

# Balance Sheet

Saturday, January 31, 2015

## Cheesman Tower West

Cash Accounting Year Starts August 1, 2014

### ASSETS

#### Current Assets

##### Operating Cash & Invest

|                                |              |
|--------------------------------|--------------|
| 1020 CTW CW Operating Account  | \$8,020.52   |
| 1025 CTW CW Insurance Account  | \$43,092.75  |
| 1030 CTW CW Condo Sale Account | \$116,910.70 |
| 1035 Petty Cash                | \$200.00     |
| 1165 Due from Homeowners       | \$10,476.23  |
| 1210 Accounts Receivable       | \$4,941.21   |
| 1300 Prepaid Insurance         | \$6,940.00   |
| 1305 Prepaid Income Tax        | \$844.00     |

Total Operating Cash & Invest \$191,425.41

#### Total Current Assets

\$191,425.41

#### 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

\$236,225.51

### LIABILITIES

#### Current Liabilities

|                               |            |
|-------------------------------|------------|
| 2030 HOA Dues Paid in Advance | \$1,543.39 |
|-------------------------------|------------|

#### Total Current Liabilities

\$1,543.39

#### TOTAL LIABILITIES

\$1,543.39

### EQUITY

#### Current Period Earnings

|                |             |
|----------------|-------------|
| Operating Fund | \$22,545.95 |
|----------------|-------------|

#### Total Current Period Earnings

\$22,545.95

#### Retained Earnings

|                        |              |
|------------------------|--------------|
| 3060 Retained Earnings | \$212,136.17 |
|------------------------|--------------|

#### Total Retained Earnings

\$212,136.17

#### TOTAL EQUITY

\$234,682.12

#### TOTAL LIABILITIES AND EQUITY

\$236,225.51

# Balance Sheet

Saturday, January 31, 2015

## Reserve

Cash Accounting Year Starts August 1, 2014

### ASSETS

#### Current Assets

##### Reserves Cash & Invest

|                            |             |
|----------------------------|-------------|
| 1115 Reserve CW-Spcl Asst  | \$9,016.48  |
| 1120 RBC Wealth Management | \$89,730.19 |

|                              |             |
|------------------------------|-------------|
| Total Reserves Cash & Invest | \$98,746.67 |
|------------------------------|-------------|

|                      |             |
|----------------------|-------------|
| Total Current Assets | \$98,746.67 |
|----------------------|-------------|

|              |             |
|--------------|-------------|
| TOTAL ASSETS | \$98,746.67 |
|--------------|-------------|

### LIABILITIES

#### Current Liabilities

|                         |              |
|-------------------------|--------------|
| 2205 Citywide Bank Loan | \$467,752.60 |
|-------------------------|--------------|

|                           |              |
|---------------------------|--------------|
| Total Current Liabilities | \$467,752.60 |
|---------------------------|--------------|

|                   |              |
|-------------------|--------------|
| TOTAL LIABILITIES | \$467,752.60 |
|-------------------|--------------|

### EQUITY

#### Current Period Earnings

|                 |             |
|-----------------|-------------|
| Restricted Fund | \$11,554.14 |
|-----------------|-------------|

|                               |             |
|-------------------------------|-------------|
| Total Current Period Earnings | \$11,554.14 |
|-------------------------------|-------------|

#### Retained Earnings

|                        |                |
|------------------------|----------------|
| 3060 Retained Earnings | (\$380,560.07) |
|------------------------|----------------|

|                         |                |
|-------------------------|----------------|
| Total Retained Earnings | (\$380,560.07) |
|-------------------------|----------------|

|              |                |
|--------------|----------------|
| TOTAL EQUITY | (\$369,005.93) |
|--------------|----------------|

|                              |             |
|------------------------------|-------------|
| TOTAL LIABILITIES AND EQUITY | \$98,746.67 |
|------------------------------|-------------|

