

Balance Sheet

Friday, February 28, 2014

Towers @ Cheesman Reserve

Accrual Accounting Year Starts January 1, 2014

ASSETS

Reserve Cash & Investmt		
1105 Towers Reserve Money Mkt	\$217,558.03	
Total Reserve Cash & Investmt		\$217,558.03
TOTAL ASSETS		<u>\$217,558.03</u>

LIABILITIES

Current Liabilities		
2750 Due to Operating	\$8.00	
Total Current Liabilities		\$8.00
TOTAL LIABILITIES		<u>\$8.00</u>

EQUITY

Current Earnings-Reserves	(\$5,564.67)	
Retained Earnings-PRYR	\$223,114.70	
TOTAL EQUITY		<u>\$217,550.03</u>
TOTAL LIABILITIES AND EQUITY		<u>\$217,558.03</u>

Balance Sheet

Friday, February 28, 2014

Towers @ Cheesman Park

Accrual Accounting Year Starts January 1, 2014

ASSETS

Operating Cash & Investmt		
1010 Towers CW Operating Acct	\$61,588.45	
1050 Petty Cash	\$300.00	
	Total Operating Cash & Investmt	\$61,888.45
Accounts Receivable		
1080 Due from Reserves	\$8.00	
1210 Accounts Receivable	\$5,090.95	
1230 AR Allowance	(\$1,250.00)	
	Total Accounts Receivable	\$3,848.95
Other Assets		
1310 Prepaid Insurance	\$32,017.17	
1311 Prepaid Expense	\$259.26	
	Total Other Assets	\$32,276.43
	TOTAL ASSETS	\$98,013.83

LIABILITIES

Current Liabilities		
2010 Accounts Payable	\$9,849.95	
2030 Advance Payments	\$24,534.90	
2040 Open Credit	\$639.07	
2050 Income Taxes Payable	\$48.00	
2065 Signing Bonus-Laundry Lse	\$466.46	
	Total Current Liabilities	\$35,538.38
	TOTAL LIABILITIES	\$35,538.38

EQUITY

Current Year Earnings	(\$115.92)	
Retained Earnings-PRYR	\$62,591.37	
	TOTAL EQUITY	\$62,475.45
	TOTAL LIABILITIES AND EQUITY	\$98,013.83

Unexpended Budget Report

Friday, February 28, 2014

Towers @ Cheesman Pk 2014 Reserve

Towers @ Cheesman Reserve Accrual Accounting Year Starts January 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Reserve Income								
9410 Reserve Income	5,662.50	5,662.50	0.00	11,325.00	11,325.00	0.00	67,950.00	56,625.00
9440 Reserve Interest Income	57.51	0.00	57.51	127.33	0.00	127.33	0.00	(127.33)
Total Reserve Income	5,720.01	5,662.50	57.51	11,452.33	11,325.00	127.33	67,950.00	56,497.67
TOTAL INCOME	5,720.01	5,662.50	57.51	11,452.33	11,325.00	127.33	67,950.00	56,497.67
EXPENSES								
Reserve Expense								
9685 Reserve HVAC	17,017.00	0.00	17,017.00	17,017.00	0.00	17,017.00	0.00	(17,017.00)
Total Reserve Expense	17,017.00	0.00	17,017.00	17,017.00	0.00	17,017.00	0.00	(17,017.00)
TOTAL EXPENSES	17,017.00	0.00	17,017.00	17,017.00	0.00	17,017.00	0.00	(17,017.00)
NET INCOME (LOSS)	(11,296.99)	5,662.50	(16,959.49)	(5,564.67)	11,325.00	(16,889.67)	67,950.00	
UNEXPENDED (OVER EXPENDED)								73,514.67

