

Friday, July 31, 2015

Accrual Accounting Year Starts January 1, 2015

\$189,149.55

Balance Sheet

Friday, July 31, 2015

Towers @ Cheesman Park

Accrual Accounting Year Starts January 1, 2015

ASSETS

Operating Cash & Investmt		
1010 Towers CW Operating Acct	\$61,536.56	
1050 Petty Cash	\$300.00	
	Total Operating Cash & Investmt	\$61,836.56
Accounts Receivable		
1210 Accounts Receivable	\$4,896.95	
1230 AR Allowance	(\$1,250.00)	
	Total Accounts Receivable	\$3,646.95
Other Assets		
1310 Prepaid Insurance	\$20,787.56	
1311 Prepaid Expense	\$1,489.89	
	Total Other Assets	\$22,277.45
	TOTAL ASSETS	\$87,760.96

LIABILITIES

Current Liabilities		
2010 Accounts Payable	\$13,652.56	
2030 Advance Payments	\$21,082.61	
2040 Open Credit	\$25.00	
2065 Signing Bonus-Laundry Lse	\$183.07	
2770 Due to Reserves	\$9,282.10	
	Total Current Liabilities	\$44,225.34
	TOTAL LIABILITIES	\$44,225.34

EQUITY

Current Year Earnings	\$6,751.35	
Retained Earnings-PRYR	\$36,784.27	
	TOTAL EQUITY	\$43,535.62
	TOTAL LIABILITIES AND EQUITY	\$87,760.96

Unexpended Budget Report

Friday, July 31, 2015

2015 Towers @ Cheesman Pk Reserve

Towers @ Cheesman Reserve Accrual Accounting Year Starts January 1, 2015

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Reserve Income								
9410 Reserve Income	6,250.00	6,250.00	0.00	43,750.00	43,750.00	0.00	75,000.00	31,250.00
9440 Reserve Interest Income	31.89	0.00	31.89	195.20	0.00	195.20	0.00	(195.20)
Total Reserve Income	6,281.89	6,250.00	31.89	43,945.20	43,750.00	195.20	75,000.00	31,054.80
TOTAL INCOME	6,281.89	6,250.00	31.89	43,945.20	43,750.00	195.20	75,000.00	31,054.80
EXPENSES								
Reserve Expense								
7132 Reserves - Lighting	0.00	0.00	0.00	4,665.05	0.00	4,665.05	0.00	(4,665.05)
9625 Reserve Clubhouse Remodel	0.00	0.00	0.00	18,850.84	0.00	18,850.84	0.00	(18,850.84)
9655 Reserve - Elevator	0.00	0.00	0.00	2,500.00	0.00	2,500.00	0.00	(2,500.00)
9657 Reserve Equipment	0.00	0.00	0.00	6,458.72	0.00	6,458.72	0.00	(6,458.72)
9660 Reserve Exteriors	3,318.00	0.00	3,318.00	3,318.00	0.00	3,318.00	0.00	(3,318.00)
Total Reserve Expense	3,318.00	0.00	3,318.00	35,792.61	0.00	35,792.61	0.00	(35,792.61)
TOTAL EXPENSES	3,318.00	0.00	3,318.00	35,792.61	0.00	35,792.61	0.00	(35,792.61)
NET INCOME (LOSS)	2,963.89	6,250.00	(3,286.11)	8,152.59	43,750.00	(35,597.41)	75,000.00	
UNEXPENDED (OVER EXPENDED)								66,847.41

