

Revenue and Expenses

Wednesday, October 1, 2014 to Friday, October 31, 2014

Cheesman Tower West

Cash Accounting Year Starts August 1, 2014

	Cash	Accrual	Modified Cash
INCOME			
Revenues			
4000 Homeowner Dues	\$113,201.28	\$113,461.28	\$113,461.28
4020 Cleaning Fee Income	\$1,575.00	\$1,575.00	\$1,575.00
4110 Legal Fee Income	\$0.00	\$323.74	\$323.74
4120 Interest Income	\$81.87	\$81.87	\$81.87
4130 Key Fund	\$30.00	\$30.00	\$30.00
4140 Late Fees and Fines	\$368.67	\$152.67	\$152.67
4150 Laundry Room Income	\$447.50	\$447.50	\$447.50
4170 Elevator Usage	\$250.00	\$250.00	\$250.00
4180 Parking	\$2,515.00	\$2,255.00	\$2,255.00
Total Revenues	\$118,469.32	\$118,577.06	\$118,577.06
TOTAL INCOME			
	\$118,469.32	\$118,577.06	\$118,577.06
EXPENSES			
Facilities & Maintenance Expenses			
Utilities Expense			
5000 Electric	\$6,576.62	\$6,576.62	\$6,649.08
5010 Gas	\$2,184.51	\$2,184.51	\$2,184.51
5020 Sewer	\$803.64	\$1,527.96	\$803.64
5040 Water	\$721.80	\$1,526.94	\$721.80
5050 Trash Removal	\$3,000.00	\$3,000.00	\$3,000.00
Total Utilities Expense	\$13,286.57	\$14,816.03	\$13,359.03
Maintenance Expense			
5500 Silver Bullet Rental	\$455.90	\$683.85	\$683.85
5505 AC/Chiller Repairs	(\$6.42)	(\$6.42)	\$88.58
5510 Mechanical Systems Mtce	\$2,081.58	\$3,464.08	\$2,081.58
5515 Boiler Repairs	\$5.11	\$605.61	\$599.80
5520 Building Exterior	\$473.28	\$473.28	\$473.28
5530 Cleaning Supplies	\$317.97	\$317.97	\$317.97
5540 Contract Cleaning	\$4,488.00	\$4,488.00	\$4,488.00
5545 Electric Contract/Supp	\$0.00	\$792.17	\$912.78
5560 Elevator Contracts/Mat	\$2,224.80	\$2,224.80	\$2,674.80
5580 Fire & Life Safety	\$23.84	\$677.76	\$23.84
5590 Garage Door	\$137.39	\$137.39	\$942.03
5610 Keys/Locks	\$0.00	\$246.68	\$0.00
5620 Landscaping	\$389.15	\$389.15	\$451.65
5630 Light Fixtures & Bulbs	\$53.81	\$53.81	\$53.81
5650 Other Building Maint/Supp	(\$384.07)	\$983.00	\$744.60
5660 Painting & Decorating	\$48.27	\$60.74	\$48.27
5670 Pest Control	\$225.00	\$225.00	\$225.00
5680 Plumbing	\$4,154.76	\$4,984.06	\$5,426.09
5690 Pool Supp/Maint	\$1,400.00	\$1,400.00	\$2,223.81
5710 Roads/Grounds Other Exp	\$0.00	\$0.00	\$2,291.80
Total Maintenance Expense	\$16,088.37	\$22,200.93	\$24,751.54
Total Facilities & Maintenance Expense	\$29,374.94	\$37,016.96	\$38,110.57

Operating Fund

Revenue and Expenses

Wednesday, October 1, 2014 to Friday, October 31, 2014

Cheesman Tower West (Continued)

