

Balance Sheet

Wednesday, December 31, 2008

Towers @ Cheesman Reserve

Accrual Accounting Year Starts January 1, 2008

ASSETS

Reserve Cash & Investmt			
1105 Towers Reserve Money Mkt		\$183,959.36	
	Total Reserve Cash & Investmt		\$183,959.36
Accounts Receivable			
1060 Due from Operating		\$71,310.77	
	Total Accounts Receivable		\$71,310.77
	TOTAL ASSETS		<u>\$255,270.13</u>

LIABILITIES

Current Liabilities			
2750 Due to Operating		\$27,446.00	
	Total Current Liabilities		\$27,446.00
	TOTAL LIABILITIES		<u>\$27,446.00</u>

EQUITY

Current Earnings-Reserves		(\$18,161.73)	
Retained Earnings-PRYR		\$245,985.86	
	TOTAL EQUITY		<u>\$227,824.13</u>
	TOTAL LIABILITIES AND EQUITY		<u>\$255,270.13</u>

Balance Sheet

Wednesday, December 31, 2008

Supplemental Assessment

Accrual Accounting Year Starts January 1, 2008

ASSETS

Operating Cash & Investmt		
1010 Towers CW Operating Acct	(\$104,097.50)	
Total Operating Cash & Investmt		(\$104,097.50)
TOTAL ASSETS		<u>(\$104,097.50)</u>

EQUITY

Current Year Earnings	\$902.50	
Retained Earnings-PRYR	(\$105,000.00)	
TOTAL EQUITY		<u>(\$104,097.50)</u>
TOTAL LIABILITIES AND EQUITY		<u>(\$104,097.50)</u>

Balance Sheet

Wednesday, December 31, 2008

Towers @ Cheesman Park

Accrual Accounting Year Starts January 1, 2008

ASSETS

Operating Cash & Investmt		
1010 Towers CW Operating Acct	\$117,843.26	
1050 Petty Cash	\$300.00	
	Total Operating Cash & Investmt	\$118,143.26
Accounts Receivable		
1080 Due from Reserves	\$27,446.00	
1210 Accounts Receivable	\$9,006.93	
1215 Accts Rec Century Loan Co	\$1,969.69	
1225 AR-Elevater Asmt	\$120.00	
1230 AR Allowance	(\$5,000.00)	
	Total Accounts Receivable	\$33,542.62
Other Assets		
1310 Prepaid Insurance	\$3,454.50	
1311 Prepaid Expense	\$912.92	
1330 Prepaid Federal Taxes	(\$1.00)	
	Total Other Assets	\$4,366.42
Prepaid Expenses		
1340 Prepaid Colorado Tax	\$112.00	
	Total Prepaid Expenses	\$112.00
	TOTAL ASSETS	<u>\$156,164.30</u>

LIABILITIES

Current Liabilities		
2010 Accounts Payable	\$7,426.01	
2030 Advance Payments	\$19,439.52	
2040 Open Credit	\$682.31	
2050 Income Taxes Payable	\$6.00	
2065 Signing Bonus-Laundry Lse	\$1,500.00	
2770 Due to Reserves	\$71,310.77	
	Total Current Liabilities	\$100,364.61
	TOTAL LIABILITIES	<u>\$100,364.61</u>

EQUITY

Current Year Earnings	\$7,902.69	
Retained Earnings-PRYR	\$47,897.00	
	TOTAL EQUITY	<u>\$55,799.69</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$156,164.30</u>

Unexpended Budget Report

Wednesday, December 31, 2008

Towers @ Chessman Pk 2008 Reserve Budget

Towers @ Cheesman Reserve Accrual Accounting Year Starts January 1, 2008

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Reserve Income								
9410 Reserve Income	2,900.00	2,900.00	0.00	34,800.00	34,800.00	0.00	34,800.00	0.00
9440 Reserve Interest Income	180.61	0.00	180.61	2,605.07	0.00	2,605.07	0.00	(2,605.07)
Total Reserve Income	3,080.61	2,900.00	180.61	37,405.07	34,800.00	2,605.07	34,800.00	(2,605.07)
TOTAL INCOME	3,080.61	2,900.00	180.61	37,405.07	34,800.00	2,605.07	34,800.00	(2,605.07)
EXPENSES								
Special Assessment								
9900 Spplmnt Assmt Bad Debt	0.00	0.00	0.00	902.50	0.00	902.50	0.00	(902.50)
Total Special Assessment	0.00	0.00	0.00	902.50	0.00	902.50	0.00	(902.50)
Reserve Expense								
9800 Reserve Expense	14,278.50	0.00	14,278.50	54,664.30	0.00	54,664.30	0.00	(54,664.30)
Total Reserve Expense	14,278.50	0.00	14,278.50	54,664.30	0.00	54,664.30	0.00	(54,664.30)
TOTAL EXPENSES	14,278.50	0.00	14,278.50	55,566.80	0.00	55,566.80	0.00	(55,566.80)
NET INCOME (LOSS)	(11,197.89)	2,900.00	(14,097.89)	(18,161.73)	34,800.00	(52,961.73)	34,800.00	
UNEXPENDED (OVER EXPENDED)								52,961.73

