

Balance Sheet

Sunday February 28, 2010

Cheesman Tower West

Accrual Accounting Year Starts August 1, 2009

ASSETS

Current Assets

Operating Cash & Invest

1020 Checking - Citywide	\$52,647.52
1030 Petty Cash	\$200.00
1210 Accounts Receivable	\$258.30
1290 A/R - Other	\$1,097.35
1300 Prepaid Insurance	\$18,537.83
1305 Prepaid Income Tax	\$1,857.00

Total Operating Cash & Invest	\$74,598.00	
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		\$74,598.00
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Reserve Other Assets

1180 Loan Closing Costs	\$1,527.00
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Total Reserve Other Assets		\$1,527.00
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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	(\$11,643.74)

Total Fixed Assets		\$50,104.73
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		\$126,229.73
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LIABILITIES

Current Liabilities

2010 Accounts Payable	\$3,399.30
2015 Property Taxes Payable	\$810.69
2017 Accrued Interest Payable	\$300.44
2030 HOA Dues Paid in Advance	(\$714.54)
2033 Tenant Security Deposit	\$1,100.00
2035 Pet Security Deposit	\$500.00
2060 Due to Reserves	\$20,053.28
2205 Citywide Bank Loan	\$625,000.00

Total Current Liabilities		\$650,449.17
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		\$650,449.17
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EQUITY

Current Period Earnings

Operating Fund	\$44,846.65
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Total Current Period Earnings		\$44,846.65
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Retained Earnings

3060 Retained Earnings	(\$569,066.09)
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Total Retained Earnings		(\$569,066.09)
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		(\$524,219.44)
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TOTAL LIABILITIES AND EQUITY		\$126,229.73
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Balance Sheet

Sunday February 28, 2010

Reserve

Accrual Accounting Year Starts August 1, 2009

ASSETS

Current Assets

Operating Cash & Invest

1210 Accounts Receivable	\$4,745.64	
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	\$4,745.64	
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Reserves Cash & Invest

1110 Accounts Receivable-SA	\$4,745.64	
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1115 Reserve CW-Spcl Asst	\$3,947.08	
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1120 Dain Rauscher	\$46,169.32	
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1130 Reserve CityWide Con Draw	\$0.01	
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1140 CDs and Short Term Invt	\$40,000.00	
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1170 Due from Operating	\$15,053.28	
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	\$109,915.33	
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		\$114,660.97
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TOTAL ASSETS		\$114,660.97
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EQUITY

Current Period Earnings

Restricted Fund

	(\$3,474.97)	
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		(\$3,474.97)
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Retained Earnings

3060 Retained Earnings

	\$118,135.94	
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		\$118,135.94
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TOTAL EQUITY		\$114,660.97
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TOTAL LIABILITIES AND EQUITY		\$114,660.97
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Unexpended Budget Report

