOWN CONDOMINIUM

RESIDENT PACKAGE - FR1

For period ending April 30, 2025

Confidential - For Management Use Only

PARC VUE MIDTOWN CONDOMINIUM

RESIDENT PACKAGE - FR1

April 30, 2025

Table Of Contents

Disclosures:

1. Please note that effective January 1, 2013 - for all accounts, FDIC coverage is $250,000 per depositor at FDIC insured institutions.
2. Financial information is provided for owners who are members of this association only. The information is believed to be accurate as of the date the documents are posted. Any owner receiving this information shall not use the information in any way which is inconsistent with the requirements of governing state or federal law.

PARC VUE MIDTOWN CONDOMINIUM

Balance Sheet

As of April 30, 2025

Account	Description	Current Month April	Prior Month March	Month Inc / (Dec)	Current Year April	Prior Year April	Year Inc / (Dec)
ASSETS							
**CURRENT ASSETS							
10010 283	Cash-Operating - 283 Capital One Bank	147,690	189,648	(41,959)	147,690	78,185	69,505
10200	Due (To)/From Reserves	17,657	17,657	0	17,657	41,765	(24,108)
10549	A/P Clearing	9,127	3,127	6,000	9,127	750	8,377
****TOTAL CURRENT ASSETS**		**$174,473**	**$210,432**	**($35,959)**	**$174,473**	**$120,700**	**$53,773**
**RESTRICTED FUNDS							
12010 30	Cash-Reserves - 30 Morgan Stanley DW	100,194	100,092	102	100,194	0	100,194
12010 39	Cash-Reserves - 39 Enterprise Bank & Trust	248,616	247,836	780	248,616	257,938	(9,322)
12010 742	Cash-Reserves - 742 Webster Bank	281,516	262,621	18,895	281,516	285,350	(3,834)
12045	Due (To)/From Operating	(17,657)	(17,657)	0	(17,657)	(41,765)	24,108
****TOTAL RESTRICTED FUNDS**		**$612,669**	**$592,892**	**$19,777**	**$612,669**	**$501,523**	**$111,147**
****TOTAL ASSETS**		**$787,143**	**$803,324**	**($16,182)**	**$787,143**	**$622,223**	**$164,920**
LIABILITIES							
**CURRENT LIABILITIES							
20115 00	Other Current Liab - 00	9,127	3,127	6,000	9,127	750	8,377
****TOTAL CURRENT LIABILITIES**		**$9,127**	**$3,127**	**$6,000**	**$9,127**	**$750**	**$8,377**
**INSURANCE CLAIMS							
23000	Ins Claim Liab-Rec'd	97,147	97,147	0	97,147	97,147	0
23011 00	Ins Claim Proceeds Spent - 00	(54,979)	(54,979)	0	(54,979)	(54,979)	0
****TOTAL INSURANCE CLAIMS**		**$42,168**	**$42,168**	**$0**	**$42,168**	**$42,168**	**$0**

PARC VUE MIDTOWN CONDOMINIUM

Balance Sheet

As of April 30, 2025

Account	Description	Current Month April	Prior Month March	Month Inc / (Dec)	Current Year April	Prior Year April	Year Inc / (Dec)
**RESERVE LIABILITIES							
30000 001	Reserves - 001 Pooled	531,390	513,390	18,000	531,390	1,198,001	(666,611)
30000 102	Reserves - 102 Capital	67,134	67,134	0	67,134	67,134	0
30000 110	Reserves - 110 Interest	(15,320)	(15,320)	0	(15,320)	(15,320)	0
30000 260	Reserves - 260 CY Expenditures	(25,587)	(25,587)	0	(25,587)	(779,363)	753,775
30080	Reserve-Interest	55,052	53,274	1,777	55,052	31,070	23,982
****TOTAL RESERVE LIABILITIES**		**$612,669**	**$592,892**	**$19,777**	**$612,669**	**$501,523**	**$111,147**
****TOTAL LIABILITIES**		**$663,964**	**$638,187**	**$25,777**	**$663,964**	**$544,441**	**$119,523**
**MEMBERS EQUITY							
38020 00	Prior Year Adjustment - 00	0	0	0	0	1,312	(1,312)
38880	Fund Balance	118,226	118,226	0	118,226	22,146	96,080
Current Year Net Income/ (Loss)		4,953	46,912	(41,959)	4,953	54,324	(49,371)
****TOTAL MEMBERS EQUITY**		**$123,179**	**$165,138**	**($41,959)**	**$123,179**	**$77,782**	**$45,397**
****TOTAL LIABILITIES & EQUITY**		**$787,143**	**$803,324**	**($16,182)**	**$787,143**	**$622,223**	**$164,920**