Cash Accounting Year Starts August 1, 2014

	Cash	Accrual	Modified Cash
EXPENSES (Continued)			
Operating Fund (Continued)			
Staffing Expense			
6000 Staff Salaries	\$18,772.00	\$18,772.00	\$18,772.00
6005 Maintenance OT	\$923.40	\$923.40	\$923.40
6010 Payroll Taxes	\$1,518.65	\$1,518.65	\$1,518.65
6015 Payroll Fee	\$331.31	\$331.31	\$331.31
6020 Insurance-Hosp. Employees	\$1,319.04	\$1,319.04	\$1,319.04
6025 Insurance-Employee Dental	\$92.25	\$92.25	\$92.25
6030 Insurance-Workman's Comp	\$1,322.00	\$1,322.00	\$1,322.00
Total Staffing Expense	\$24,278.65	\$24,278.65	\$24,278.65
Administration Expense			
6500 Accounting Fees	\$0.00	\$3,000.00	\$0.00
6530 Building Insurance	\$8,982.75	\$8,982.75	\$8,982.75
6560 Guest Room Expenses	\$25.26	\$25.26	\$25.26
6580 Legal Services	\$1,007.20	\$2,291.44	\$1,168.94
6600 Management Fee	\$5,250.00	\$5,250.00	\$5,250.00
6605 Office Equipment	\$348.45	\$348.45	\$348.45
6610 Office Supplies Exp	\$1,360.81	\$1,360.81	\$1,391.76
6620 Phone/Ans Svc/Beeper	\$470.23	\$716.62	\$718.56
6800 Transfer to Res-Loan Pymt	\$15,848.22	\$15,848.22	\$15,848.22
6900 Transfer to Reserves	\$12,000.00	\$12,000.00	\$12,000.00
Total Administration Expense	\$45,292.92	\$49,823.55	\$45,733.94
Total Operating Fund	\$69,571.57	\$74,102.20	\$70,012.59
TOTAL EXPENSES	\$98,946.51	\$111,119.16	\$108,123.16
NET INCOME (LOSS)	\$19,522.81	\$7,457.90	\$10,453.90

Revenue and Expenses

Wednesday, October 1, 2014 to Friday, October 31, 2014

Reserve

Cash Accounting Year Starts August 1, 2014

	Cash	Accrual	Modified Cash
INCOME			
Reserves Revenues			
8000 Reserve Interest Income	\$2.64	\$2.64	\$2.64
8200 Reserve Income	\$12,000.00	\$12,000.00	\$12,000.00
8250 Reserve Inc for Loan Pymt	\$15,848.22	\$15,848.22	\$15,848.22
Total Reserves Revenues	\$27,850.86	\$27,850.86	\$27,850.86
TOTAL INCOME			
	\$27,850.86	\$27,850.86	\$27,850.86
EXPENSES			
Replacement Fund Activity			
8320 Reserve Elevator Update	\$2,106.00	\$2,106.00	\$2,106.00
8350 Reserve Boiler	\$1,525.00	\$1,525.00	\$1,525.00
8390 Reserve Loan Interest	\$7,272.11	\$7,272.11	\$7,272.11
8410 Reserve Garage/Landscape	\$1,953.94	\$1,953.94	\$1,953.94
8430 Reserve Door/Window	\$4,870.81	\$4,870.81	\$4,870.81
Total Replacement Fund Activity	\$17,727.86	\$17,727.86	\$17,727.86
TOTAL EXPENSES			
	\$17,727.86	\$17,727.86	\$17,727.86
NET INCOME (LOSS)			
	\$10,123.00	\$10,123.00	\$10,123.00

