

Balance Sheet

Tuesday, December 31, 2013

Cheesman Tower West

Cash Accounting Year Starts August 1, 2013

ASSETS

Current Assets

Operating Cash & Invest

1020 CTW CW Operating Account	\$5,742.13
1025 CTW CW Insurance Account	\$16,422.75
1035 Petty Cash	\$200.00
1165 Due from Homeowners	\$10,476.23
1210 Accounts Receivable	\$5,126.81
1300 Prepaid Insurance	\$8,982.75
1305 Prepaid Income Tax	\$1,495.00

Total Operating Cash & Invest \$48,445.67

Total Current Assets

\$48,445.67

Fixed Assets

1410 Land	\$30,000.00
1420 Buildings	\$143,640.03
1421 Accum Deprec - Buildings	(\$143,640.03)
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	(\$15,811.74)

Total Fixed Assets

\$45,842.10

TOTAL ASSETS

\$94,287.77

LIABILITIES

Current Liabilities

2030 HOA Dues Paid in Advance	\$5,366.55
2060 Due to Reserves	\$5,422.95

Total Current Liabilities

\$10,789.50

TOTAL LIABILITIES

\$10,789.50

EQUITY

Current Period Earnings

Operating Fund	\$5,009.19
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Total Current Period Earnings

\$5,009.19

Retained Earnings

3060 Retained Earnings	\$78,489.08
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Total Retained Earnings

\$78,489.08

TOTAL EQUITY

\$83,498.27

TOTAL LIABILITIES AND EQUITY

\$94,287.77

Balance Sheet

Tuesday, December 31, 2013

Reserve

Cash Accounting Year Starts August 1, 2013

ASSETS

Current Assets

Reserves Cash & Invest

1115 Reserve CW-Spcl Asst	\$9,011.57
1120 RBC Wealth Management	\$23,572.79
1140 CDs and Short Term Inv	\$40,000.00
1170 Due from Operating	\$5,422.95

Total Reserves Cash & Invest \$78,007.31

Total Current Assets \$78,007.31

TOTAL ASSETS \$78,007.31

LIABILITIES

Current Liabilities

2205 Citywide Bank Loan

\$504,830.76

Total Current Liabilities \$504,830.76

TOTAL LIABILITIES \$504,830.76

EQUITY

Current Period Earnings

Restricted Fund

\$26,809.17

Total Current Period Earnings \$26,809.17

Retained Earnings

3060 Retained Earnings

(\$453,632.62)

Total Retained Earnings (\$453,632.62)

TOTAL EQUITY (\$426,823.45)

TOTAL LIABILITIES AND EQUITY \$78,007.31

Revenue and Expenses

Sunday, December 1, 2013 to Tuesday, December 31, 2013

Cheesman Tower West

Cash Accounting Year Starts August 1, 2013

	Current	Percent	Year To Date	Percent
INCOME				
Revenues				
4000 Homeowner Dues	\$35,891.89	95.4	\$180,559.45	95.0
4010 Base Rent Unit 204	\$0.00	0.0	\$1,300.00	0.7
4020 Cleaning Fee Income	\$165.00	0.4	\$1,540.00	0.8
4100 Copying/Fax	\$0.00	0.0	\$33.54	0.0
4120 Interest Income	\$1.32	0.0	\$3.47	0.0
4130 Key Fund	\$30.00	0.1	\$90.00	0.0
4140 Late Fees and Fines	\$62.16	0.2	\$253.54	0.1
4150 Laundry Room Income	\$555.00	1.5	\$2,080.00	1.1
4170 Move In Charges	\$250.00	0.7	\$750.00	0.4
4180 Parking	\$685.00	1.8	\$3,355.00	1.8
Total Revenues	\$37,640.37	100.0	\$189,965.00	100.0
TOTAL INCOME				
	\$37,640.37	100.0	\$189,965.00	100.0
EXPENSES				
Facilities & Maintenance Expenses				
Utilities Expense				
5000 Electric	\$3,126.78	8.3	\$15,750.70	8.3
5010 Gas	\$6,608.32	17.6	\$8,971.97	4.7
5020 Sewer	\$716.00	1.9	\$2,864.00	1.5
5030 Storm Drainage	\$0.00	0.0	\$755.17	0.4
5040 Water	\$333.85	0.9	\$2,823.28	1.5
Total Utilities Expense	\$10,784.95	28.7	\$31,165.12	16.4
Maintenance Expense				
5500 AC/Chiller	(\$1,532.15)	4.1	\$2,858.61	1.5
5505 AC/Chiller Repairs	\$482.15	1.3	\$482.15	0.3
5510 Boiler Maintenance	(\$466.48)	1.2	\$1,944.83	1.0
5515 Boiler Repairs	\$2,216.48	5.9	\$2,216.48	1.2
5530 Cleaning Supplies	\$232.09	0.6	\$692.69	0.4
5540 Contract Cleaning	\$0.00	0.0	\$4,158.00	2.2
5545 Electric Contract/Supp	\$0.00	0.0	\$1,238.29	0.7
5560 Elevator Contracts/Mat	\$720.00	1.9	\$4,050.00	2.1
5580 Fire & Life Safety	\$464.17	1.2	\$1,392.95	0.7
5590 Garage Door	\$195.63	0.5	\$500.29	0.3
5610 Keys/Locks	\$0.00	0.0	\$186.45	0.1
5620 Landscaping	\$0.00	0.0	\$154.82	0.1
5630 Light Fixtures & Bulbs	\$0.00	0.0	\$66.19	0.0
5650 Other Building Maint/Supp	\$85.77	0.2	\$3,206.27	1.7
5660 Painting & Decorating	\$141.17	0.4	\$719.19	0.4
5670 Pest Control	\$75.00	0.2	\$300.00	0.2
5680 Plumbing	(\$1,606.22)	4.3	\$808.22	0.4
5690 Pool Supp/Maint	\$495.00	1.3	\$2,288.83	1.2
5730 Security Protection	\$0.00	0.0	\$105.00	0.1
5740 Trash Removal	\$1,000.00	2.7	\$5,000.00	2.6
5750 Unit 204 Maint Expense	\$1,600.00	4.3	\$2,027.62	1.1
Total Maintenance Expense	\$4,102.61	10.9	\$34,396.88	18.1

