

Balance Sheet

Monday, February 28, 2011

Towers @ Cheesman Reserve

Accrual Accounting Year Starts January 1, 2011

ASSETS

Reserve Cash & Investmt			
1105 Towers Reserve Money Mkt		\$158,225.34	
	Total Reserve Cash & Investmt		\$158,225.34
Accounts Receivable			
1060 Due from Operating		\$46,310.77	
	Total Accounts Receivable		\$46,310.77
	TOTAL ASSETS		<u>\$204,536.11</u>

EQUITY

Current Earnings-Reserves		\$5,961.70	
Retained Earnings-PRYR		\$198,574.41	
	TOTAL EQUITY		<u>\$204,536.11</u>
	TOTAL LIABILITIES AND EQUITY		<u>\$204,536.11</u>

Balance Sheet

Monday, February 28, 2011

Towers @ Cheesman Park

Accrual Accounting Year Starts January 1, 2011

ASSETS

Operating Cash & Investmt		
1010 Towers CW Operating Acct	\$91,821.81	
1050 Petty Cash	\$300.00	
	Total Operating Cash & Investmt	\$92,121.81
Accounts Receivable		
1210 Accounts Receivable	\$1,275.65	
1230 AR Allowance	(\$1,250.00)	
	Total Accounts Receivable	\$25.65
Other Assets		
1310 Prepaid Insurance	\$9,088.74	
1311 Prepaid Expense	\$1,072.99	
	Total Other Assets	\$10,161.73
Prepaid Expenses		
1340 Prepaid Colorado Tax	\$112.00	
	Total Prepaid Expenses	\$112.00
	TOTAL ASSETS	<u>\$102,421.19</u>

LIABILITIES

Current Liabilities		
2010 Accounts Payable	\$9,909.71	
2030 Advance Payments	\$23,677.88	
2040 Open Credit	\$1,704.46	
2065 Signing Bonus-Laundry Lse	\$1,066.58	
2770 Due to Reserves	\$46,310.77	
	Total Current Liabilities	\$82,669.40
	TOTAL LIABILITIES	<u>\$82,669.40</u>

EQUITY

Current Year Earnings	\$6,218.01	
Retained Earnings-PRYR	\$13,533.78	
	TOTAL EQUITY	<u>\$19,751.79</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$102,421.19</u>

Unexpended Budget Report

Monday, February 28, 2011

Towers @ Cheesman Pk 2011 Reserve

Towers @ Cheesman Reserve Accrual Accounting Year Starts January 1, 2011

	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	5,800.00	5,800.00	0.00	34,800.00	29,000.00
9440 Reserve Interest Income	77.24	0.00	77.24	161.70	0.00	161.70	0.00	(161.70)
Total Reserve Income	2,977.24	2,900.00	77.24	5,961.70	5,800.00	161.70	34,800.00	28,838.30
 TOTAL INCOME	 2,977.24	 2,900.00	 77.24	 5,961.70	 5,800.00	 161.70	 34,800.00	 28,838.30
 NET INCOME (LOSS)	 2,977.24	 2,900.00	 77.24	 5,961.70	 5,800.00	 161.70	 34,800.00	
 UNEXPENDED (OVER EXPENDED)								 28,838.30