Unexpended Budget Report

Friday, October 31, 2014

Cheesman Tower West 2014 Oper. Budget

Cheesman Tower West Cash Accounting Year Starts August 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Revenues								
4000 Homeowner Dues	37,389.78	37,820.75	(430.97)	113,201.28	113,462.25	(260.97)	453,849.00	340,647.72
4020 Cleaning Fee Income	330.00	366.67	(36.67)	1,575.00	1,100.01	474.99	4,400.00	2,825.00
4100 Building Svcs/Equipment	0.00	4.17	(4.17)	0.00	12.51	(12.51)	50.00	50.00
4120 Interest Income	25.90	0.00	25.90	81.87	0.00	81.87	0.00	(81.87)
4130 Key Fund	15.00	16.67	(1.67)	30.00	50.01	(20.01)	200.00	170.00
4140 Late Fees and Fines	101.73	33.33	68.40	368.67	99.99	268.68	400.00	31.33
4145 NSF Fee	0.00	2.17	(2.17)	0.00	6.51	(6.51)	26.00	26.00
4150 Laundry Room Income	0.00	541.67	(541.67)	447.50	1,625.01	(1,177.51)	6,500.00	6,052.50
4170 Elevator Usage	0.00	375.00	(375.00)	250.00	1,125.00	(875.00)	4,500.00	4,250.00
4180 Parking	1,180.00	791.67	388.33	2,515.00	2,375.01	139.99	9,500.00	6,985.00
Total Revenues	39,042.41	39,952.10	(909.69)	118,469.32	119,856.30	(1,386.98)	479,425.00	360,955.68
TOTAL INCOME	39,042.41	39,952.10	(909.69)	118,469.32	119,856.30	(1,386.98)	479,425.00	360,955.68
EXPENSES								
Facilities & Maintenance Expenses								
Utilities Expense								
5000 Electric	3,182.00	3,041.67	140.33	6,576.62	9,125.01	(2,548.39)	36,500.00	29,923.38
5010 Gas	0.00	3,156.00	(3,156.00)	2,184.51	5,279.00	(3,094.49)	45,667.00	43,482.49
5020 Sewer	0.00	735.33	(735.33)	803.64	2,205.99	(1,402.35)	8,824.00	8,020.36
5030 Storm Drainage	0.00	0.00	0.00	0.00	0.00	0.00	1,444.00	1,444.00
5040 Water	0.00	666.67	(666.67)	721.80	2,000.01	(1,278.21)	8,000.00	7,278.20
5050 Trash Removal	1,000.00	1,000.00	0.00	3,000.00	3,000.00	0.00	12,000.00	9,000.00
Total Utilities Expense	4,182.00	8,599.67	(4,417.67)	13,286.57	21,610.01	(8,323.44)	112,435.00	99,148.43
Maintenance Expense								
5500 Silver Bullet Rental	227.95	215.00	12.95	455.90	645.00	(189.10)	2,580.00	2,124.10
5505 AC/Chiller Repairs	630.00	0.00	630.00	(6.42)	1,500.00	(1,506.42)	3,000.00	3,006.42
5510 Mechanical Systems Mtce	691.25	691.25	0.00	2,081.58	2,073.75	7.83	8,295.00	6,213.42
5515 Boiler Repairs	5.11	3,500.00	(3,494.89)	5.11	3,500.00	(3,494.89)	5,000.00	4,994.89
5520 Building Exterior	473.28	607.17	(133.89)	473.28	1,821.51	(1,348.23)	7,286.00	6,812.72
5530 Cleaning Supplies	70.74	100.00	(29.26)	317.97	300.00	17.97	1,200.00	882.03
5535 Carpet Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	1,500.00	1,500.00

Unexpended Budget Report

Friday, October 31, 2014

Cheesman Tower West 2014 Oper. Budget (Continued)

