

Balance Sheet

Wednesday, December 31, 2014

Cheesman Tower West

Cash Accounting Year Starts August 1, 2014

ASSETS

Current Assets

Operating Cash & Invest

1020 CTW CW Operating Account	\$3,406.16
1025 CTW CW Insurance Account	\$39,089.12
1030 CTW CW Condo Sale Account	\$116,888.95
1035 Petty Cash	\$200.00
1165 Due from Homeowners	\$10,476.23
1210 Accounts Receivable	\$8,104.29
1300 Prepaid Insurance	\$10,410.03
1305 Prepaid Income Tax	\$844.00

Total Operating Cash & Invest \$189,418.78

Total Current Assets

\$189,418.78

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	(\$16,853.74)

Total Fixed Assets

\$44,800.10

TOTAL ASSETS

\$234,218.88

LIABILITIES

Current Liabilities

2030 HOA Dues Paid in Advance	\$3,197.85
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Total Current Liabilities

\$3,197.85

TOTAL LIABILITIES

\$3,197.85

EQUITY

Current Period Earnings

Operating Fund	\$18,884.86
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Total Current Period Earnings

\$18,884.86

Retained Earnings

3060 Retained Earnings	\$212,136.17
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Total Retained Earnings

\$212,136.17

TOTAL EQUITY

\$231,021.03

TOTAL LIABILITIES AND EQUITY

\$234,218.88

Balance Sheet

Wednesday, December 31, 2014

Reserve

Cash Accounting Year Starts August 1, 2014

ASSETS

Current Assets

Reserves Cash & Invest

1115 Reserve CW-Spcl Asst

\$9,016.08

1120 RBC Wealth Management

\$96,601.12

Total Reserves Cash & Invest \$105,617.20

Total Current Assets \$105,617.20

TOTAL ASSETS \$105,617.20

LIABILITIES

Current Liabilities

2205 Citywide Bank Loan

\$470,706.51

Total Current Liabilities \$470,706.51

TOTAL LIABILITIES \$470,706.51

EQUITY

Current Period Earnings

Restricted Fund

\$15,470.76

Total Current Period Earnings \$15,470.76

Retained Earnings

3060 Retained Earnings

(\$380,560.07)

Total Retained Earnings (\$380,560.07)

TOTAL EQUITY (\$365,089.31)

TOTAL LIABILITIES AND EQUITY \$105,617.20

Revenue and Expenses

Monday, December 1, 2014 to Wednesday, December 31, 2014

Cheesman Tower West

Cash Accounting Year Starts August 1, 2014

	Current	Percent	Year To Date	Percent
INCOME				
Revenues				
4000 Homeowner Dues	\$37,875.75	96.8	\$189,062.18	95.6
4020 Cleaning Fee Income	\$495.00	1.3	\$2,455.00	1.2
4120 Interest Income	\$25.70	0.1	\$129.82	0.1
4130 Key Fund	\$0.00	0.0	\$30.00	0.0
4140 Late Fees and Fines	\$25.45	0.1	\$432.16	0.2
4150 Laundry Room Income	\$0.00	0.0	\$1,390.00	0.7
4170 Elevator Usage	\$0.00	0.0	\$400.00	0.2
4180 Parking	\$695.00	1.8	\$3,795.00	1.9
Total Revenues	\$39,116.90	100.0	\$197,694.16	100.0
TOTAL INCOME	\$39,116.90	100.0	\$197,694.16	100.0
EXPENSES				
Facilities & Maintenance Expenses				
Utilities Expense				
5000 Electric	\$3,202.27	8.2	\$12,980.79	6.6
5010 Gas	\$5,140.16	13.1	\$12,115.71	6.1
5020 Sewer	\$1,448.64	3.7	\$2,976.60	1.5
5040 Water	\$640.60	1.6	\$2,167.54	1.1
5050 Trash Removal	\$1,000.00	2.6	\$4,000.00	2.0
Total Utilities Expense	\$11,431.67	29.2	\$34,240.64	17.3
Maintenance Expense				
5500 Silver Bullet Rental	\$683.85	1.7	\$1,139.75	0.6
5505 AC/Chiller Repairs	\$0.00	0.0	(\$6.42)	0.0
5510 Mechanical Systems Mtce	\$1,382.50	3.5	\$4,155.33	2.1
5515 Boiler Repairs	\$600.50	1.5	\$605.61	0.3
5520 Building Exterior	\$0.00	0.0	\$473.28	0.2
5530 Cleaning Supplies	\$523.15	1.3	\$841.12	0.4
5535 Carpet Cleaning	\$15.98	0.0	\$15.98	0.0
5540 Contract Cleaning	\$1,614.00	4.1	\$7,462.00	3.8
5545 Electric Contract/Supp	\$0.00	0.0	\$792.17	0.4
5560 Elevator Contracts/Mat	\$711.60	1.8	\$3,678.00	1.9
5580 Fire & Life Safety	\$504.32	1.3	\$1,182.08	0.6
5590 Garage Door	\$750.83	1.9	\$1,691.35	0.9
5610 Keys/Locks	\$0.00	0.0	\$246.68	0.1
5620 Landscaping	\$0.00	0.0	\$389.15	0.2
5630 Light Fixtures & Bulbs	\$358.25	0.9	\$492.79	0.2
5650 Other Building Maint/Supp	\$218.81	0.6	\$684.99	0.3
5660 Painting & Decorating	\$253.82	0.6	\$302.09	0.2
5670 Pest Control	\$75.00	0.2	\$375.00	0.2
5680 Plumbing	\$710.96	1.8	\$4,461.05	2.3
5690 Pool Supp/Maint	\$0.00	0.0	\$1,400.00	0.7
Total Maintenance Expense	\$8,403.57	21.5	\$30,382.00	15.4
Total Facilities & Maintenance Expense	\$19,835.24	50.7	\$64,622.64	32.7
Operating Fund				
Staffing Expense				

