

Balance Sheet

Friday October 31, 2008

Cheesman Tower West

Accrual Accounting Year Starts August 1, 2008

ASSETS

Current Assets

Operating Cash & Invest

1020 Checking - Citywide	\$36,314.30
1030 Petty Cash	\$200.00
1210 Accounts Receivable	\$8,035.00
1290 A/R - Other	\$710.96
1300 Prepaid Insurance	\$18,531.16
1305 Prepaid Income Tax	\$366.00

Total Operating Cash & Invest \$64,157.42

Total Current Assets

\$64,157.42

Fixed Assets

1410 Land	\$30,000.00
1420 Buildings	\$143,640.03
1421 Accum Deprec - Buildings	(\$143,639.00)
1450 Furniture & Fixtures	\$3,089.51
1451 Accum Deprec - Furn & Fix	(\$3,089.51)
1460 Equipment	\$3,709.51
1461 Accum Deprec - Equipment	(\$3,615.91)
1490 Leasehold Improvements	\$31,653.84
1491 Accum Amort - Leaseholds	(\$10,601.74)

Total Fixed Assets

\$51,146.73

TOTAL ASSETS

\$115,304.15

LIABILITIES

Current Liabilities

2010 Accounts Payable	\$7,915.54
2015 Property Taxes Payable	\$812.07
2030 HOA Dues Paid in Advance	\$1,778.99
2033 Tenant Security Deposit	\$1,100.00
2060 Due to Reserves	\$12,322.64

Total Current Liabilities

\$23,929.24

TOTAL LIABILITIES

\$23,929.24

EQUITY

Current Period Earnings

Operating Fund

\$26,504.32

Total Current Period Earnings

\$26,504.32

Retained Earnings

3060 Retained Earnings

\$64,870.59

Total Retained Earnings

\$64,870.59

TOTAL EQUITY

\$91,374.91

TOTAL LIABILITIES AND EQUITY

\$115,304.15

Balance Sheet

Friday October 31, 2008

Reserve

Accrual Accounting Year Starts August 1, 2008

ASSETS

Current Assets

Reserves Cash & Invest

1120 Dain Rauscher	\$52,352.47
1130 Reserve CityWide Con Draw	\$0.01
1140 CDs and Short Term Inv	\$10,000.00
1170 Due from Operating	\$12,322.64

Total Reserves Cash & Invest \$74,675.12

Total Current Assets \$74,675.12

Reserve Other Assets

1180 Loan Closing Costs	\$7,124.00
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Total Reserve Other Assets \$7,124.00

TOTAL ASSETS \$81,799.12

LIABILITIES

Rsv Current Liabilities

2210 CW Bank-Construction Loan	\$241,200.50
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Total Rsv Current Liabilities \$241,200.50

TOTAL LIABILITIES \$241,200.50

EQUITY

Current Period Earnings

Restricted Fund	(\$72,867.59)
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Total Current Period Earnings (\$72,867.59)

Retained Earnings

3060 Retained Earnings	(\$86,533.79)
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Total Retained Earnings (\$86,533.79)

TOTAL EQUITY (\$159,401.38)