PARC VUE MIDTOWN CONDOMINIUM

Income Statement

April 30, 2025

Description	Apr Actual	Apr Budget	Apr Variance	YTD Actual	YTD Budget	YTD Variance	2025 Total Budget	2025 Budget Remaining/(Over)
REVENUE								
OPERATING REVENUE								
Owner Assessments	65,147	66,176	(1,029)	260,348	264,704	(4,356)	794,114	533,766
Reserve Income	18,000	18,000	0	72,000	72,000	0	216,000	144,000
Late Fee Income	169	250	(81)	2,254	1,000	1,254	3,000	746
Legal Fee Income	454	250	204	2,473	1,000	1,473	3,000	527
Returned Check Fees	0	0	0	90	0	90	0	(90)
Initiation Fees	300	417	(117)	1,817	1,668	149	5,000	3,183
Move In/Out Income	0	150	(150)	889	600	289	1,800	911
Gate/Key Cards	0	8	(8)	0	32	(32)	100	100
Violation Fees	50	0	50	200	0	200	0	(200)
Key Fob Income	0	8	(8)	0	32	(32)	100	100
Late Fee Interest	0	0	0	74	0	74	0	(74)
Clubhouse Fee	0	13	(13)	50	52	(2)	150	100
Reserve Interest	1,777	1,500	277	7,355	6,000	1,355	18,000	10,645
Miscellaneous Income	50	0	50	300	0	300	0	(300)
Administrative Fee	41	29	12	367	116	251	350	(17)
Facility Rent	0	675	(675)	450	2,700	(2,250)	8,100	7,650
House Charges	0	0	0	571	0	571	0	(571)
OPERATING REVENUE TOTAL:	**$85,988**	**$87,476**	**($1,488)**	**$349,238**	**$349,904**	**($666)**	**$1,049,714**	**$700,476**
TOTAL REVENUE:	**$85,988**	**$87,476**	**($1,488)**	**$349,238**	**$349,904**	**($666)**	**$1,049,714**	**$700,476**
EXPENSES								
ADMINISTRATIVE								
Administration	598	600	2	2,360	2,400	40	7,200	4,840
Bank Charges	0	13	13	100	52	(48)	150	50
Computer Maint/Supp	0	13	13	705	52	(653)	150	(555)
Credit Card Fees	(804)	13	817	1,084	52	(1,032)	150	(934)
Legal Fees	1,116	500	(616)	3,373	2,000	(1,373)	6,000	2,627

Income Statement

April 30, 2025

Description	Apr Actual	Apr Budget	Apr Variance	YTD Actual	YTD Budget	YTD Variance	2025 Total Budget	2025 Budget Remaining/(Over)
License,Taxes,Permit	3,459	154	(3,305)	7,942	616	(7,326)	1,850	(6,092)
Administrative Collection Fee	0	100	100	367	400	33	1,200	833
Homeowner Services	214	250	36	440	1,000	560	3,000	2,560
Office Supplies	184	50	(134)	552	200	(352)	600	48
Professional Fees	0	42	42	0	168	168	500	500
Telephone/Pagers	447	417	(30)	1,334	1,668	334	5,000	3,666
ADMINISTRATIVE TOTAL:	**$5,215**	**$2,152**	**($3,063)**	**$18,255**	**$8,608**	**($9,647)**	**$25,800**	**$7,545**
PROPERTY INSURANCE								
Multiperil Insurance	16,468	5,848	(10,620)	27,644	23,392	(4,252)	70,180	42,536
PROPERTY INSURANCE TOTAL:	**$16,468**	**$5,848**	**($10,620)**	**$27,644**	**$23,392**	**($4,252)**	**$70,180**	**$42,536**
UTILITIES								
Electricity	2,329	3,121	793	12,538	12,484	(54)	37,450	24,912
Water & Sewer	5,763	7,133	1,370	23,632	28,532	4,900	85,600	61,968
Gas/Fuel Oil	327	333	6	1,696	1,332	(364)	4,000	2,304
Trash Removal	2,139	2,758	619	13,099	11,032	(2,067)	33,095	19,996
UTILITIES TOTAL:	**$10,558**	**$13,345**	**$2,788**	**$50,965**	**$53,380**	**$2,415**	**$160,145**	**$109,180**
CONTRACTS								
Contracts Exercise Equipment	0	77	77	0	308	308	920	920
Elevator Contract	0	1,396	1,396	4,524	5,584	1,060	16,756	12,232
Equipment Contract - Access Ctrl/CCTV Sys	290	242	(48)	290	968	678	2,900	2,610
Fire/Life/Safety	0	650	650	0	2,600	2,600	7,800	7,800
Gate Maint Contract	0	58	58	1,069	232	(837)	700	(369)
Generator	0	173	173	575	692	117	2,080	1,505
Hvac System	0	83	83	0	332	332	1,000	1,000
Janitorial Service	3,138	3,175	37	12,649	12,700	51	38,100	25,451
Lawn Maintenance	0	375	375	3,896	1,500	(2,396)	4,500	604
Management Services	2,233	2,127	(106)	8,932	8,508	(424)	25,523	16,591
Maintenance Contracts	279	150	(129)	714	600	(114)	1,800	1,086