Unexpended Budget Report

Friday, July 31, 2015

2015 Towers at Cheesman Park Operating

Towers @ Cheesman Park Accrual Accounting Year Starts January 1, 2015

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
4010 Fees	32,119.00	32,107.50	11.50	224,833.00	224,752.50	80.50	385,290.00	160,457.00
4080 Late Fee Income	1,012.50	125.00	887.50	2,037.57	875.00	1,162.57	1,500.00	(537.57)
4090 Laundry Income	16.67	854.17	(837.50)	5,415.19	5,979.18	(563.99)	10,250.00	4,834.81
4095 Covenant Violations	50.00	0.00	50.00	50.00	0.00	50.00	0.00	(50.00)
4100 Legal Income	215.00	200.00	15.00	1,884.62	1,500.00	384.62	2,500.00	615.38
4120 Move In/Out Fees	200.00	50.00	150.00	950.00	350.00	600.00	600.00	(350.00)
4250 NSF FEES	60.00	0.00	60.00	100.00	0.00	100.00	0.00	(100.00)
Total Income	33,673.17	33,336.67	336.50	235,270.38	233,456.68	1,813.70	400,140.00	164,869.62
TOTAL INCOME	33,673.17	33,336.67	336.50	235,270.38	233,456.68	1,813.70	400,140.00	164,869.62
EXPENSES								
Operating Expenses								
5010 Electric	5,011.96	3,500.00	1,511.96	20,260.77	24,500.00	(4,239.23)	42,000.00	21,739.23
5020 Gas	672.75	2,166.67	(1,493.92)	11,749.68	15,166.68	(3,417.00)	26,000.00	14,250.32
5039 Telephone	413.62	391.67	21.95	3,022.81	2,741.68	281.13	4,700.00	1,677.19
5040 Trash Removal	1,012.00	1,000.00	12.00	6,676.00	7,000.00	(324.00)	12,000.00	5,324.00
5070 Water/Sewer	2,263.54	2,083.34	180.20	12,501.14	14,583.33	(2,082.19)	25,000.00	12,498.86
5075 Wastewater	138.60	135.42	3.18	959.20	947.93	11.27	1,625.00	665.80
Total Operating Expenses	9,512.47	9,277.10	235.37	55,169.60	64,939.62	(9,770.02)	111,325.00	56,155.40
Maintenance Expenses								
6050 General Building Maint	(1,630.74)	216.67	(1,847.41)	4,687.44	1,516.68	3,170.76	2,600.00	(2,087.44)
6058 Carpet Cleaning	109.08	100.00	9.08	674.45	700.00	(25.55)	1,200.00	525.55
6062 Cleaning/Janitorial Supp	31.63	125.00	(93.37)	171.19	875.00	(703.81)	1,500.00	1,328.81
6089 Elevator Contract & Maint	600.00	525.00	75.00	4,455.00	3,675.00	780.00	6,300.00	1,845.00
6135 Exterminate/Pest Control	0.00	20.84	(20.84)	0.00	145.83	(145.83)	250.00	250.00
6170 Fire/Security/Intercom	127.02	250.00	(122.98)	1,457.33	1,750.00	(292.67)	3,000.00	1,542.67
6179 Garage Maintenance	989.16	291.67	697.49	2,204.84	2,041.68	163.16	3,500.00	1,295.16
6240 Grounds Maintenance	691.72	375.00	316.72	6,118.77	2,625.00	3,493.77	4,500.00	(1,618.77)
6242 Grounds Improvements	267.08	116.67	150.41	1,312.19	816.68	495.51	1,400.00	87.81
6245 Grounds Sprinkler Repair	4.94	10.42	(5.48)	4.94	72.93	(67.99)	125.00	120.06
6295 HVAC Contract/Maintenance	228.48	666.67	(438.19)	4,384.16	4,666.68	(282.52)	8,000.00	3,615.84
6299 HVAC Supplies	160.95	25.00	135.95	283.92	175.00	108.92	300.00	16.08