TOTAL LIABILITIES AND EQUITY \$81,799.12

Unexpended Budget Report

Friday October 31, 2008

Cheesman Tower West 2008 Oper. Budget

Cheesman Tower West Accrual Accounting Year Starts August 1, 2008

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Revenues								
4000 Homeowner Dues	36,840.37	34,511.42	2,328.95	102,619.38	103,534.26	(914.88)	414,137.00	311,517.62
4010 Base Rent Unit 204	1,100.00	1,100.00	0.00	3,300.00	3,300.00	0.00	13,200.00	9,900.00
4020 Guest Room Rental #103	165.00	385.00	(220.00)	1,115.00	1,155.00	(40.00)	4,620.00	3,505.00
4100 Copying/Fax	0.00	12.50	(12.50)	55.00	37.50	17.50	150.00	95.00
4100 Legal Fee Income	(524.00)	0.00	(524.00)	(464.00)	0.00	(464.00)	0.00	464.00
4130 Key Fund	0.00	12.50	(12.50)	90.00	37.50	52.50	150.00	60.00
4140 Late Fees and Fines	131.04	16.67	114.37	332.55	50.01	282.54	200.00	(132.55)
4150 Laundry Room Income	524.04	500.00	24.04	1,235.00	1,500.00	(265.00)	6,000.00	4,765.00
4170 Move In Charges	0.00	0.00	0.00	750.00	500.00	250.00	1,000.00	250.00
4180 Parking	400.00	400.00	0.00	1,165.00	1,200.00	(35.00)	4,800.00	3,635.00
Total Revenues	38,636.45	36,938.09	1,698.36	110,197.93	111,314.27	(1,116.34)	444,257.00	334,059.07
TOTAL INCOME	38,636.45	36,938.09	1,698.36	110,197.93	111,314.27	(1,116.34)	444,257.00	334,059.07
EXPENSES								
Facilities & Maintenance Expenses								
Utilities Expense								
5000 Electric	3,498.20	2,666.67	831.53	6,438.24	8,000.01	(1,561.77)	32,000.00	25,561.76
5010 Gas	1,571.18	5,000.00	(3,428.82)	2,950.30	11,000.00	(8,049.70)	85,000.00	82,049.70
5020 Sewer	922.35	0.00	922.35	1,100.87	1,066.66	34.21	6,400.00	5,299.13
5030 Storm Drainage	0.00	0.00	0.00	0.00	0.00	0.00	1,100.00	1,100.00
5040 Water	1,276.27	0.00	1,276.27	1,542.90	1,166.66	376.24	7,000.00	5,457.10
Total Utilities Expense	7,268.00	7,666.67	(398.67)	12,032.31	21,233.33	(9,201.02)	131,500.00	119,467.69
Maintenance Expense								
5500 AC/Chiller	295.00	400.00	(105.00)	440.33	1,200.00	(759.67)	4,800.00	4,359.67
5510 Boiler Repairs/Maint.	0.00	166.67	(166.67)	0.00	500.01	(500.01)	2,000.00	2,000.00
5520 Building Exterior	265.00	41.67	223.33	1,462.21	125.01	1,337.20	500.00	(962.21)
5530 Cleaning Supplies	0.00	58.33	(58.33)	407.36	174.99	232.37	700.00	292.64
5535 Carpet Cleaning	0.00	83.33	(83.33)	171.00	249.99	(78.99)	1,000.00	829.00
5540 Contract Cleaning	1,449.00	1,512.50	(63.50)	4,158.00	4,537.50	(379.50)	18,500.00	14,342.00
5545 Electric Contract/Supp	0.00	58.33	(58.33)	0.00	174.99	(174.99)	700.00	700.00
5560 Elevator Contracts/Mat	2,191.52	0.00	2,191.52	2,122.33	2,000.00	122.33	4,000.00	1,877.67

Unexpended Budget Report

Friday October 31, 2008

Cheesman Tower West 2008 Oper. Budget (Continued)

Cheesman Tower West Accrual Accounting Year Starts August 1, 2008

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Facilities & Maintenance Expenses (Continued)								
Maintenance Expense (Continued)								
5570 Emergency Lights Rpr/Mtce	0.00	25.00	(25.00)	0.00	75.00	(75.00)	300.00	300.00
5575 Exercise Equipment Mtce	0.00	25.00	(25.00)	0.00	75.00	(75.00)	300.00	300.00
5580 Fire & Life Safety	855.44	166.67	688.77	847.44	500.01	347.43	2,000.00	1,152.56
5585 Furniture Repairs & Maint	0.00	20.83	(20.83)	0.00	62.49	(62.49)	250.00	250.00
5590 Garage Door	0.00	83.33	(83.33)	225.02	249.99	(24.97)	1,000.00	774.98
5610 Keys/Locks	225.32	83.33	141.99	341.66	249.99	91.67	1,000.00	658.34
5620 Landscaping	0.00	0.00	0.00	(51.37)	400.00	(451.37)	1,300.00	1,351.37
5630 Light Fixtures & Bulbs	105.03	83.33	21.70	99.06	249.99	(150.93)	1,000.00	900.94
5640 Master TV Antenna	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
5650 Other Building Maint/Supp	69.40	583.33	(513.93)	29.17	1,749.99	(1,720.82)	7,000.00	6,970.83
5660 Painting & Decorating	31.45	166.67	(135.22)	(64.09)	500.01	(564.10)	2,000.00	2,064.09
5670 Pest Control	55.00	55.00	0.00	165.00	165.00	0.00	660.00	495.00
5680 Plumbing	0.00	666.67	(666.67)	67.50	2,000.01	(1,932.51)	8,000.00	7,932.50
5690 Pool Supp/Maint	313.10	166.67	146.43	963.44	500.01	463.43	2,000.00	1,036.56
5710 Roads/Grounds Other Exp	0.00	41.67	(41.67)	0.00	125.01	(125.01)	500.00	500.00
5720 Roof Maintenance	0.00	41.67	(41.67)	0.00	125.01	(125.01)	500.00	500.00
5730 Security Protection	0.00	41.67	(41.67)	0.00	125.01	(125.01)	500.00	500.00
5740 Trash Removal	753.31	716.67	36.64	2,292.81	2,150.01	142.80	8,600.00	6,307.19
5750 Unit 204 Maint Expense	88.16	41.67	46.49	88.16	125.01	(36.85)	500.00	411.84
Total Maintenance Expense	6,696.73	5,330.01	1,366.72	13,765.03	18,390.03	(4,625.00)	69,710.00	55,944.97
Total Facilities & Maintenance Expense	13,964.73	12,996.68	968.05	25,797.34	39,623.36	(13,826.02)	201,210.00	175,412.66
Operating Fund								
Staffing Expense								
6000 Staff Salaries	5,536.06	5,659.72	(123.66)	16,899.68	16,979.16	(79.48)	67,916.64	51,016.96
6002 Bonuses	0.00	0.00	0.00	0.00	0.00	0.00	900.00	900.00
6005 Maintenance OT	0.00	83.33	(83.33)	0.00	249.99	(249.99)	1,000.00	1,000.00
6010 Payroll Taxes	431.51	494.53	(63.02)	1,316.83	1,483.59	(166.76)	5,934.36	4,617.53
6015 Payroll Fee	180.48	85.00	95.48	293.80	255.00	38.80	1,020.00	726.20
6020 Insurance-Hosp. Employees	688.77	565.00	123.77	2,066.31	1,695.00	371.31	6,780.00	4,713.69
6030 Insurance-Workman's Comp	0.00	0.00	0.00	0.00	912.50	(912.50)	1,825.00	1,825.00

