

Balance Sheet

Friday, December 31, 2010

Cheesman Tower West

Accrual Accounting Year Starts August 1, 2010

ASSETS

Current Assets

Operating Cash & Invest

1020 Checking - Citywide	\$36,638.96
1030 Petty Cash	\$200.00
1210 Accounts Receivable	\$1,480.22
1290 A/R - Other	\$968.73
1300 Prepaid Insurance	\$18,616.00
1305 Prepaid Income Tax	\$136.00

Total Operating Cash & Invest \$58,039.91

Total Current Assets

\$58,039.91

Fixed Assets

1410 Land	\$30,000.00
1420 Buildings	\$143,640.03
1421 Accum Deprec - Buildings	(\$143,639.00)
1450 Furniture & Fixtures	\$213.52
1451 Accum Deprec - Furn & Fix	(\$213.52)
1460 Equipment	\$810.00
1461 Accum Deprec - Equipment	(\$810.00)
1490 Leasehold Improvements	\$31,653.84
1491 Accum Amort - Leaseholds	(\$12,685.74)

Total Fixed Assets

\$48,969.13

TOTAL ASSETS

\$107,009.04

LIABILITIES

Current Liabilities

2010 Accounts Payable	\$4,413.97
2017 Accrued Interest Payable	\$654.48
2030 HOA Dues Paid in Advance	\$2,932.54
2033 Tenant Security Deposit	\$1,100.00
2035 Pet Security Deposit	\$500.00
2205 Citywide Bank Loan	(\$10,809.78)

Total Current Liabilities

(\$1,208.79)

TOTAL LIABILITIES

(\$1,208.79)

EQUITY

Current Period Earnings

Operating Fund

\$40,989.65

Total Current Period Earnings

\$40,989.65

Retained Earnings

3060 Retained Earnings

\$67,228.18

Total Retained Earnings

\$67,228.18

TOTAL EQUITY

\$108,217.83

TOTAL LIABILITIES AND EQUITY

\$107,009.04

Balance Sheet

Friday, December 31, 2010

Reserve

Accrual Accounting Year Starts August 1, 2010

ASSETS

Current Assets

Operating Cash & Invest

1210 Accounts Receivable \$1,277.31

Total Operating Cash & Invest \$1,277.31

Reserves Cash & Invest

1110 Accounts Receivable-SA \$1,277.31

1115 Reserve CW-Spcl Asst \$7,720.88

1120 Dain Rauscher \$71,571.34

1140 CDs and Short Term Inv \$40,000.00

Total Reserves Cash & Invest \$120,569.53

Total Current Assets \$121,846.84

TOTAL ASSETS \$121,846.84

LIABILITIES

Current Liabilities

2205 Citywide Bank Loan \$604,083.88

Total Current Liabilities \$604,083.88

TOTAL LIABILITIES \$604,083.88

EQUITY

Current Period Earnings

Restricted Fund (\$2,823.90)

Total Current Period Earnings (\$2,823.90)

Retained Earnings

3060 Retained Earnings (\$479,413.14)

Total Retained Earnings (\$479,413.14)

TOTAL EQUITY (\$482,237.04)