Revenue and Expenses

Sunday, December 1, 2013 to Tuesday, December 31, 2013

Cheesman Tower West (Continued)

Cash Accounting Year Starts August 1, 2013

EXPENSES (Continued)	Current	Percent	Year To Date	Percent
Total Facilities & Maintenance Expense	\$14,887.56	39.6	\$65,562.00	34.5
Operating Fund				
Staffing Expense				
6000 Staff Salaries	\$6,496.00	17.3	\$30,682.30	16.2
6010 Payroll Taxes	\$500.92	1.3	\$2,373.95	1.2
6015 Payroll Fee	\$92.88	0.2	\$474.84	0.2
6020 Insurance-Hosp. Employees	\$439.68	1.2	\$5,337.84	2.8
6025 Insurance-Employee Dental	\$30.75	0.1	\$365.15	0.2
6030 Insurance-Workman's Comp	\$0.00	0.0	\$460.00	0.2
Total Staffing Expense	\$7,560.23	20.1	\$39,694.08	20.9
Administration Expense				
6500 Accounting Fees	\$0.00	0.0	\$3,000.00	1.6
6530 Building Insurance	\$2,994.25	8.0	\$14,971.25	7.9
6550 General Office Expense	(\$394.50)	1.0	(\$52.51)	0.0
6560 Guest Room Expenses	\$0.00	0.0	\$11.08	0.0
6580 Legal Services	\$131.42	0.3	\$1,021.42	0.5
6600 Management Fee	\$1,725.00	4.6	\$8,625.00	4.5
6610 Office Supplies Exp	\$117.83	0.3	\$1,438.26	0.8
6620 Phone/Ans Svc/Beeper	\$235.93	0.6	\$1,014.06	0.5
6630 Postage & Delivery	\$0.00	0.0	\$92.00	0.0
6660 Travel & Entertainment	\$50.00	0.1	\$50.00	0.0
6800 Transfer to Res-Loan Pymt	\$5,422.95	14.4	\$27,029.17	14.2
6900 Transfer to Reserves	\$4,500.00	12.0	\$22,500.00	11.8
Total Administration Expense	\$14,782.88	39.3	\$79,699.73	42.0
Total Operating Fund	\$22,343.11	59.4	\$119,393.81	62.9
TOTAL EXPENSES	\$37,230.67	98.9	\$184,955.81	97.4
NET INCOME (LOSS)	\$409.70	1.1	\$5,009.19	2.6

Revenue and Expenses

Sunday, December 1, 2013 to Tuesday, December 31, 2013

Reserve

Cash Accounting Year Starts August 1, 2013

	Current	Percent	Year To Date	Percent
INCOME				
Reserves Revenues				
8000 Reserve Interest Income	\$0.67	0.0	\$3.62	0.0
8200 Reserve Income	\$4,500.00	45.3	\$22,500.00	45.4
8250 Reserve Inc for Loan Pymt	\$5,422.95	54.6	\$27,029.17	54.6
Total Reserves Revenues	\$9,923.62	100.0	\$49,532.79	100.0
TOTAL INCOME	\$9,923.62	100.0	\$49,532.79	100.0
EXPENSES				
Replacement Fund Activity				
8300 Reserve Expense	\$0.00	0.0	\$600.58	1.2
8350 Reserve Boiler	\$1,742.00	17.6	\$1,742.00	3.5
8380 Reserve Property Taxes	\$140.21	1.4	\$615.47	1.2
8390 Reserve Loan Interest	\$2,495.79	25.1	\$12,864.02	26.0
8410 Reserve Garage/Landscape	\$2,404.00	24.2	\$3,472.75	7.0
8440 Reserve Study	\$2,728.80	27.5	\$3,428.80	6.9
Total Replacement Fund Activity	\$9,510.80	95.8	\$22,723.62	45.9
TOTAL EXPENSES	\$9,510.80	95.8	\$22,723.62	45.9
NET INCOME (LOSS)	\$412.82	4.2	\$26,809.17	54.1