

Balance Sheet

Friday, May 31, 2019

Cheesman Tower West

Accrual Accounting Year Starts August 1, 2018

ASSETS

Current Assets

Operating Cash & Invest

1035 Petty Cash	\$200.00
1040 CTW MOB Operating Account	\$22,614.31
1045 CTW MOB Insurance Account	\$4,916.47
1210 Accounts Receivable	\$75,128.28
1290 A/R - Other	\$1,054.57
1300 Prepaid Insurance	\$21,501.52
1305 Prepaid Income Tax	\$420.00

Total Operating Cash & Invest \$125,835.15

Total Current Assets \$125,835.15

Fixed Assets

1490 Leasehold Improvements	\$31,653.84
1491 Accum Depreciation	(\$19,979.74)

Total Fixed Assets \$11,674.10

TOTAL ASSETS \$137,509.25

LIABILITIES

Current Liabilities

2010 Accounts Payable	\$11,902.53
2025 Lock Box Clearing	\$29.70
2030 HOA Dues Paid in Advance	\$8,013.20
2055 Open Credits	\$47.70
2060 Due to Reserves	\$52,622.55
2065 Deferred Revenue-Comcast	\$3,384.00

Total Current Liabilities \$75,999.68

TOTAL LIABILITIES \$75,999.68

EQUITY

Current Period Earnings

Operating Fund	\$18,383.48
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Total Current Period Earnings \$18,383.48

Retained Earnings

3060 Retained Earnings	\$43,126.09
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Total Retained Earnings \$43,126.09

TOTAL EQUITY \$61,509.57

TOTAL LIABILITIES AND EQUITY \$137,509.25

Unexpended Budget Report

Friday, May 31, 2019

Cheesman Tower West 2018 Oper. Budget

Cheesman Tower West Accrual Accounting Year Starts August 1, 2018

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Revenues								
4000 Homeowner Dues	42,145.86	42,145.83	0.03	421,458.60	421,458.33	0.27	505,750.00	84,291.40
4020 Cleaning Fee Income	360.00	416.66	(56.66)	5,800.00	4,166.67	1,633.33	5,000.00	(800.00)
4030 Franchise Income	0.00	36.00	(36.00)	287.00	360.00	(360.00)	432.00	432.00
4100 Building Svcs/Equipment	0.00	8.33	(8.33)	87.70	83.33	4.37	100.00	12.30
4120 Interest Income	2.95	0.00	2.95	70.58	0.00	70.58	0.00	(70.58)
4130 Key Fund	70.00	8.33	61.67	250.00	83.33	166.67	100.00	(150.00)
4140 Late Fees and Fines	82.98	20.00	62.98	168.71	210.00	(41.29)	250.00	81.29
4150 Laundry Room Income	0.00	375.00	(375.00)	2,278.93	3,750.00	(1,471.07)	4,500.00	2,221.07
4160 Misc Income	0.00	0.00	0.00	(100.60)	0.00	(100.60)	0.00	100.60
4170 Elevator Usage	250.00	250.00	0.00	1,205.00	2,500.00	(1,295.00)	3,000.00	1,795.00
4180 Parking	730.00	716.00	14.00	7,300.00	7,168.00	132.00	8,600.00	1,300.00
Total Revenues	43,641.79	43,976.15	(334.36)	438,518.92	439,779.66	(1,260.74)	527,732.00	89,213.08
EXPENSES								
Facilities & Maintenance Expenses								
Utilities Expense								
5000 Electric	2,534.91	2,583.33	(48.42)	28,277.76	25,833.33	2,444.43	31,000.00	2,722.24
5010 Gas	2,351.27	3,500.00	(1,148.73)	31,469.58	29,500.00	1,969.58	32,000.00	530.42
5020 Sewer	887.04	825.00	62.04	8,701.20	8,250.00	451.20	10,000.00	1,298.80
5030 Storm Drainage	0.00	0.00	0.00	1,957.01	1,800.00	157.01	1,800.00	(157.01)
5040 Water	405.00	700.00	(294.81)	4,301.80	7,000.00	(2,698.20)	8,400.00	4,098.20
5050 Trash Removal	1,008.00	1,000.00	8.00	10,060.00	10,000.00	60.00	12,000.00	1,940.00
Total Utilities Expense	7,178.41	8,608.33	(1,429.92)	84,767.35	82,383.33	2,384.02	95,200.00	10,432.65
Maintenance Expense								
5500 Silver Bullet Rental	228.01	231.00	(2.99)	2,507.12	2,318.00	189.12	2,780.00	272.88
5505 AC/Chiller Repairs	0.00	500.00	(500.00)	647.85	1,000.00	(352.15)	2,000.00	1,352.15
5510 Mechanical Systems Mtee	440.00	441.66	(1.66)	4,400.00	4,416.67	(16.67)	5,300.00	900.00
5515 Boiler Repairs	370.00	333.33	36.67	1,614.00	3,333.33	(1,719.33)	4,000.00	2,386.00
5520 Building Exterior/Doors	0.00	250.00	(250.00)	590.08	1,700.00	(1,109.92)	2,000.00	1,409.92
5530 Cleaning Supplies	138.49	125.00	13.49	1,408.51	1,250.00	158.51	1,500.00	91.49