# Revenue and Expenses

Thursday, January 1, 2015 to Saturday, January 31, 2015

## Cheesman Tower West

Cash Accounting Year Starts August 1, 2014

|                                        | Current            | Percent      | Year To Date        | Percent      |
|----------------------------------------|--------------------|--------------|---------------------|--------------|
| <b>INCOME</b>                          |                    |              |                     |              |
| Revenues                               |                    |              |                     |              |
| 4000 Homeowner Dues                    | \$37,985.75        | 97.7         | \$227,047.93        | 96.0         |
| 4020 Cleaning Fee Income               | \$55.00            | 0.1          | \$2,510.00          | 1.1          |
| 4100 Building Svcs/Equipment           | \$77.00            | 0.2          | \$77.00             | 0.0          |
| 4120 Interest Income                   | \$25.38            | 0.1          | \$155.20            | 0.1          |
| 4130 Key Fund                          | \$60.00            | 0.2          | \$90.00             | 0.0          |
| 4140 Late Fees and Fines               | \$80.58            | 0.2          | \$512.74            | 0.2          |
| 4150 Laundry Room Income               | \$0.00             | 0.0          | \$1,390.00          | 0.6          |
| 4170 Elevator Usage                    | \$0.00             | 0.0          | \$400.00            | 0.2          |
| 4180 Parking                           | \$585.00           | 1.5          | \$4,380.00          | 1.9          |
| Total Revenues                         | \$38,868.71        | 100.0        | \$236,562.87        | 100.0        |
| <b>TOTAL INCOME</b>                    | <b>\$38,868.71</b> | <b>100.0</b> | <b>\$236,562.87</b> | <b>100.0</b> |
| <b>EXPENSES</b>                        |                    |              |                     |              |
| Facilities & Maintenance Expenses      |                    |              |                     |              |
| Utilities Expense                      |                    |              |                     |              |
| 5000 Electric                          | \$3,381.00         | 8.7          | \$16,361.79         | 6.9          |
| 5010 Gas                               | \$0.00             | 0.0          | \$12,115.71         | 5.1          |
| 5020 Sewer                             | \$724.32           | 1.9          | \$3,700.92          | 1.6          |
| 5040 Water                             | \$341.46           | 0.9          | \$2,509.00          | 1.1          |
| 5050 Trash Removal                     | \$2,000.00         | 5.1          | \$6,000.00          | 2.5          |
| Total Utilities Expense                | \$6,446.78         | 16.6         | \$40,687.42         | 17.2         |
| Maintenance Expense                    |                    |              |                     |              |
| 5500 Silver Bullet Rental              | \$0.00             | 0.0          | \$1,139.75          | 0.5          |
| 5505 AC/Chiller Repairs                | \$0.00             | 0.0          | (\$6.42)            | 0.0          |
| 5510 Mechanical Systems Mtce           | \$691.25           | 1.8          | \$4,846.58          | 2.0          |
| 5515 Boiler Repairs                    | (\$226.86)         | 0.6          | \$378.75            | 0.2          |
| 5520 Building Exterior                 | \$0.00             | 0.0          | \$473.28            | 0.2          |
| 5530 Cleaning Supplies                 | \$30.95            | 0.1          | \$872.07            | 0.4          |
| 5535 Carpet Cleaning                   | \$0.00             | 0.0          | \$15.98             | 0.0          |
| 5540 Contract Cleaning                 | \$1,496.00         | 3.8          | \$8,958.00          | 3.8          |
| 5545 Electric Contract/Supp            | \$0.00             | 0.0          | \$792.17            | 0.3          |
| 5560 Elevator Contracts/Mat            | \$1,370.16         | 3.5          | \$5,048.16          | 2.1          |
| 5580 Fire & Life Safety                | \$13.92            | 0.0          | \$1,196.00          | 0.5          |
| 5590 Garage Door                       | \$0.00             | 0.0          | \$1,691.35          | 0.7          |
| 5610 Keys/Locks                        | \$247.57           | 0.6          | \$494.25            | 0.2          |
| 5620 Landscaping                       | \$0.00             | 0.0          | \$389.15            | 0.2          |
| 5630 Light Fixtures & Bulbs            | \$0.00             | 0.0          | \$492.79            | 0.2          |
| 5650 Other Building Maint/Supp         | \$976.32           | 2.5          | \$1,661.31          | 0.7          |
| 5660 Painting & Decorating             | \$0.00             | 0.0          | \$302.09            | 0.1          |
| 5670 Pest Control                      | \$75.00            | 0.2          | \$450.00            | 0.2          |
| 5680 Plumbing                          | \$1,951.92         | 5.0          | \$6,412.97          | 2.7          |
| 5690 Pool Supp/Maint                   | \$200.00           | 0.5          | \$1,600.00          | 0.7          |
| Total Maintenance Expense              | \$6,826.23         | 17.6         | \$37,208.23         | 15.7         |
| Total Facilities & Maintenance Expense | \$13,273.01        | 34.1         | \$77,895.65         | 32.9         |