Unexpended Budget Report

Monday, February 28, 2011

Towers at Cheesman Park 2011 Operating

Towers @ Cheesman Park Accrual Accounting Year Starts January 1, 2011

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
4010 Dues	27,586.00	27,586.00	0.00	55,172.00	55,172.00	0.00	331,032.00	275,860.00
4080 Late Fee Income	100.00	166.67	(66.67)	275.00	333.34	(58.34)	2,000.00	1,725.00
4090 Laundry Income	921.67	750.00	171.67	1,643.34	1,500.00	143.34	9,000.00	7,356.66
4095 Covenant Violations	50.00	0.00	50.00	50.00	0.00	50.00	0.00	(50.00)
4100 Legal Income	400.00	83.33	316.67	460.00	166.66	293.34	1,000.00	540.00
4120 Move In/Out Fees	0.00	25.00	(25.00)	0.00	50.00	(50.00)	300.00	300.00
4250 NSF FEES	0.00	0.00	0.00	28.00	0.00	28.00	0.00	(28.00)
Total Income	29,057.67	28,611.00	446.67	57,628.34	57,222.00	406.34	343,332.00	285,703.66
TOTAL INCOME	29,057.67	28,611.00	446.67	57,628.34	57,222.00	406.34	343,332.00	285,703.66
EXPENSES								
Operating Expenses								
5010 Electric	1,708.28	3,587.00	(1,878.72)	3,695.47	7,175.00	(3,479.53)	43,050.00	39,354.53
5020 Gas	3,630.08	5,000.00	(1,369.92)	7,344.39	10,000.00	(2,655.61)	28,912.00	21,567.61
5039 Telephone	457.96	500.00	(42.04)	912.62	1,000.00	(87.38)	6,000.00	5,087.38
5040 Trash Removal	1,781.43	1,700.00	81.43	3,554.17	3,300.00	254.17	20,000.00	16,445.83
5070 Water/Sewer	1,112.15	1,750.00	(637.85)	2,241.24	3,500.00	(1,258.76)	21,000.00	18,758.76
5075 Wastewater	107.98	116.00	(8.02)	215.96	233.00	(17.04)	1,400.00	1,184.04
Total Operating Expenses	8,797.88	12,653.00	(3,855.12)	17,963.85	25,208.00	(7,244.15)	120,362.00	102,398.15
Maintenance Expenses								
6050 General Building Maint	0.55	250.00	(249.45)	0.55	500.00	(499.45)	3,000.00	2,999.45
6058 Carpet Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
6062 Cleaning/Janitorial Supp	343.42	42.00	301.42	413.53	84.00	329.53	500.00	86.47
6073 Clubhouse Supplies	0.00	8.00	(8.00)	0.00	16.00	(16.00)	100.00	100.00
6087 Electrical Supplies	0.00	83.00	(83.00)	0.00	166.00	(166.00)	1,000.00	1,000.00
6089 Elevator Contract & Maint	500.00	500.00	0.00	1,000.00	1,000.00	0.00	6,000.00	5,000.00
6170 Fire/Security/Intercom	105.02	417.00	(311.98)	210.04	834.00	(623.96)	5,000.00	4,789.96
6179 Garage Maintenance	164.32	167.00	(2.68)	271.32	334.00	(62.68)	2,000.00	1,728.68
6240 Grounds Maintenance	0.00	362.00	(362.00)	0.00	720.00	(720.00)	4,300.00	4,300.00
6242 Grounds Improvements	0.00	75.00	(75.00)	0.00	75.00	(75.00)	750.00	750.00
6245 Grounds Sprinkler Repair	0.00	42.00	(42.00)	0.00	84.00	(84.00)	500.00	500.00
6295 HVAC Contract/Maintenance	490.66	305.00	185.66	777.33	610.00	167.33	10,000.00	9,222.67

Unexpended Budget Report

Monday, February 28, 2011

Towers at Cheesman Park 2011 Operating (Continued)