Unexpended Budget Report

Friday, May 31, 2019

Cheesman Tower West 2018 Oper. Budget (Continued)

Cheesman Tower West Accrual Accounting Year Starts August 1, 2018

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Facilities & Maintenance Expenses (Continued)								
Maintenance Expense (Continued)								
5535 Carpet Cleaning	0.00	85.00	(85.00)	595.20	830.00	(234.80)	1,000.00	404.80
5540 Contract Cleaning	1,584.00	1,750.00	(166.00)	15,804.00	17,500.00	(1,696.00)	21,000.00	5,196.00
5545 Electric Contract/Supp	0.00	85.00	(85.00)	839.35	830.00	59.35	1,000.00	110.65
5560 Elevator Contracts/Mat	770.00	833.33	(63.33)	10,282.68	8,333.33	2,449.35	10,000.00	(782.68)
5575 Exercise Equipment Mfce	119.69	150.00	(30.31)	152.99	500.00	(347.01)	500.00	347.01
5580 Fire & Life Safety	13.92	250.00	(236.08)	1,709.20	2,500.00	(790.80)	3,000.00	1,290.80
5590 Garage Door	1,210.00	500.00	710.00	1,397.00	2,500.00	(1,103.00)	2,500.00	1,103.00
5610 Keys/Locks	336.79	100.00	236.79	1,344.18	1,000.00	344.18	1,200.00	(144.18)
5620 Landscaping	795.04	500.00	295.04	4,228.59	2,000.00	2,228.59	3,000.00	(1,228.59)
5630 Light Fixtures & Bulbs	0.00	85.00	(85.00)	1,904.81	830.00	1,074.81	1,000.00	(904.81)
5650 Other Building Maint/Supp	(31.00)	675.00	(706.00)	8,754.13	6,650.00	2,104.13	8,000.00	(754.13)
5660 Painting & Decorating	0.00	83.00	(83.00)	236.82	834.00	(597.18)	1,000.00	763.18
5670 Pest Control	75.00	75.00	0.00	600.00	750.00	(150.00)	900.00	300.00
5680 Plumbing	50.00	1,175.00	(1,125.00)	13,865.30	11,650.00	2,215.30	14,000.00	134.70
5690 Pool Supp/Maint	789.75	583.33	206.42	8,483.51	5,833.33	2,650.18	7,000.00	(1,483.51)
5710 Roads/Grounds Other Exp	0.00	0.00	0.00	0.00	50.00	(50.00)	150.00	150.00
5720 Roof Maintenance	0.00	22.00	(22.00)	602.39	418.00	184.39	500.00	(102.39)
5730 Security Protection	0.00	34.00	(34.00)	110.48	334.00	(223.52)	400.00	289.52
5740 Snow Removal	0.00	0.00	0.00	2,605.23	3,000.00	(394.77)	3,000.00	394.77
Total Maintenance Expense	6,889.69	8,886.65	(1,996.96)	85,233.42	80,360.66	4,872.76	96,730.00	11,496.58
Total Facilities & Maintenance Expense	14,068.10	17,494.98	(3,426.88)	170,000.77	162,743.99	7,256.78	191,930.00	21,929.23
Operating Fund								
Staffing Expense								
6000 Staff Salaries	6,342.80	6,783.33	(440.53)	63,620.49	67,833.33	(4,212.84)	81,400.00	17,779.51
6005 Maintenance OT	0.00	100.00	(100.00)	1,976.85	1,050.00	926.85	1,250.00	(726.85)
6010 Payroll Taxes	534.38	583.33	(48.95)	5,305.47	5,833.33	(527.86)	7,000.00	1,694.53
6015 Payroll Fee	118.68	145.83	(27.15)	1,259.15	1,458.33	(199.18)	1,750.00	490.85
6020 Insurance-Hosp. Employees	306.39	790.00	(483.61)	5,935.82	7,900.00	(1,964.18)	9,500.00	3,564.18
6025 Insurance-Employee Dental	0.00	85.00	(85.00)	684.76	830.00	(145.24)	1,000.00	315.24
6030 Insurance-Workman's Comp	0.00	166.66	(166.66)	1,843.00	1,666.67	176.33	2,000.00	157.00