Unexpended Budget Report

Friday October 31, 2008

Cheesman Tower West 2008 Oper. Budget (Continued)

Cheesman Tower West Accrual Accounting Year Starts August 1, 2008

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Operating Fund (Continued)								
Total Staffing Expense	6,836.82	6,887.58	(50.76)	20,576.62	21,575.24	(998.62)	85,376.00	64,799.38
Administration Expense								
6500 Accounting Fees	2,895.00	0.00	2,895.00	2,895.00	0.00	2,895.00	2,895.00	0.00
6510 Advertising & Promotion	0.00	7.50	(7.50)	0.00	22.50	(22.50)	90.00	90.00
6520 Annual Meeting Expense	0.00	0.00	0.00	0.00	0.00	0.00	200.00	200.00
6530 Building Insurance	0.00	0.00	0.00	0.00	0.00	0.00	28,300.00	28,300.00
6550 General Office Expense	128.76	130.08	(1.32)	179.86	390.24	(210.38)	1,561.00	1,381.14
6560 Guest Room Expenses	278.20	41.67	236.53	280.88	125.01	155.87	500.00	219.12
6570 Income Tax Expense	800.00	3,500.00	(2,700.00)	800.00	3,500.00	(2,700.00)	3,500.00	2,700.00
6575 Interest Expense	1,260.90	0.00	1,260.90	3,101.03	0.00	3,101.03	0.00	(3,101.03)
6580 Legal Services	409.36	208.33	201.03	941.36	624.99	316.37	2,500.00	1,558.64
6590 License & Permits	0.00	6.25	(6.25)	0.00	18.75	(18.75)	75.00	75.00
6600 Management Fee	1,625.00	1,725.00	(100.00)	4,875.00	5,175.00	(300.00)	20,700.00	15,825.00
6610 Office Supplies Exp	60.32	133.33	(73.01)	305.46	399.99	(94.53)	1,600.00	1,294.54
6620 Phone/Ans Svc/Beeper	344.77	291.67	53.10	951.11	875.01	76.10	3,500.00	2,548.89
6630 Postage & Delivery	0.00	20.83	(20.83)	10.80	62.49	(51.69)	250.00	239.20
6650 Real Estate Taxes	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	1,500.00
6660 Travel & Entertainment	110.00	41.67	68.33	479.15	125.01	354.14	500.00	20.85
6900 Transfer to Reserves	7,500.00	7,500.00	0.00	22,500.00	22,500.00	0.00	90,000.00	67,500.00
Total Administration Expense	15,412.31	13,606.33	1,805.98	37,319.65	33,818.99	3,500.66	157,671.00	120,351.35
Total Operating Fund	22,249.13	20,493.91	1,755.22	57,896.27	55,394.23	2,502.04	243,047.00	185,150.73
TOTAL EXPENSES	36,213.86	33,490.59	2,723.27	83,693.61	95,017.59	(11,323.98)	444,257.00	360,563.39
NET INCOME (LOSS)	2,422.59	3,447.50	(1,024.91)	26,504.32	16,296.68	10,207.64		
UNEXPENDED (OVER EXPENDED)								(26,504.32)