TOTAL LIABILITIES AND EQUITY \$121,846.84

Unexpended Budget Report

Friday, December 31, 2010

Cheesman Tower West 2010 Oper. Budget

Cheesman Tower West Accrual Accounting Year Starts August 1, 2010

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Revenues								
4000 Homeowner Dues	36,071.31	34,518.09	1,553.22	173,355.42	172,590.41	765.01	414,217.00	240,861.58
4010 Base Rent Unit 204	1,100.00	1,008.34	91.66	5,500.00	5,041.66	458.34	12,100.00	6,600.00
4020 Guest Room Rental #103	0.00	275.00	(275.00)	1,595.00	1,375.00	220.00	3,300.00	1,705.00
4100 Copying/Fax	0.00	15.84	(15.84)	84.72	79.16	5.56	190.00	105.28
4130 Key Fund	0.00	20.84	(20.84)	15.00	104.16	(89.16)	250.00	235.00
4140 Late Fees and Fines	18.99	41.67	(22.68)	105.19	208.35	(103.16)	500.00	394.81
4150 Laundry Room Income	577.50	550.17	27.33	2,967.50	2,750.85	216.65	6,602.00	3,634.50
4170 Move In Charges	0.00	62.50	(62.50)	250.00	312.50	(62.50)	750.00	500.00
4180 Parking	535.00	510.00	25.00	2,675.00	2,550.00	125.00	6,120.00	3,445.00
Total Revenues	38,302.80	37,002.45	1,300.35	186,547.83	185,012.09	1,535.74	444,029.00	257,481.17
TOTAL INCOME	38,302.80	37,002.45	1,300.35	186,547.83	185,012.09	1,535.74	444,029.00	257,481.17
EXPENSES								
Facilities & Maintenance Expenses								
Utilities Expense								
5000 Electric	3,069.08	2,916.67	152.41	12,729.27	14,583.35	(1,854.08)	35,000.00	22,270.73
5010 Gas	4,968.81	7,000.00	(2,031.19)	10,815.07	17,000.00	(6,184.93)	57,000.00	46,184.93
5020 Sewer	384.48	458.34	(73.86)	1,841.20	2,291.66	(450.46)	5,500.00	3,658.80
5030 Storm Drainage	0.00	0.00	0.00	0.00	0.00	0.00	1,100.00	1,100.00
5040 Water	319.16	583.34	(264.18)	2,691.05	2,916.66	(225.61)	7,000.00	4,308.95
Total Utilities Expense	8,741.53	10,958.35	(2,216.82)	28,076.59	36,791.67	(8,715.08)	105,600.00	77,523.41
Maintenance Expense								
5500 AC/Chiller	50.00	334.00	(284.00)	525.00	1,662.00	(1,137.00)	4,000.00	3,475.00
5510 Boiler Repairs/Maint.	175.50	340.67	(165.17)	963.11	1,703.35	(740.24)	4,088.00	3,124.89
5520 Building Exterior	620.66	41.67	578.99	1,140.73	208.35	932.38	500.00	(640.73)
5530 Cleaning Supplies	0.00	91.67	(91.67)	294.44	458.35	(163.91)	1,100.00	805.56
5535 Carpet Cleaning	0.00	166.67	(166.67)	0.00	833.35	(833.35)	2,000.00	2,000.00
5540 Contract Cleaning	1,573.00	1,425.00	148.00	7,241.00	7,125.00	116.00	17,100.00	9,859.00
5545 Electric Contract/Supp	0.00	41.67	(41.67)	331.31	208.35	122.96	500.00	168.69
5560 Elevator Contracts/Mat	0.00	750.00	(750.00)	5,282.82	3,750.00	1,532.82	9,000.00	3,717.18
5570 Emergency Lights Rpr/Mtce	539.29	55.00	484.29	622.89	275.00	347.89	660.00	37.11

Unexpended Budget Report

Friday, December 31, 2010

Cheesman Tower West 2010 Oper. Budget (Continued)

Cheesman Tower West Accrual Accounting Year Starts August 1, 2010

	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)								
5575 Exercise Equipment Mtce	110.00	35.00	75.00	110.00	175.00	(65.00)	420.00	310.00
5580 Fire & Life Safety	0.00	166.66	(166.66)	1,338.04	833.34	504.70	2,000.00	661.96
5585 Furniture Repairs & Maint	0.00	6.25	(6.25)	0.00	31.25	(31.25)	75.00	75.00
5590 Garage Door	270.95	166.67	104.28	742.68	833.35	(90.67)	2,000.00	1,257.32
5610 Keys/Locks	0.00	62.50	(62.50)	655.95	312.50	343.45	750.00	94.05
5620 Landscaping	0.00	125.00	(125.00)	272.36	625.00	(352.64)	1,500.00	1,227.64
5630 Light Fixtures & Bulbs	0.00	104.17	(104.17)	263.53	520.85	(257.32)	1,250.00	986.47
5650 Other Building Maint/Supp	86.12	291.67	(205.55)	876.55	1,458.35	(581.80)	3,500.00	2,623.45
5660 Painting & Decorating	264.39	125.00	139.39	409.46	625.00	(215.54)	1,500.00	1,090.54
5670 Pest Control	0.00	55.00	(55.00)	220.00	275.00	(55.00)	660.00	440.00
5680 Plumbing	0.00	675.00	(675.00)	1,832.92	3,375.00	(1,542.08)	8,100.00	6,267.08
5690 Pool Supp/Maint	400.00	20.84	379.16	1,209.28	104.16	1,105.12	250.00	(959.28)
5710 Roads/Grounds Other Exp	0.00	37.50	(37.50)	0.00	187.50	(187.50)	450.00	450.00
5730 Security Protection	271.93	0.00	271.93	266.93	0.00	266.93	0.00	(266.93)
5740 Trash Removal	811.42	791.67	19.75	4,026.36	3,958.35	68.01	9,500.00	5,473.64
5750 Unit 204 Maint Expense	0.00	25.00	(25.00)	0.00	125.00	(125.00)	300.00	300.00
Total Maintenance Expense	5,173.26	5,934.28	(761.02)	28,625.36	29,663.40	(1,038.04)	71,203.00	42,577.64
Total Facilities & Maintenance Expense	13,914.79	16,892.63	(2,977.84)	56,701.95	66,455.07	(9,753.12)	176,803.00	120,101.05
Operating Fund								
Staffing Expense								
6000 Staff Salaries	6,829.96	6,079.84	750.12	31,112.20	30,399.16	713.04	72,958.00	41,845.80
6005 Maintenance OT	0.00	83.33	(83.33)	0.00	416.65	(416.65)	1,000.00	1,000.00
6010 Payroll Taxes	530.50	523.84	6.66	2,470.09	2,619.16	(149.07)	6,286.00	3,815.91
6015 Payroll Fee	127.92	153.34	(25.42)	650.10	766.66	(116.56)	1,840.00	1,189.90
6020 Insurance-Hosp. Employees	830.05	894.59	(64.54)	4,387.52	4,472.91	(85.39)	10,735.00	6,347.48
6030 Insurance-Workman's Comp	0.00	0.00	0.00	0.00	0.00	0.00	1,732.00	1,732.00
Total Staffing Expense	8,318.43	7,734.94	583.49	38,619.91	38,674.54	(54.63)	94,551.00	55,931.09
Administration Expense								
6500 Accounting Fees	2,895.00	2,895.00	0.00	2,895.00	2,895.00	0.00	2,895.00	0.00
6510 Advertising & Promotion	0.00	4.17	(4.17)	0.00	20.85	(20.85)	50.00	50.00