Unexpended Budget Report

Friday, May 31, 2019

Cheesman Tower West 2018 Oper. Budget (Continued)

Cheesman Tower West Accrual Accounting Year Starts August 1, 2018

	Month To Date		Actual	Variance	Year To Date		Annual Budget	
	Actual	Budget			Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Operating Fund (Continued)								
Total Staffing Expense	7,302.25	8,654.15	80,625.54	(1,351.90)	86,571.66	(5,946.12)	103,900.00	23,274.46
Administration Expense								
5075 NSF Bank Charge	0.00	0.00	0.00	0.00	0.00	10.00	0.00	(10.00)
6500 Accounting Fees	0.00	0.00	3,000.00	0.00	3,000.00	100.00	3,000.00	(100.00)
6520 Annual Meeting Expense	0.00	0.00	108.83	0.00	197.00	(88.17)	197.00	88.17
6530 Building Insurance	0.00	0.00	23,007.62	0.00	27,000.00	(3,992.38)	27,000.00	3,992.38
6535 Ins Clm Exp/Dmg #406/301	0.00	0.00	(22,739.80)	0.00	0.00	(22,739.80)	0.00	22,739.80
6560 Guest Room Expenses	0.00	0.00	54.97	0.00	200.00	(145.03)	250.00	195.03
6570 Income Tax Expense	0.00	0.00	0.00	0.00	250.00	(250.00)	250.00	250.00
6580 Legal Services	637.00	250.00	2,130.50	387.00	2,500.00	(369.50)	3,000.00	869.50
6590 Property Manager	0.00	41.66	850.00	(81.66)	416.67	433.33	500.00	(350.00)
6600 Management Fee	1,800.00	1,800.00	18,000.00	0.00	18,000.00	0.00	21,600.00	3,600.00
6605 Office Equipment	345.80	187.50	2,951.89	158.30	1,875.00	1,076.89	2,250.00	(701.89)
6610 Office Supplies Exp	119.16	145.82	1,449.78	(26.67)	1,458.33	(8.55)	1,750.00	300.22
6620 Phone/Ans Svc/Beeper	517.93	395.00	5,471.15	122.10	3,958.33	1,512.82	4,750.00	(721.15)
6630 Postage & Delivery	28.55	41.86	418.85	(13.11)	416.67	2.18	500.00	81.15
6650 Real Estate Taxes	0.00	62.50	708.67	(62.50)	625.00	83.67	750.00	41.33
6660 Travel & Entertainment	0.00	0.00	41.87	0.00	100.00	(58.13)	125.00	83.13
6800 Transfer to Res-Loan Pymt	5,154.48	5,591.66	51,544.80	(437.18)	55,916.67	(4,371.87)	67,100.00	15,555.20
6900 Transfer to Reserves	8,240.00	8,240.00	82,400.00	0.00	82,400.00	0.00	98,880.00	16,480.00
Total Administration Expense	16,842.92	16,756.64	169,509.13	86.28	198,313.67	(28,804.54)	231,902.00	62,392.87
Total Operating Fund	24,145.17	25,410.79	250,134.67	(1,265.62)	284,885.33	(34,750.66)	335,802.00	85,667.33
TOTAL EXPENSES	38,213.27	42,905.77	420,135.44	(4,692.50)	447,629.32	(27,493.88)	527,732.00	107,596.56
NET INCOME (LOSS)	5,428.52	1,070.38	18,383.48	4,358.14	(7,849.66)	26,233.14		(18,383.48)
UNEXPENDED (OVER EXPENDED)								