Operating Fund

# Revenue and Expenses

Thursday, January 1, 2015 to Saturday, January 31, 2015

## Cheesman Tower West (Continued)

Cash Accounting Year Starts August 1, 2014

|                                | Current     | Percent | Year To Date | Percent |
|--------------------------------|-------------|---------|--------------|---------|
| EXPENSES (Continued)           |             |         |              |         |
| Operating Fund (Continued)     |             |         |              |         |
| Staffing Expense               |             |         |              |         |
| 6000 Staff Salaries            | \$6,180.00  | 15.9    | \$37,744.00  | 16.0    |
| 6005 Maintenance OT            | \$372.60    | 1.0     | \$1,555.20   | 0.7     |
| 6010 Payroll Taxes             | \$595.70    | 1.5     | \$3,105.43   | 1.3     |
| 6015 Payroll Fee               | \$161.36    | 0.4     | \$681.99     | 0.3     |
| 6020 Insurance-Hosp. Employees | \$832.80    | 2.1     | \$3,007.92   | 1.3     |
| 6025 Insurance-Employee Dental | \$0.00      | 0.0     | \$123.00     | 0.1     |
| 6030 Insurance-Workman's Comp  | \$0.00      | 0.0     | \$1,322.00   | 0.6     |
| Total Staffing Expense         | \$8,142.46  | 20.9    | \$47,539.54  | 20.1    |
| Administration Expense         |             |         |              |         |
| 6500 Accounting Fees           | \$0.00      | 0.0     | \$3,000.00   | 1.3     |
| 6530 Building Insurance        | \$3,470.03  | 8.9     | \$20,820.18  | 8.8     |
| 6560 Guest Room Expenses       | \$0.00      | 0.0     | \$35.26      | 0.0     |
| 6580 Legal Services            | \$1,341.85  | 3.5     | \$2,740.75   | 1.2     |
| 6600 Management Fee            | \$1,750.00  | 4.5     | \$10,500.00  | 4.4     |
| 6605 Office Equipment          | \$0.00      | 0.0     | \$492.21     | 0.2     |
| 6610 Office Supplies Exp       | \$166.18    | 0.4     | \$2,263.28   | 1.0     |
| 6620 Phone/Ans Svc/Beeper      | \$239.84    | 0.6     | \$1,433.06   | 0.6     |
| 6630 Postage & Delivery        | \$7.48      | 0.0     | \$66.52      | 0.0     |
| 6650 Real Estate Taxes         | \$534.03    | 1.4     | \$534.03     | 0.2     |
| 6800 Transfer to Res-Loan Pymt | \$5,282.74  | 13.6    | \$31,696.44  | 13.4    |
| 6900 Transfer to Reserves      | \$1,000.00  | 2.6     | \$15,000.00  | 6.3     |
| Total Administration Expense   | \$13,792.15 | 35.5    | \$88,581.73  | 37.4    |
| Total Operating Fund           | \$21,934.61 | 56.4    | \$136,121.27 | 57.5    |
| TOTAL EXPENSES                 | \$35,207.62 | 90.6    | \$214,016.92 | 90.5    |
| NET INCOME (LOSS)              | \$3,661.09  | 9.4     | \$22,545.95  | 9.5     |

# Revenue and Expenses

Thursday, January 1, 2015 to Saturday, January 31, 2015

## Reserve

Cash Accounting Year Starts August 1, 2014

|                                 | Current             | Percent      | Year To Date       | Percent      |
|---------------------------------|---------------------|--------------|--------------------|--------------|
| <b>INCOME</b>                   |                     |              |                    |              |
| Reserves Revenues               |                     |              |                    |              |
| 8000 Reserve Interest Income    | \$1.15              | 0.0          | \$96.36            | 0.2          |
| 8200 Reserve Income             | \$1,000.00          | 15.9         | \$15,000.00        | 32.1         |
| 8250 Reserve Inc for Loan Pymt  | \$5,282.74          | 84.1         | \$31,696.44        | 67.7         |
| Total Reserves Revenues         | \$6,283.89          | 100.0        | \$46,792.80        | 100.0        |
| <b>TOTAL INCOME</b>             | <b>\$6,283.89</b>   | <b>100.0</b> | <b>\$46,792.80</b> | <b>100.0</b> |
| <b>EXPENSES</b>                 |                     |              |                    |              |
| Replacement Fund Activity       |                     |              |                    |              |
| 8300 Reserve Expense            | \$140.00            | 2.2          | \$140.00           | 0.3          |
| 8315 Reserve Deck               | \$4,723.68          | 75.2         | \$4,723.68         | 10.1         |
| 8320 Reserve Elevator Update    | \$0.00              | 0.0          | \$2,106.00         | 4.5          |
| 8330 Reserve Swimming Pool Rep  | \$0.00              | 0.0          | \$488.61           | 1.0          |
| 8335 Reserve Painting           | \$3,008.00          | 47.9         | \$3,008.00         | 6.4          |
| 8350 Reserve Boiler             | \$0.00              | 0.0          | \$3,597.33         | 7.7          |
| 8390 Reserve Loan Interest      | \$2,328.83          | 37.1         | \$14,350.29        | 30.7         |
| 8410 Reserve Garage/Landscape   | \$0.00              | 0.0          | \$1,953.94         | 4.2          |
| 8430 Reserve Door/Window        | \$0.00              | 0.0          | \$4,870.81         | 10.4         |
| Total Replacement Fund Activity | \$10,200.51         | 162.3        | \$35,238.66        | 75.3         |
| <b>TOTAL EXPENSES</b>           | <b>\$10,200.51</b>  | <b>162.3</b> | <b>\$35,238.66</b> | <b>75.3</b>  |
| <b>NET INCOME (LOSS)</b>        | <b>(\$3,916.62)</b> | <b>62.3</b>  | <b>\$11,554.14</b> | <b>24.7</b>  |