Description	Apr Actual	Apr Budget	Apr Variance	YTD Actual	YTD Budget	YTD Variance	2025 Total Budget	2025 Budget Remaining/(Over)
Pest Control	256	292	36	1,024	1,168	144	3,500	2,476
Pool/Spa Contract	600	600	0	2,400	2,400	0	7,200	4,800
CONTRACTS TOTAL:	**$6,796**	**$9,398**	**$2,602**	**$36,073**	**$37,592**	**$1,519**	**$112,779**	**$76,706**
OPERATING SALARIES & BENEFITS								
Salaries - Manager	13,972	10,089	(3,883)	41,693	40,356	(1,337)	121,065	79,372
Salaries - Concierge	26,354	17,675	(8,679)	79,865	70,700	(9,165)	212,100	132,235
Medical Insurance	5,202	2,375	(2,827)	10,404	9,500	(904)	28,500	18,096
OPERATING SALARIES & BENEFITS TOTAL:	**$45,527**	**$30,139**	**($15,388)**	**$131,962**	**$120,556**	**($11,406)**	**$361,665**	**$229,703**
REPAIRS/MAINTENANCE								
R&M-Common Area	1,566	716	(850)	5,831	2,864	(2,967)	8,595	2,764
R&M Equipment	158	13	(145)	219	52	(167)	150	(69)
R&M Life Safety	0	125	125	655	500	(155)	1,500	845
R&M - Entry Gate	0	0	0	289	0	(289)	0	(289)
R&M Painting	231	167	(64)	1,101	668	(433)	2,000	899
R&M Pressure Clean	0	167	167	0	668	668	2,000	2,000
R&M Window Repair/Maint	0	667	667	0	2,668	2,668	8,000	8,000
R&M Pool	0	167	167	0	668	668	2,000	2,000
R&M - Elevator	0	833	833	0	3,332	3,332	10,000	10,000
R&M-Electrical	419	250	(169)	1,179	1,000	(179)	3,000	1,821
R&M Equip - Dryer Vent Cleaning	12,150	1,000	(11,150)	12,150	4,000	(8,150)	12,000	(150)
R&M-Lighting	0	8	8	0	32	32	100	100
Maintenance Supplies	789	83	(706)	789	332	(457)	1,000	211
R&M-Plumbing	3,600	500	(3,100)	4,500	2,000	(2,500)	6,000	1,500
Roof/Gutter Maint/Repairs	0	167	167	532	668	136	2,000	1,468
R&M-Trash Chute	0	125	125	285	500	215	1,500	1,215
Carpet Maintenance	1,146	208	(938)	1,146	832	(314)	2,500	1,354
Locks and Keys	0	17	17	0	68	68	200	200
Cleaning Supplies	202	217	15	712	868	156	2,600	1,888

PARC VUE MIDTOWN CONDOMINIUM

Income Statement

April 30, 2025

Description	Apr Actual	Apr Budget	Apr Variance	YTD Actual	YTD Budget	YTD Variance	2025 Total Budget	2025 Budget Remaining/(Over)
Contingency	3,344	1,667	(1,677)	3,344	6,668	3,324	20,000	16,656
REPAIRS/MAINTENANCE TOTAL:	**$23,606**	**$7,097**	**($16,509)**	**$32,733**	**$28,388**	**($4,345)**	**$85,145**	**$52,412**
PRIOR YEAR ACTIVITY								
Prior Year Expense	0	0	0	(32,701)	0	32,701	0	32,701
PRIOR YEAR ACTIVITY TOTAL:	**$0**	**$0**	**$0**	**($32,701)**	**$0**	**$32,701**	**$0**	**$32,701**
RESERVE TRANSFERS								
Reserve Transfers	18,000	18,000	0	72,000	72,000	0	216,000	144,000
Reserve Interest	1,777	1,500	(277)	7,355	6,000	(1,355)	18,000	10,645
RESERVE TRANSFERS TOTAL:	**$19,777**	**$19,500**	**($277)**	**$79,355**	**$78,000**	**($1,355)**	**$234,000**	**$154,645**
TOTAL EXPENSES:	**$127,947**	**$87,479**	**($40,468)**	**$344,285**	**$349,916**	**$5,631**	**$1,049,714**	**$705,429**
NET INCOME/(LOSS):	**($41,959)**	**($3)**	**($41,956)**	**$4,953**	**($12)**	**$4,965**	**$0**	**($4,953)**