Sunday February 28, 2010

Cheesman Tower West 2009 Oper. Budget

Cheesman Tower West Accrual Accounting Year Starts August 1, 2009

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Revenues								
4000 Homeowner Dues	34,944.58	34,511.42	433.16	241,009.26	241,579.93	(570.67)	414,137.00	173,127.74
4010 Base Rent Unit 204	1,100.00	1,200.00	(100.00)	4,580.00	8,400.00	(3,820.00)	14,400.00	9,820.00
4020 Guest Room Rental #103	165.00	300.00	(135.00)	1,485.00	2,100.00	(615.00)	3,600.00	2,115.00
4100 Copying/Fax	0.00	12.50	(12.50)	132.00	87.50	44.50	150.00	18.00
4130 Key Fund	60.00	12.50	47.50	195.00	87.50	107.50	150.00	(45.00)
4140 Late Fees and Fines	31.20	41.67	(10.47)	212.52	291.68	(79.16)	500.00	287.48
4145 NSF Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4150 Laundry Room Income	625.00	500.00	125.00	4,029.50	3,500.00	529.50	6,000.00	1,970.50
4170 Move In Charges	0.00	0.00	0.00	500.00	500.00	0.00	1,000.00	500.00
4180 Parking	560.00	530.00	30.00	3,740.06	3,710.00	30.06	6,360.00	2,619.94
Total Revenues	37,485.78	37,108.09	377.69	255,883.34	260,256.61	(4,373.27)	446,297.00	190,413.66
TOTAL INCOME	37,485.78	37,108.09	377.69	255,883.34	260,256.61	(4,373.27)	446,297.00	190,413.66
EXPENSES								
Facilities & Maintenance Expenses								
Utilities Expense								
5000 Electric	2,718.77	2,916.67	(197.90)	17,332.18	20,416.68	(3,084.50)	35,000.00	17,667.82
5010 Gas	7,112.26	10,500.00	(3,387.74)	25,952.82	36,000.00	(10,047.18)	65,000.00	39,047.18
5020 Sewer	444.60	1,000.00	(555.40)	3,378.30	4,000.00	(621.70)	6,000.00	2,621.70
5030 Storm Drainage	0.00	0.00	0.00	0.00	0.00	0.00	1,100.00	1,100.00
5040 Water	337.64	1,166.67	(829.03)	3,444.90	4,666.67	(1,221.77)	7,000.00	3,555.10
Total Utilities Expense	10,613.27	15,583.34	(4,970.07)	50,108.20	65,083.35	(14,975.15)	114,100.00	63,991.80
Maintenance Expense								
5500 AC/Chiller	2,954.50	334.00	2,620.50	5,067.50	2,330.00	2,737.50	4,000.00	(1,067.50)
5510 Boiler Repairs/Maint.	0.00	83.34	(83.34)	644.74	583.33	61.41	1,000.00	355.26
5520 Building Exterior	0.00	58.34	(58.34)	0.00	408.33	(408.33)	700.00	700.00
5530 Cleaning Supplies	23.24	83.34	(60.10)	294.82	583.33	(288.51)	1,000.00	705.18
5535 Carpet Cleaning	0.00	125.00	(125.00)	150.00	875.00	(725.00)	1,500.00	1,350.00
5540 Contract Cleaning	1,260.00	1,400.00	(140.00)	10,011.00	10,000.00	11.00	17,000.00	6,989.00
5545 Electric Contract/Supp	0.00	58.34	(58.34)	520.20	408.33	111.87	700.00	179.80
5560 Elevator Contracts/Mat	0.00	0.00	0.00	1,320.00	2,500.00	(1,180.00)	10,000.00	8,680.00

Unexpended Budget Report

Sunday February 28, 2010

Cheesman Tower West 2009 Oper. Budget (Continued)

Cheesman Tower West Accrual Accounting Year Starts August 1, 2009

	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	175.00	(175.00)	300.00	300.00
5575 Exercise Equipment Mtce	0.00	16.67	(16.67)	0.00	116.68	(116.68)	200.00	200.00
5580 Fire & Life Safety	1,063.30	166.66	896.64	2,344.30	1,166.67	1,177.63	2,000.00	(344.30)
5585 Furniture Repairs & Maint	0.00	20.84	(20.84)	0.00	145.83	(145.83)	250.00	250.00
5590 Garage Door	0.00	83.34	(83.34)	114.95	583.33	(468.38)	1,000.00	885.05
5595 Garage Cleaning	0.00	0.00	0.00	0.00	1,400.00	(1,400.00)	1,400.00	1,400.00
5610 Keys/Locks	10.39	83.33	(72.94)	1,244.25	583.32	660.93	1,000.00	(244.25)
5620 Landscaping	25.90	0.00	25.90	280.47	250.00	30.47	1,500.00	1,219.53
5630 Light Fixtures & Bulbs	218.28	100.00	118.28	1,362.60	700.00	662.60	1,200.00	(162.60)
5650 Other Building Maint/Supp	54.87	439.50	(384.63)	1,586.78	3,076.50	(1,489.72)	5,274.00	3,687.22
5660 Painting & Decorating	0.00	166.66	(166.66)	854.14	1,166.67	(312.53)	2,000.00	1,145.86
5670 Pest Control	55.00	55.00	0.00	385.00	385.00	0.00	660.00	275.00
5680 Plumbing	894.82	666.66	228.16	3,772.26	4,666.67	(894.41)	8,000.00	4,227.74
5690 Pool Supp/Maint	0.00	416.67	(416.67)	723.91	2,916.68	(2,192.77)	5,000.00	4,276.09
5710 Roads/Grounds Other Exp	0.00	41.66	(41.66)	333.93	291.67	42.26	500.00	166.07
5720 Roof Maintenance	0.00	83.34	(83.34)	0.00	583.33	(583.33)	1,000.00	1,000.00
5730 Security Protection	0.00	41.67	(41.67)	417.44	291.68	125.76	500.00	82.56
5740 Trash Removal	754.98	750.00	4.98	5,287.45	5,250.00	37.45	9,000.00	3,712.55
5750 Unit 204 Maint Expense	0.00	100.00	(100.00)	0.00	700.00	(700.00)	1,200.00	1,200.00
Total Maintenance Expense	7,315.28	5,399.36	1,915.92	36,715.74	42,137.35	(5,421.61)	77,884.00	41,168.26
Total Facilities & Maintenance Expense	17,928.55	20,982.70	(3,054.15)	86,823.94	107,220.70	(20,396.76)	191,984.00	105,160.06
Operating Fund								
Staffing Expense								
6000 Staff Salaries	5,975.56	5,829.52	146.04	43,009.93	40,806.64	2,203.29	69,954.22	26,944.29
6002 Bonuses	0.00	0.00	0.00	0.00	900.00	(900.00)	1,900.00	1,900.00
6005 Maintenance OT	156.00	83.33	72.67	992.00	583.32	408.68	1,000.00	8.00
6010 Payroll Taxes	523.26	516.05	7.21	3,516.60	3,612.35	(95.75)	6,192.60	2,676.00
6015 Payroll Fee	120.94	115.00	5.94	913.38	805.00	108.38	1,380.00	466.62
6020 Insurance-Hosp. Employees	715.16	797.18	(82.02)	5,197.22	5,580.26	(383.04)	9,566.18	4,368.96
6030 Insurance-Workman's Comp	434.00	152.09	281.91	434.00	1,064.58	(630.58)	1,825.00	1,391.00