Revenue and Expenses

Monday, December 1, 2014 to Wednesday, December 31, 2014

Cheesman Tower West (Continued)

Cash Accounting Year Starts August 1, 2014

	Current	Percent	Year To Date	Percent
EXPENSES (Continued)				
Operating Fund (Continued)				
Staffing Expense (Continued)				
6000 Staff Salaries	\$6,496.00	16.6	\$31,564.00	16.0
6005 Maintenance OT	\$64.80	0.2	\$1,182.60	0.6
6010 Payroll Taxes	\$490.58	1.3	\$2,509.73	1.3
6015 Payroll Fee	\$94.66	0.2	\$520.63	0.3
6020 Insurance-Hosp. Employees	\$856.08	2.2	\$2,175.12	1.1
6025 Insurance-Employee Dental	\$30.75	0.1	\$123.00	0.1
6030 Insurance-Workman's Comp	\$0.00	0.0	\$1,322.00	0.7
Total Staffing Expense	\$8,032.87	20.5	\$39,397.08	19.9
Administration Expense				
6500 Accounting Fees	\$0.00	0.0	\$3,000.00	1.5
6530 Building Insurance	\$3,470.03	8.9	\$17,350.15	8.8
6560 Guest Room Expenses	\$0.00	0.0	\$35.26	0.0
6580 Legal Services	\$716.20	1.8	\$1,398.90	0.7
6600 Management Fee	\$1,750.00	4.5	\$8,750.00	4.4
6605 Office Equipment	\$0.00	0.0	\$492.21	0.2
6610 Office Supplies Exp	\$358.30	0.9	\$2,097.10	1.1
6620 Phone/Ans Svc/Beeper	\$476.60	1.2	\$1,193.22	0.6
6630 Postage & Delivery	\$10.04	0.0	\$59.04	0.0
6800 Transfer to Res-Loan Pymt	\$5,282.74	13.5	\$26,413.70	13.4
6900 Transfer to Reserves	\$1,000.00	2.6	\$14,000.00	7.1
Total Administration Expense	\$13,063.91	33.4	\$74,789.58	37.8
Total Operating Fund	\$21,096.78	53.9	\$114,186.66	57.8
TOTAL EXPENSES	\$40,932.02	104.6	\$178,809.30	90.4
NET INCOME (LOSS)	(\$1,815.12)	4.6	\$18,884.86	9.6

Revenue and Expenses

Monday, December 1, 2014 to Wednesday, December 31, 2014

Reserve

Cash Accounting Year Starts August 1, 2014

	Current	Percent	Year To Date	Percent
INCOME				
Reserves Revenues				
8000 Reserve Interest Income	\$1.50	0.0	\$95.21	0.2
8200 Reserve Income	\$1,000.00	15.9	\$14,000.00	34.6
8250 Reserve Inc for Loan Pymt	\$5,282.74	84.1	\$26,413.70	65.2
Total Reserves Revenues	\$6,284.24	100.0	\$40,508.91	100.0
TOTAL INCOME	\$6,284.24	100.0	\$40,508.91	100.0
EXPENSES				
Replacement Fund Activity				
8320 Reserve Elevator Update	\$0.00	0.0	\$2,106.00	5.2
8330 Reserve Swimming Pool Rep	\$0.00	0.0	\$488.61	1.2
8350 Reserve Boiler	\$0.00	0.0	\$3,597.33	8.9
8390 Reserve Loan Interest	\$2,328.83	37.1	\$12,021.46	29.7
8410 Reserve Garage/Landscape	\$0.00	0.0	\$1,953.94	4.8
8430 Reserve Door/Window	\$0.00	0.0	\$4,870.81	12.0
Total Replacement Fund Activity	\$2,328.83	37.1	\$25,038.15	61.8
TOTAL EXPENSES	\$2,328.83	37.1	\$25,038.15	61.8
NET INCOME (LOSS)	\$3,955.41	62.9	\$15,470.76	38.2