Unexpended Budget Report

Friday, December 31, 2010

Cheesman Tower West 2010 Oper. Budget (Continued)

Cheesman Tower West Accrual Accounting Year Starts August 1, 2010

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Operating Fund (Continued)								
Administration Expense (Continued)								
6520 Annual Meeting Expense	0.00	0.00	0.00	0.00	175.00	(175.00)	350.00	350.00
6530 Building Insurance	0.00	0.00	0.00	0.00	0.00	0.00	28,000.00	28,000.00
6550 General Office Expense	204.71	128.84	75.87	245.59	644.16	(398.57)	1,546.00	1,300.41
6560 Guest Room Expenses	0.00	16.67	(16.67)	729.72	83.35	646.37	200.00	(529.72)
6570 Income Tax Expense	0.00	0.00	0.00	512.73	0.00	512.73	2,000.00	1,487.27
6580 Legal Services	60.00	250.00	(190.00)	110.00	1,250.00	(1,140.00)	3,000.00	2,890.00
6585 Loan Escrow	128.09	85.84	42.25	640.45	429.16	211.29	1,030.00	389.55
6590 Loan Interest	3,226.14	3,196.25	29.89	16,572.52	15,981.25	591.27	38,355.00	21,782.48
6595 Loan Principal	0.00	2,350.50	(2,350.50)	0.00	11,752.50	(11,752.50)	28,206.00	28,206.00
6600 Management Fee	1,725.00	1,725.00	0.00	8,625.00	8,625.00	0.00	20,700.00	12,075.00
6610 Office Supplies Exp	209.58	166.67	42.91	850.83	833.35	17.48	2,000.00	1,149.17
6620 Phone/Ans Svc/Beeper	356.22	416.67	(60.45)	3,378.91	2,083.35	1,295.56	5,000.00	1,621.09
6630 Postage & Delivery	0.00	27.09	(27.09)	132.00	135.41	(3.41)	325.00	193.00
6650 Real Estate Taxes	0.00	128.00	(128.00)	0.00	640.00	(640.00)	1,884.00	1,884.00
6660 Travel & Entertainment	195.62	25.00	170.62	195.62	125.00	70.62	300.00	104.38
6900 Transfer to Reserves	3,069.59	3,069.59	0.00	15,347.95	15,347.91	0.04	36,835.00	21,487.05
Total Administration Expense	12,069.95	14,485.29	(2,415.34)	50,236.32	61,021.29	(10,784.97)	172,676.00	122,439.68
Total Operating Fund	20,388.38	22,220.23	(1,831.85)	88,856.23	99,695.83	(10,839.60)	267,227.00	178,370.77
TOTAL EXPENSES	34,303.17	39,112.86	(4,809.69)	145,558.18	166,150.90	(20,592.72)	444,030.00	298,471.82
NET INCOME (LOSS)	3,999.63	(2,110.41)	6,110.04	40,989.65	18,861.19	22,128.46	(1.00)	
UNEXPENDED (OVER EXPENDED)								(40,990.65)