Towers @ Cheesman Park Accrual Accounting Year Starts January 1, 2011

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Maintenance Expenses (Continued)								
6299 HVAC Supplies	0.00	25.00	(25.00)	0.00	50.00	(50.00)	300.00	300.00
6311 Janitorial	1,105.00	1,167.00	(62.00)	2,210.00	2,334.00	(124.00)	14,000.00	11,790.00
6315 Locks/Keys	0.00	17.00	(17.00)	122.16	34.00	88.16	200.00	77.84
6360 Lighting Maintenance	0.00	125.00	(125.00)	18.97	250.00	(231.03)	1,700.00	1,681.03
6389 Maintenance Supplies	0.00	84.00	(84.00)	0.00	167.00	(167.00)	1,000.00	1,000.00
6404 Parking Lot Maintenance	0.00	0.00	0.00	0.00	250.00	(250.00)	1,000.00	1,000.00
6430 Plumbing	0.00	417.00	(417.00)	215.00	834.00	(619.00)	5,000.00	4,785.00
6470 Roof Contract	85.00	85.00	0.00	170.00	170.00	0.00	1,020.00	850.00
6485 Sauna/Exercise Room	0.00	200.00	(200.00)	0.00	400.00	(400.00)	2,000.00	2,000.00
6490 Security Patrol	440.00	500.00	(60.00)	1,023.00	1,050.00	(27.00)	6,050.00	5,027.00
6510 Snow Removal	176.84	500.00	(323.16)	368.37	1,000.00	(631.63)	4,000.00	3,631.63
6512 Sprinkler Maintenance	0.00	50.00	(50.00)	0.00	50.00	(50.00)	500.00	500.00
Total Maintenance Expenses	3,410.81	5,421.00	(2,010.19)	6,800.27	11,012.00	(4,211.73)	70,920.00	64,119.73
Administration Expense								
7030 Audit/Accounting Fees	3,100.00	0.00	3,100.00	3,100.00	0.00	3,100.00	3,000.00	(100.00)
7060 Postage, Printing, Copies	109.62	100.00	9.62	286.98	200.00	86.98	1,200.00	913.02
7110 Master Insurance	2,856.77	3,209.00	(352.23)	5,498.96	6,418.00	(919.04)	38,500.00	33,001.04
7116 Insurance-Workman's Comp	108.50	113.00	(4.50)	217.00	226.00	(9.00)	1,350.00	1,133.00
7117 Insurance-Mgr Medical	612.30	584.00	28.30	1,224.60	1,168.00	56.60	7,000.00	5,775.40
7120 Legal Fees	400.00	83.00	317.00	460.00	170.00	290.00	1,000.00	540.00
7130 Licenses/Taxes/Inspection	0.00	0.00	0.00	0.00	0.00	0.00	750.00	750.00
7140 Management Fees	1,900.00	1,900.00	0.00	3,800.00	3,800.00	0.00	22,800.00	19,000.00
7180 Management/Admin	0.00	100.00	(100.00)	3.09	200.00	(196.91)	1,150.00	1,146.91
7181 Onsite Office Expense	0.00	50.00	(50.00)	22.00	100.00	(78.00)	700.00	678.00
7245 Payroll Taxes	348.18	300.00	48.18	712.03	650.00	62.03	3,400.00	2,687.97
7250 Payroll Service	30.06	117.00	(86.94)	188.23	230.00	(41.77)	1,400.00	1,211.77
7262 Resident Manager Salary	2,666.66	2,916.00	(249.34)	5,333.32	5,833.00	(499.68)	35,000.00	29,666.68
Total Administration Expense	12,132.09	9,472.00	2,660.09	20,846.21	18,995.00	1,851.21	117,250.00	96,403.79
Reserves Contribution								
5900 Reserve Contributions	2,900.00	2,900.00	0.00	5,800.00	5,800.00	0.00	34,800.00	29,000.00
Total Reserves Contribution	2,900.00	2,900.00	0.00	5,800.00	5,800.00	0.00	34,800.00	29,000.00

Unexpended Budget Report

Monday, February 28, 2011

Towers at Cheesman Park 2011 Operating (Continued)

Towers @ Cheesman Park Accrual Accounting Year Starts January 1, 2011

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
TOTAL EXPENSES	27,240.78	30,446.00	(3,205.22)	51,410.33	61,015.00	(9,604.67)	343,332.00	291,921.67
NET INCOME (LOSS)	1,816.89	(1,835.00)	3,651.89	6,218.01	(3,793.00)	10,011.01		
UNEXPENDED (OVER EXPENDED)								(6,218.01)