Unexpended Budget Report

Wednesday, December 31, 2008

Towers at Cheesman Park 2008 Oper Budget

Towers @ Cheesman Park Accrual Accounting Year Starts January 1, 2008

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
4010 Dues	27,132.01	27,021.26	110.75	325,584.12	324,255.16	1,328.96	324,255.16	(1,328.96)
4080 Late Fee Income	75.06	166.66	(91.60)	2,453.04	2,000.00	453.04	2,000.00	(453.04)
4090 Laundry Income	2,011.60	750.00	1,261.60	8,852.00	9,000.00	(148.00)	9,000.00	148.00
4095 Covenant Violations	0.00	0.00	0.00	50.00	0.00	50.00	0.00	(50.00)
4100 Legal Income	(1,297.50)	0.00	(1,297.50)	642.30	0.00	642.30	0.00	(642.30)
4110 Miscellaneous Income	0.00	0.00	0.00	436.00	0.00	436.00	0.00	(436.00)
4120 Move In/Out Fees	0.00	25.00	(25.00)	350.00	300.00	50.00	300.00	(50.00)
4250 Elevator Assessmt Income	30.00	0.00	30.00	(420.00)	0.00	(420.00)	0.00	420.00
4250 NSF FEES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	27,951.17	27,962.92	(11.75)	337,947.46	335,555.16	2,392.30	335,555.16	(2,392.30)
Other Income								
4190 Special Assessments Incom	0.00	0.00	0.00	(902.50)	0.00	(902.50)	0.00	902.50
Total Other Income	0.00	0.00	0.00	(902.50)	0.00	(902.50)	0.00	902.50
TOTAL INCOME	27,951.17	27,962.92	(11.75)	337,044.96	335,555.16	1,489.80	335,555.16	(1,489.80)
EXPENSES								
Operating Expenses								
5010 Electric	1,507.58	3,171.38	(1,663.80)	31,710.09	38,056.63	(6,346.54)	38,056.63	6,346.54
5020 Gas	4,123.75	2,533.53	1,590.22	39,686.28	30,402.43	9,283.85	30,402.43	(9,283.85)
5039 Telephone	424.13	446.48	(22.35)	5,023.18	5,357.76	(334.58)	5,357.76	334.58
5040 Trash Removal	1,548.11	1,361.25	186.86	17,898.90	16,335.00	1,563.90	16,335.00	(1,563.90)
5070 Water/Sewer	969.22	1,471.51	(502.29)	16,179.56	17,658.22	(1,478.66)	17,658.22	1,478.66
5075 Wastewater	107.98	0.00	107.98	1,295.76	0.00	1,295.76	0.00	(1,295.76)
Total Operating Expenses	8,680.77	8,984.15	(303.38)	111,793.77	107,810.04	3,983.73	107,810.04	(3,983.73)
Maintenance Expenses								
6050 General Building Maint	584.90	416.66	168.24	3,115.55	5,000.00	(1,884.45)	5,000.00	1,884.45
6058 Carpet Cleaning	0.00	83.33	(83.33)	755.00	1,000.00	(245.00)	1,000.00	245.00
6062 Cleaning/Janitorial Supp	99.80	16.94	82.86	268.64	203.33	65.31	203.33	(65.31)
6073 Clubhouse Supplies	0.00	13.69	(13.69)	922.82	164.30	758.52	164.30	(758.52)
6087 Electrical Supplies	620.29	83.33	536.96	4,056.98	1,000.00	3,056.98	1,000.00	(3,056.98)
6089 Elevator Contract & Maint	2,318.37	500.00	1,818.37	6,236.25	6,000.00	236.25	6,000.00	(236.25)

Unexpended Budget Report

Wednesday, December 31, 2008

Towers at Cheesman Park 2008 Oper Budget (Continued)