Balance Sheet

Friday, May 31, 2019

Cheesman Tower West Reser

Accrual Accounting Year Starts August 1, 2018

ASSETS

Current Assets

Reserves Cash & Invest

1120 RBC Wealth Management	\$53,001.73
1125 Reserve Mutual-Spcl Asst	\$0.93
1140 CDs and Short Term Invt	\$23,202.21
1150 Accrued Int Receivable	\$20.85
1170 Due from Operating	\$52,622.55

Total Reserves Cash & Invest \$128,848.27

Total Current Assets \$128,848.27

TOTAL ASSETS \$128,848.27

LIABILITIES

Current Liabilities

2205 Citywide Bank Loan	\$285,583.31
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Total Current Liabilities \$285,583.31

TOTAL LIABILITIES \$285,583.31

EQUITY

Current Period Earnings

Restricted Fund	\$73,856.33
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Total Current Period Earnings \$73,856.33

Retained Earnings

3060 Retained Earnings	(\$230,591.37)
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Total Retained Earnings (\$230,591.37)

TOTAL EQUITY (\$156,735.04)

TOTAL LIABILITIES AND EQUITY \$128,848.27

Unaudited for Management Purposes Only

Revenue and Expenses

Wednesday, May 1, 2019 to Friday, May 31, 2019

Cheesman Tower West Reser

Accrual Accounting Year Starts August 1, 2018

	Current	Percent	Year To Date	Percent
INCOME				
Reserves Revenues				
8000 Reserve Interest Income	\$30.86	0.2	\$409.07	0.3
8200 Reserve Income	\$8,240.00	61.4	\$82,400.00	61.3
8250 Reserve Inc for Loan Pymt	\$5,154.48	38.4	\$51,544.80	38.4
Total Reserves Revenues	\$13,425.34	100.0	\$134,353.87	100.0
TOTAL INCOME				
	\$13,425.34	100.0	\$134,353.87	100.0
EXPENSES				
Replacement Fund Activity				
8300 Reserve Expense	\$0.00	0.0	\$140.00	0.1
8310 Reserve Interest Expense	\$1,342.53	10.0	\$11,599.85	8.6
8320 Reserve Elevator	\$0.00	0.0	\$1,975.00	1.5
8335 Reserve Painting	\$0.00	0.0	\$1,050.00	0.8
8340 Reserve Parking Garage	\$0.00	0.0	\$3,242.11	2.4
8375 Reserve Lighting	\$0.00	0.0	\$1,029.21	0.8
8390 Reserve Loan Interest	\$0.00	0.0	\$1,133.57	0.8
8410 Reserve Garage	\$0.00	0.0	\$1,575.00	1.2
8450 Reserve Flooring	\$0.00	0.0	\$7,395.80	5.5
8455 Reserve Chiller Insulatio	\$0.00	0.0	\$31,357.00	23.3
Total Replacement Fund Activity	\$1,342.53	10.0	\$60,497.54	45.0
TOTAL EXPENSES				
	\$1,342.53	10.0	\$60,497.54	45.0
NET INCOME (LOSS)				
	\$12,082.81	90.0	\$73,856.33	55.0