Cheesman Tower West Cash Accounting Year Starts August 1, 2014

	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)								
5540 Contract Cleaning	1,564.00	1,473.33	90.67	4,488.00	4,419.99	68.01	17,680.00	13,192.00
5545 Electric Contract/Supp	0.00	66.67	(66.67)	0.00	200.01	(200.01)	800.00	800.00
5560 Elevator Contracts/Mat	741.60	833.33	(91.73)	2,224.80	2,499.99	(275.19)	10,000.00	7,775.20
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	16.67	(16.67)	0.00	50.01	(50.01)	200.00	200.00
5580 Fire & Life Safety	(4.00)	150.00	(154.00)	23.84	202.00	(178.16)	2,000.00	1,976.16
5590 Garage Door	38.99	166.67	(127.68)	137.39	500.01	(362.62)	2,000.00	1,862.61
5610 Keys/Locks	0.00	83.33	(83.33)	0.00	249.99	(249.99)	1,000.00	1,000.00
5620 Landscaping	2,211.46	100.00	2,111.46	389.15	300.00	89.15	1,200.00	810.85
5630 Light Fixtures & Bulbs	0.00	62.50	(62.50)	53.81	187.50	(133.69)	750.00	696.19
5650 Other Building Maint/Supp	344.95	416.67	(71.72)	(384.07)	1,250.01	(1,634.08)	5,000.00	5,384.07
5660 Painting & Decorating	48.27	83.33	(35.06)	48.27	249.99	(201.72)	1,000.00	951.73
5670 Pest Control	75.00	80.50	(5.50)	225.00	241.50	(16.50)	966.00	741.00
5680 Plumbing	3,753.23	750.00	3,003.23	4,154.76	2,250.00	1,904.76	9,000.00	4,845.24
5690 Pool Supp/Maint	1,400.00	250.00	1,150.00	1,400.00	750.00	650.00	3,000.00	1,600.00
5710 Roads/Grounds Other Exp	0.00	18.00	(18.00)	0.00	2,337.00	(2,337.00)	2,500.00	2,500.00
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
Total Maintenance Expense	12,271.83	9,772.76	2,499.07	16,088.37	25,853.28	(9,764.91)	87,257.00	71,168.63
Total Facilities & Maintenance Expense	16,453.83	18,372.43	(1,918.60)	29,374.94	47,463.29	(18,088.35)	199,692.00	170,317.06
Operating Fund								
Staffing Expense								
6000 Staff Salaries	5,321.40	6,332.33	(1,010.93)	18,772.00	18,996.99	(224.99)	75,988.00	57,216.00
6005 Maintenance OT	923.40	0.00	923.40	923.40	0.00	923.40	0.00	(923.40)
6010 Payroll Taxes	481.71	538.25	(56.54)	1,518.65	1,614.75	(96.10)	6,459.00	4,940.35
6015 Payroll Fee	94.66	100.00	(5.34)	331.31	300.00	31.31	1,200.00	868.69
6020 Insurance-Hosp. Employees	439.68	550.00	(110.32)	1,319.04	1,650.00	(330.96)	6,600.00	5,280.96
6025 Insurance-Employee Dental	30.75	68.17	(37.42)	92.25	204.51	(112.26)	818.00	725.75
6030 Insurance-Workman's Comp	0.00	0.00	0.00	1,322.00	446.00	876.00	1,784.00	462.00
Total Staffing Expense	7,291.60	7,588.75	(297.15)	24,278.65	23,212.25	1,066.40	92,849.00	68,570.35

Unexpended Budget Report

Friday, October 31, 2014

Cheesman Tower West 2014 Oper. Budget (Continued)

Cheesman Tower West Cash Accounting Year Starts August 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Operating Fund (Continued)								
Administration Expense								
6500 Accounting Fees	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	3,000.00
6520 Annual Meeting Expense	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00
6530 Building Insurance	2,994.25	0.00	2,994.25	8,982.75	0.00	8,982.75	40,000.00	31,017.25
6560 Guest Room Expenses	25.26	14.75	10.51	25.26	44.25	(18.99)	177.00	151.74
6580 Legal Services	161.74	191.67	(29.93)	1,007.20	575.01	432.19	2,300.00	1,292.80
6600 Management Fee	1,750.00	1,750.00	0.00	5,250.00	5,250.00	0.00	21,000.00	15,750.00
6605 Office Equipment	216.12	104.17	111.95	348.45	312.51	35.94	1,250.00	901.55
6610 Office Supplies Exp	976.15	300.00	676.15	1,360.81	900.00	460.81	3,600.00	2,239.19
6620 Phone/Ans Svc/Beeper	0.00	236.00	(236.00)	470.23	708.00	(237.77)	2,832.00	2,361.77
6630 Postage & Delivery	0.00	25.00	(25.00)	0.00	75.00	(75.00)	300.00	300.00
6650 Real Estate Taxes	0.00	52.92	(52.92)	0.00	158.76	(158.76)	635.00	635.00
6660 Travel & Entertainment	0.00	25.00	(25.00)	0.00	75.00	(75.00)	300.00	300.00
6800 Transfer to Res-Loan Pymt	5,282.74	5,282.50	0.24	15,848.22	15,847.50	0.72	63,390.00	47,541.78
6900 Transfer to Reserves	4,000.00	4,000.00	0.00	12,000.00	12,000.00	0.00	48,000.00	36,000.00
Total Administration Expense	15,406.26	11,982.01	3,424.25	45,292.92	35,946.03	9,346.89	186,884.00	141,591.08
Total Operating Fund	22,697.86	19,570.76	3,127.10	69,571.57	59,158.28	10,413.29	279,733.00	210,161.43
TOTAL EXPENSES	39,151.69	37,943.19	1,208.50	98,946.51	106,621.57	(7,675.06)	479,425.00	380,478.49
NET INCOME (LOSS)	(109.28)	2,008.91	(2,118.19)	19,522.81	13,234.73	6,288.08		
UNEXPENDED (OVER EXPENDED)								(19,522.81)