Towers @ Cheesman Park Accrual Accounting Year Starts January 1, 2008

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Maintenance Expenses (Continued)								
6170 Fire/Security/Intercom	4.92	333.33	(328.41)	2,069.70	4,000.00	(1,930.30)	4,000.00	1,930.30
6179 Garage Maintenance	119.66	166.66	(47.00)	5,062.81	2,000.00	3,062.81	2,000.00	(3,062.81)
6240 Grounds Maintenance	312.36	270.78	41.58	4,574.14	3,249.44	1,324.70	3,249.44	(1,324.70)
6242 Grounds Improvements	0.00	63.69	(63.69)	225.00	764.37	(539.37)	764.37	539.37
6245 Grounds Sprinkler Repair	0.00	110.82	(110.82)	614.00	1,329.84	(715.84)	1,329.84	715.84
6292 Homeowners Responsibility	0.00	0.00	0.00	125.00	0.00	125.00	0.00	(125.00)
6295 HVAC Contract/Maintenance	0.00	1,337.86	(1,337.86)	14,014.42	16,054.34	(2,039.92)	16,054.34	2,039.92
6299 HVAC Supplies	0.00	120.65	(120.65)	0.00	1,447.81	(1,447.81)	1,447.81	1,447.81
6311 Janitorial	1,370.00	1,353.61	16.39	14,085.00	16,243.33	(2,158.33)	16,243.33	2,158.33
6315 Locks/Keys	0.00	26.86	(26.86)	187.93	322.39	(134.46)	322.39	134.46
6360 Lighting Maintenance	0.00	41.66	(41.66)	150.00	500.00	(350.00)	500.00	350.00
6389 Maintenance Supplies	0.00	106.66	(106.66)	291.87	1,280.00	(988.13)	1,280.00	988.13
6404 Parking Lot Maintenance	0.00	83.33	(83.33)	0.00	1,000.00	(1,000.00)	1,000.00	1,000.00
6430 Plumbing	375.00	739.82	(364.82)	2,391.11	8,877.87	(6,486.76)	8,877.87	6,486.76
6470 Roof Contract	85.00	85.00	0.00	935.00	1,020.00	(85.00)	1,020.00	85.00
6485 Sauna/Exercise Room	0.00	244.20	(244.20)	2,275.21	2,930.46	(655.25)	2,930.46	655.25
6490 Security Patrol	550.00	678.12	(128.12)	7,087.00	8,137.48	(1,050.48)	8,137.48	1,050.48
6510 Snow Removal	0.00	165.00	(165.00)	425.00	1,980.00	(1,555.00)	1,980.00	1,555.00
Total Maintenance Expenses	6,440.30	7,042.00	(601.70)	69,868.43	84,504.96	(14,636.53)	84,504.96	14,636.53
Administration Expense								
7030 Audit/Accounting Fees	0.00	229.16	(229.16)	2,650.00	2,750.00	(100.00)	2,750.00	100.00
7040 Bad Debts	(7,184.52)	0.00	(7,184.52)	1,403.92	0.00	1,403.92	0.00	(1,403.92)
7060 Postage, Printing, Copies	347.39	125.00	222.39	1,026.44	1,500.00	(473.56)	1,500.00	473.56
7100 Income Taxes	7.00	0.00	7.00	7.00	0.00	7.00	0.00	(7.00)
7110 Master Insurance	2,504.99	2,887.50	(382.51)	30,015.99	34,650.00	(4,634.01)	34,650.00	4,634.01
7116 Insurance-Workman's Comp	163.17	172.25	(9.08)	1,958.04	2,067.00	(108.96)	2,067.00	108.96
7117 Insurance-Mgr Medical	494.64	461.29	33.35	5,340.99	5,535.48	(194.49)	5,535.48	194.49
7120 Legal Fees	(1,297.50)	91.66	(1,389.16)	585.61	1,100.00	(514.39)	1,100.00	514.39
7130 Licenses/Taxes/Inspection	(197.00)	112.70	(309.70)	1,424.00	1,352.50	71.50	1,352.50	(71.50)
7140 Management Fees	1,900.00	1,800.00	100.00	21,900.00	21,600.00	300.00	21,600.00	(300.00)
7180 Management/Admin	452.09	95.83	356.26	1,257.92	1,150.00	107.92	1,150.00	(107.92)
7181 Onsite Office Expense	(462.22)	58.33	(520.55)	589.71	700.00	(110.29)	700.00	110.29
7245 Payroll Taxes	260.94	200.00	60.94	3,346.50	2,400.00	946.50	2,400.00	(946.50)
7250 Payroll Service	159.60	98.54	61.06	1,212.61	1,182.50	30.11	1,182.50	(30.11)

Unexpended Budget Report

Wednesday, December 31, 2008

Towers at Cheesman Park 2008 Oper Budget (Continued)

Towers @ Cheesman Park Accrual Accounting Year Starts January 1, 2008

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Administration Expense (Continued)								
7262 Resident Manager Salary	2,666.66	2,666.66	0.00	39,961.34	32,000.00	7,961.34	32,000.00	(7,961.34)
Total Administration Expense	(184.76)	8,998.92	(9,183.68)	112,680.07	107,987.48	4,692.59	107,987.48	(4,692.59)
Reserves Contribution								
5900 Reserve Contributions	2,900.00	2,900.00	0.00	34,800.00	34,800.00	0.00	34,800.00	0.00
Total Reserves Contribution	2,900.00	2,900.00	0.00	34,800.00	34,800.00	0.00	34,800.00	0.00
TOTAL EXPENSES	17,836.31	27,925.07	(10,088.76)	329,142.27	335,102.48	(5,960.21)	335,102.48	5,960.21
NET INCOME (LOSS)	10,114.86	37.85	10,077.01	7,902.69	452.68	7,450.01	452.68	
UNEXPENDED (OVER EXPENDED)								(7,450.01)