Unaudited for Management Purposes Only

Twelve Month Budget And Actuals

Friday, May 31, 2019

Cheesman Tower West 2018 Oper. Budget

Cheesman Tower West Accrual Budget Year Starts August 1, 2018

	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Total
INCOME													
Revenues													
4000 Homeowner Dues	Actual 42,145.86	42,145.86	42,145.86	42,145.86	42,145.86	42,145.86	42,145.86	42,145.86	42,145.86	42,145.86	42,145.86	42,145.83	421,458.60
	Budget 42,145.83	42,145.83	42,145.83	42,145.83	42,145.83	42,145.83	42,145.83	42,145.83	42,145.83	42,145.83	42,145.83	42,145.83	505,750.00
4020 Cleaning Fee Income	Actual 420.00	180.00	760.00	480.00	480.00	416.66	416.67	416.66	416.67	416.66	416.67	416.66	5,800.00
	Budget 416.67	416.67	416.67	416.67	416.67	416.66	416.67	416.66	416.67	416.66	416.67	416.66	5,000.00
4030 Franchise Income	Actual 36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	432.00
4100 Building Svcs/Equipment	Actual 2.00	0.30	10.10	0.30	30.00	25.00	30.00	20.00	8.34	8.33	8.34	8.33	87.70
	Budget 8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.34	8.34	8.33	8.34	8.33	100.00
4120 Interest Income	Actual 5.81	5.38	8.21	8.36	9.27	10.04	9.88	8.24	2.44	2.95			70.58
	Budget												
4130 Key Fund	Actual 8.33	20.00	40.00	8.33	20.00	60.00	20.00	20.00	20.00	70.00	8.34	8.33	250.00
	Budget 8.33	8.33	8.33	8.33	8.34	8.33	8.33	8.34	8.34	8.33	8.34	8.33	100.00
4140 Late Fees and Fines	Actual 30.00	20.00	28.59	20.00	756.87	20.00	57.14	20.00	20.00	20.00	20.00	20.00	168.71
	Budget 375.00	827.73	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	2,278.93
4150 Laundry Room Income	Actual 99.40	(200.00)					694.33	375.00	375.00	375.00	375.00	375.00	4,500.00
	Budget												(100.60)
4170 Elevator Usage	Actual 250.00	10.00	115.00	10.00	10.00	560.00	10.00	250.00	250.00	250.00	250.00	250.00	1,205.00
	Budget 250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
4180 Parking	Actual 730.00	730.00	730.00	730.00	730.00	730.00	730.00	730.00	730.00	730.00	730.00	730.00	7,300.00
	Budget 724.00	716.00	716.00	716.00	716.00	716.00	716.00	716.00	716.00	716.00	716.00	716.00	8,600.00
Total Revenues	43,653.07	43,919.27	43,637.76	43,364.52	44,132.00	43,530.90	43,002.88	43,918.43	45,718.30	43,641.79	0.00	0.00	438,518.92
TOTAL INCOME	43,653.07	43,919.27	43,637.76	43,364.52	44,132.00	43,530.90	43,002.88	43,918.43	45,718.30	43,641.79	0.00	0.00	438,518.92
EXPENSES													
Facilities & Maintenance Expenses													
Utilities Expense													
5000 Electric	Actual 215.15	2,808.69	5,600.85	17.48	2,809.61	3,053.76	3,053.80	3,053.43	2,535.41	2,534.91	2,583.34	2,583.33	25,683.09
	Budget 2,583.33	2,583.33	2,583.33	2,583.33	2,583.34	2,583.33	2,583.34	2,583.33	2,583.34	2,583.33	2,583.34	2,583.33	31,000.00
5010 Gas	Actual 1,000.00	920.59	920.12	2,681.80	4,194.69	5,828.86	5,394.49	4,411.94	3,861.32	2,351.27	1,500.00	1,000.00	30,565.08
	Budget 1,500.00	2,000.00	2,000.00	3,000.00	3,000.00	3,500.00	4,000.00	4,000.00	4,000.00	3,500.00	1,500.00	1,000.00	32,000.00
5020 Sewer	Actual 853.20	853.20	853.20	853.20	853.20	887.04	887.04	887.04	887.04	887.04	887.04	887.04	8,701.20
	Budget 825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	875.00	10,000.00
5030 Storm Drainage	Actual 931.75							1,025.26	1,800.00	825.00	875.00	875.00	1,957.01
	Budget												1,800.00
5040 Water	Actual 227.38	712.88	428.44	337.44	295.84	306.24	296.91	317.71	371.79	405.19	700.00	700.00	3,699.82
	Budget 700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	8,400.00
5050 Trash Removal	Actual 1,000.00	1,000.00	1,000.00	1,000.00	1,060.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	10,060.00
	Budget 1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
Total Utilities Expense	2,295.73	7,227.11	8,802.61	4,889.92	9,213.34	11,075.90	10,632.24	10,695.38	8,655.56	7,178.41	0.00	0.00	80,666.20