Unexpended Budget Report

Friday, February 28, 2014

Towers at Cheesman Park 2014 Operating

Towers @ Cheesman Park Accrual Accounting Year Starts January 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
4010 Dues	29,262.00	29,283.33	(21.33)	58,524.00	58,566.66	(42.66)	351,400.00	292,876.00
4080 Late Fee Income	119.00	125.00	(6.00)	244.00	250.00	(6.00)	1,500.00	1,256.00
4090 Laundry Income	1,036.67	854.17	182.50	1,833.34	1,708.34	125.00	10,250.00	8,416.66
4100 Legal Income	446.00	200.00	246.00	677.00	500.00	177.00	2,500.00	1,823.00
4120 Move In/Out Fees	50.00	50.00	0.00	50.00	100.00	(50.00)	600.00	550.00
Total Income	30,913.67	30,512.50	401.17	61,328.34	61,125.00	203.34	366,250.00	304,921.66
TOTAL INCOME	30,913.67	30,512.50	401.17	61,328.34	61,125.00	203.34	366,250.00	304,921.66
EXPENSES								
Operating Expenses								
5010 Electric	1,728.17	3,166.67	(1,438.50)	3,698.64	6,333.34	(2,634.70)	38,000.00	34,301.36
5020 Gas	4,769.56	3,600.00	1,169.56	8,705.54	7,200.00	1,505.54	22,000.00	13,294.46
5039 Telephone	373.21	425.00	(51.79)	746.40	850.00	(103.60)	5,100.00	4,353.60
5040 Trash Removal	1,826.39	1,416.67	409.72	3,230.38	2,833.34	397.04	17,000.00	13,769.62
5070 Water/Sewer	1,431.31	1,820.83	(389.52)	2,361.95	3,641.66	(1,279.71)	21,850.00	19,488.05
5075 Wastewater	132.27	116.67	15.60	264.54	233.34	31.20	1,400.00	1,135.46
Total Operating Expenses	10,260.91	10,545.84	(284.93)	19,007.45	21,091.68	(2,084.23)	105,350.00	86,342.55
Maintenance Expenses								
6050 General Building Maint	0.00	216.67	(216.67)	14.80	433.34	(418.54)	2,600.00	2,585.20
6058 Carpet Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	800.00	800.00
6062 Cleaning/Janitorial Supp	112.84	35.42	77.42	171.84	70.84	101.00	425.00	253.16
6073 Clubhouse Supplies	0.00	6.00	(6.00)	0.00	12.00	(12.00)	75.00	75.00
6089 Elevator Contract & Maint	1,025.00	525.00	500.00	1,550.00	1,050.00	500.00	6,300.00	4,750.00
6135 Exterminate/Pest Control	0.00	125.00	(125.00)	0.00	250.00	(250.00)	1,500.00	1,500.00
6170 Fire/Security/Intercom	0.00	179.17	(179.17)	732.12	358.34	373.78	2,150.00	1,417.88
6179 Garage Maintenance	182.82	291.67	(108.85)	182.82	583.34	(400.52)	3,500.00	3,317.18
6240 Grounds Maintenance	0.00	500.00	(500.00)	0.00	1,000.00	(1,000.00)	6,500.00	6,500.00
6242 Grounds Improvements	0.00	0.00	0.00	0.00	0.00	0.00	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	3,074.31	666.67	2,407.64	3,285.31	1,333.34	1,951.97	8,000.00	4,714.69
6299 HVAC Supplies	0.00	25.00	(25.00)	0.00	50.00	(50.00)	300.00	300.00
6311 Janitorial	1,040.00	1,146.00	(106.00)	2,210.00	2,292.00	(82.00)	13,750.00	11,540.00

Unexpended Budget Report

Friday, February 28, 2014

Towers at Cheesman Park 2014 Operating (Continued)