Unexpended Budget Report

Sunday February 28, 2010

Cheesman Tower West 2009 Oper. Budget (Continued)

Cheesman Tower West Accrual Accounting Year Starts August 1, 2009

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Operating Fund (Continued)								
Total Staffing Expense	7,924.92	7,493.17	431.75	54,063.13	53,352.15	710.98	91,818.00	37,754.87
Administration Expense								
6500 Accounting Fees	0.00	0.00	0.00	2,895.00	2,895.00	0.00	2,895.00	0.00
6510 Advertising & Promotion	0.00	7.50	(7.50)	0.00	52.50	(52.50)	90.00	90.00
6520 Annual Meeting Expense	146.11	200.00	(53.89)	299.74	200.00	99.74	200.00	(99.74)
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	167.89	125.00	42.89	821.73	875.00	(53.27)	1,500.00	678.27
6560 Guest Room Expenses	0.00	41.66	(41.66)	61.94	291.67	(229.73)	500.00	438.06
6570 Income Tax Expense	0.00	0.00	0.00	0.00	2,000.00	(2,000.00)	3,000.00	3,000.00
6575 Interest Expense	0.00	0.00	0.00	5,976.21	4,000.00	1,976.21	4,000.00	(1,976.21)
6580 Legal Services	444.07	208.34	235.73	2,181.07	1,458.33	722.74	2,500.00	318.93
6595 Loan Principal	5,562.27	6,291.67	(729.40)	27,811.35	44,041.68	(16,230.33)	75,500.00	47,688.65
6600 Management Fee	1,725.00	1,725.00	0.00	12,075.00	12,075.00	0.00	20,700.00	8,625.00
6610 Office Supplies Exp	391.66	133.34	258.32	1,138.89	933.33	205.56	1,600.00	461.11
6620 Phone/Ans Svc/Beeper	305.59	305.00	0.59	2,122.71	2,135.00	(12.29)	3,660.00	1,537.29
6630 Postage & Delivery	0.00	29.17	(29.17)	225.65	204.18	21.47	350.00	124.35
6650 Real Estate Taxes	0.00	1,700.00	(1,700.00)	347.19	1,700.00	(1,352.81)	1,700.00	1,352.81
6660 Travel & Entertainment	0.00	41.67	(41.67)	151.45	291.68	(140.23)	500.00	348.55
6900 Transfer to Reserves	1,291.67	1,291.67	0.00	14,041.69	9,041.68	5,000.01	15,500.00	1,458.31
Total Administration Expense	10,034.26	12,100.02	(2,065.76)	70,149.62	82,195.05	(12,045.43)	162,495.00	92,345.38
Total Operating Fund	17,959.18	19,593.19	(1,634.01)	124,212.75	135,547.20	(11,334.45)	254,313.00	130,100.25
TOTAL EXPENSES	35,887.73	40,575.89	(4,688.16)	211,036.69	242,767.90	(31,731.21)	446,297.00	235,260.31
NET INCOME (LOSS)	1,598.05	(3,467.80)	5,065.85	44,846.65	17,488.71	27,357.94		
UNEXPENDED (OVER EXPENDED)								(44,846.65)