Twelve Month Budget And Actuals

Friday, May 31, 2019

Cheesman Tower West 2018 Oper. Budget (Continued)

Cheesman Tower West Accrual Budget Year Starts August 1, 2018

	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Total
EXPENSES (Continued)													
Facilities & Maintenance Expenses (Continued)													
Maintenance Expense													
5500 Silver Bullet Rental	Actual 239.00	683.04 231.00	228.01 231.00	228.01 231.00	228.01 231.00	228.01 231.00	228.01 231.00	228.01 231.00	228.01 231.00	228.01 231.00	231.00	231.00	2,507.12 2,780.00
5505 AC/Chiller Repairs	Actual 500.00	303.90 274.78					17.64			500.00	500.00	500.00	2,000.00 647.85
5510 Mechanical Systems Mice	Actual 440.00	440.00	440.00	440.00	440.00	440.00	440.00	440.00	440.00	440.00	441.67	441.66	4,400.00 4,400.00
5515 Boiler Repairs	Actual 441.67	441.67	441.67	441.67	441.67	441.66	441.67	433.00	811.00	370.00	333.34	333.33	1,614.00 4,000.00
5520 Building Exterior/Doors	Budget 333.33	333.33	333.33	564.17	333.34	333.33	25.91	333.33	333.34	333.33	333.34	333.33	590.08
5530 Cleaning Supplies	Budget 150.00	250.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	250.00	150.00	150.00	2,000.00
5535 Carpet Cleaning	Actual 170.59	306.51	116.29	116.29	116.29	116.29	116.29	125.00	136.40	138.49	125.00	125.00	1,408.51 1,500.00
5540 Contract Cleaning	Actual 11.60		583.60										595.20
5545 Electric Contract/Supp	Budget 65.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	1,000.00
5550 Contract Cleaning	Actual 1,728.00	1,440.00	1,656.00	1,584.00	1,512.00	1,656.00	1,656.00	2,268.00	2,376.00	1,584.00	1,750.00	1,750.00	15,804.00 21,000.00
5560 Elevator Contracts/Mat	Budget 1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	1,750.00	21,000.00
5575 Exercise Equipment Mice	Actual 132.17	582.90	174.28										889.35
5580 Fire & Life Safety	Budget 1,170.00	1,540.00	1,165.00	770.00	770.00	838.61	770.00	2,219.07	770.00	770.00	833.34	833.33	10,782.68
5590 Garage Door	Budget 833.33	833.33	833.33	833.33	833.34	833.33	833.34	833.33	833.34	833.33	833.34	833.33	10,000.00
5610 Keys/Locks	Actual 100.00	33.30								119.69	150.00		500.00
5620 Landscaping	Budget 273.92	13.92	320.24	13.92	127.60	13.92	903.92	13.92	13.92	13.92	100.00	100.00	1,709.20
5630 Light Fixtures & Bulbs	Actual 250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
5650 Other Building Maint/Supp	Actual 347.00	140.00						(470.00)	(80.00)	1,210.00	500.00		2,500.00