Towers @ Cheesman Park Accrual Accounting Year Starts January 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Maintenance Expenses (Continued)								
6315 Locks/Keys	0.00	17.00	(17.00)	0.00	34.00	(34.00)	200.00	200.00
6360 Lighting Maintenance	0.00	158.33	(158.33)	35.70	316.66	(280.96)	1,900.00	1,864.30
6389 Maintenance Supplies	215.14	84.00	131.14	215.14	168.00	47.14	1,000.00	784.86
6430 Plumbing	0.00	175.00	(175.00)	1,199.82	350.00	849.82	2,100.00	900.18
6470 Roof Contract	154.00	166.67	(12.67)	308.00	333.34	(25.34)	2,000.00	1,692.00
6485 Sauna/Exercise Room	0.00	250.00	(250.00)	0.00	500.00	(500.00)	3,000.00	3,000.00
6490 Security Patrol	564.00	583.33	(19.33)	1,266.43	1,166.66	99.77	7,000.00	5,733.57
6510 Snow Removal	48.00	500.00	(452.00)	74.40	1,000.00	(925.60)	2,500.00	2,425.60
Total Maintenance Expenses	6,416.11	5,692.93	723.18	11,246.38	11,385.86	(139.48)	66,850.00	55,603.62
Administration Expense								
7030 Audit/Accounting Fees	0.00	0.00	0.00	0.00	0.00	0.00	3,500.00	3,500.00
7060 Postage, Printing, Copies	164.69	100.00	64.69	430.59	275.00	155.59	1,350.00	919.41
7110 Master Insurance	2,864.08	2,833.33	30.75	5,656.77	5,666.66	(9.89)	34,000.00	28,343.23
7116 Insurance-Workers' Comp	170.75	129.17	41.58	341.50	258.34	83.16	1,550.00	1,208.50
7117 Insurance-Mgr Medical	447.00	450.00	(3.00)	894.00	900.00	(6.00)	5,400.00	4,506.00
7120 Legal Fees	30.00	200.00	(170.00)	288.00	400.00	(112.00)	2,500.00	2,212.00
7122 Legal - FHA Application	0.00	2,300.00	(2,300.00)	0.00	2,300.00	(2,300.00)	2,300.00	2,300.00
7130 Licenses/Taxes/Inspection	0.00	0.00	0.00	0.00	110.00	(110.00)	500.00	500.00
7140 Management Fees	1,900.00	1,950.00	(50.00)	3,800.00	3,900.00	(100.00)	23,400.00	19,600.00
7180 Management/Admin	0.00	25.00	(25.00)	0.00	50.00	(50.00)	300.00	300.00
7181 Onsite Office Expense	117.63	50.83	66.80	242.91	101.66	141.25	610.00	367.09
7245 Payroll Taxes	309.42	300.00	9.42	631.75	650.00	(18.25)	3,400.00	2,768.25
7250 Payroll Service	87.84	150.00	(62.16)	226.69	192.00	34.69	950.00	723.31
7262 Resident Manager Salary	2,666.66	2,750.00	(83.34)	5,333.32	5,500.00	(166.68)	33,000.00	27,666.68
7280 Social Events	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
7310 Internet Services	1,009.95	1,000.00	9.95	2,019.90	2,000.00	19.90	12,000.00	9,980.10
7315 Website	0.00	70.00	(70.00)	0.00	140.00	(140.00)	840.00	840.00
Total Administration Expense	9,768.02	12,308.33	(2,540.31)	19,865.43	22,443.66	(2,578.23)	126,100.00	106,234.57
Reserves Contribution								
5900 Reserve Contributions	5,662.50	5,662.50	0.00	11,325.00	11,325.00	0.00	67,950.00	56,625.00
Total Reserves Contribution	5,662.50	5,662.50	0.00	11,325.00	11,325.00	0.00	67,950.00	56,625.00

Unexpended Budget Report

Friday, February 28, 2014

Towers at Cheesman Park 2014 Operating (Continued)

Towers @ Cheesman Park Accrual Accounting Year Starts January 1, 2014

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
TOTAL EXPENSES	32,107.54	34,209.60	(2,102.06)	61,444.26	66,246.20	(4,801.94)	366,250.00	304,805.74
NET INCOME (LOSS)	(1,193.87)	(3,697.10)	2,503.23	(115.92)	(5,121.20)	5,005.28		
UNEXPENDED (OVER EXPENDED)								115.92

Unaudited - For Management Purposes Only