Unexpended Budget Report

Friday, July 31, 2015

2015 Towers at Cheesman Park Operating (Continued)

Towers @ Cheesman Park Accrual Accounting Year Starts January 1, 2015

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Maintenance Expenses (Continued)								
6311 Janitorial	1,196.00	0.00	1,196.00	8,096.00	0.00	8,096.00	0.00	(8,096.00)
6315 Locks/Keys	93.07	17.00	76.07	118.53	119.00	(0.47)	200.00	81.47
6360 Lighting Maintenance	223.05	125.00	98.05	1,234.40	875.00	359.40	1,500.00	265.60
6389 Maintenance Supplies	71.42	145.84	(74.42)	143.61	1,020.83	(877.22)	1,750.00	1,606.39
6430 Plumbing	272.50	175.00	97.50	4,314.50	1,225.00	3,089.50	2,100.00	(2,214.50)
6460 Pool/HotTub/Sauna	86.11	0.00	86.11	86.11	0.00	86.11	0.00	(86.11)
6470 Roof Contract	154.00	154.17	(0.17)	1,078.00	1,079.18	(1.18)	1,850.00	772.00
6485 Sauna/Exercise Room	24.40	158.34	(133.94)	888.97	1,108.33	(219.36)	1,900.00	1,011.03
6490 Security Patrol	864.00	583.34	280.66	4,392.00	4,083.33	308.67	7,000.00	2,608.00
6510 Snow Removal	0.00	0.00	0.00	1,051.67	1,500.00	(448.33)	2,000.00	948.33
6512 Sprinkler Maintenance	82.25	0.00	82.25	324.58	0.00	324.58	0.00	(324.58)
Total Maintenance Expenses	4,646.12	4,081.63	564.49	47,482.60	30,071.15	17,411.45	50,975.00	3,492.40
Administration Expense								
7030 Audit/Accounting Fees	0.00	0.00	0.00	3,500.00	3,500.00	0.00	3,500.00	0.00
7060 Postage, Printing, Copies	191.28	100.00	91.28	1,750.32	850.00	900.32	1,350.00	(400.32)
7110 Master Insurance	3,094.04	2,854.17	239.87	21,430.43	19,979.18	1,451.25	34,250.00	12,819.57
7116 Insurance-Workers' Comp	222.33	166.67	55.66	1,433.41	1,166.68	266.73	2,000.00	566.59
7117 Insurance-Mgr Medical	447.00	600.00	(153.00)	3,129.00	4,200.00	(1,071.00)	7,200.00	4,071.00
7120 Legal Fees	215.00	200.00	15.00	1,354.84	1,500.00	(145.16)	2,500.00	1,145.16
7130 Licenses/Taxes/Inspection	0.00	0.00	0.00	860.00	370.00	490.00	500.00	(360.00)
7140 Management Fees	1,950.00	1,950.00	0.00	13,650.00	13,650.00	0.00	23,400.00	9,750.00
7180 Management/Admin	150.00	25.00	125.00	1,255.00	175.00	1,080.00	300.00	(955.00)
7181 Onsite Office Expense	274.44	100.00	174.44	893.20	700.00	193.20	1,200.00	306.80
7245 Payroll Taxes	302.21	500.00	(197.79)	2,230.60	3,500.00	(1,269.40)	6,000.00	3,769.40
7250 Payroll Service	91.55	91.67	(0.12)	722.07	641.68	80.39	1,100.00	377.93
7252 Maintenance Employee	120.00	2,253.34	(2,133.34)	120.00	15,773.33	(15,653.33)	27,040.00	26,920.00
7262 Resident Manager Salary	3,083.32	3,166.67	(83.35)	21,583.24	22,166.68	(583.44)	38,000.00	16,416.76
7280 Social Events	224.53	83.34	141.19	575.42	583.33	(7.91)	1,000.00	424.58
7310 Internet Services	1,039.90	1,041.67	(1.77)	7,254.30	7,291.68	(37.38)	12,500.00	5,245.70
7315 Website	0.00	83.34	(83.34)	375.00	583.33	(208.33)	1,000.00	625.00
Total Administration Expense	11,405.60	13,215.87	(1,810.27)	82,116.83	96,630.89	(14,514.06)	162,840.00	80,723.17

Reserves Contribution

Unexpended Budget Report

Friday, July 31, 2015

2015 Towers at Cheesman Park Operating (Continued)

Towers @ Cheesman Park Accrual Accounting Year Starts January 1, 2015

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Reserves Contribution (Continued)								
5900 Reserve Contributions	6,250.00	6,250.00	0.00	43,750.00	43,750.00	0.00	75,000.00	31,250.00
Total Reserves Contribution	6,250.00	6,250.00	0.00	43,750.00	43,750.00	0.00	75,000.00	31,250.00
TOTAL EXPENSES	31,814.19	32,824.60	(1,010.41)	228,519.03	235,391.66	(6,872.63)	400,140.00	171,620.97
NET INCOME (LOSS)	1,858.98	512.07	1,346.91	6,751.35	(1,934.98)	8,686.33		
UNEXPENDED (OVER EXPENDED)								(6,751.35)

Unaudited - For Management Purposes Only