5660 Painting & Decorating	Budget 100.00	882.49	100.00	100.00	100.00	100.00	124.90	100.00	100.00	336.79	100.00	100.00	1,344.18
5670 Pest Control	Actual 159.33	1,643.11	1,469.22	53.11						795.04	500.00	500.00	4,228.59
5680 Plumbing	Budget 500.00	500.00	(152.97)	342.62	327.42	125.42	125.42	125.00	109.40	85.00	85.00	85.00	3,000.00
5690 Pool Supp/Maint	Actual 65.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	1,000.00
	Actual 4,541.76	275.52	1,590.60	1,308.45	151.00	171.07	104.39	280.78	361.56	37.44	675.00	675.00	8,822.57
	Budget 675.00	675.00	675.00	675.00	625.00	625.00	675.00	675.00	675.00	675.00	675.00	675.00	8,000.00
	Actual 87.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00	236.82
5670 Pest Control	Actual 75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	1,000.00
5680 Plumbing	Budget 75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
5690 Pool Supp/Maint	Actual 35.00	3,815.34	1,670.00	591.34	1,295.00	2,441.04	(105.00)	4,072.58	50.00	1,175.00	1,175.00	1,175.00	13,865.30
	Actual 1,175.00	1,175.00	1,175.00	1,150.00	1,150.00	1,175.00	1,175.00	1,150.00	1,150.00	1,175.00	1,175.00	1,175.00	14,000.00
	Actual 690.85	1,158.90	675.00	600.00	467.80	845.71	712.10	608.25	1,935.15	789.75	583.33	583.33	8,483.51
	Budget 583.33	583.33	583.33	583.33	583.34	583.33	583.34	583.33	583.34	583.33	583.34	583.33	7,000.00

Twelve Month Budget And Actuals

Friday, May 31, 2019

Cheesman Tower West 2018 Oper. Budget (Continued)

Cheesman Tower West Accrual Budget Year Starts August 1, 2018

	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Total
EXPENSES (Continued)													
Facilities & Maintenance Expenses (Continued)													
Maintenance Expense (Continued)													
5710 Roads/Grounds/Other Exp	Actual	50.00											150.00
	Budget	602.39											602.39
5720 Roof Maintenance	Actual	40.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	50.00	40.00	500.00
	Budget	34.00	33.00	34.00	33.00	33.00	34.00	33.00	110.48	34.00	33.00	33.00	400.00
5730 Security Protection	Actual			30.00	119.02	469.94	1,381.27	605.00					2,605.23
	Budget			500.00	500.00	500.00	500.00	500.00	500.00				3,000.00
5740 Snow Removal	Actual	10,385.61	14,265.38	9,550.88	6,290.97	5,232.20	6,763.14	7,589.94	6,797.33	11,468.28			85,301.86
	Budget	12,681.34	21,492.49	18,353.49	11,180.89	14,445.54	17,839.04	18,222.18	20,123.84	14,136.54			165,968.06
Total Facilities & Maintenance Expense		12,681.34	21,492.49	18,353.49	11,180.89	14,445.54	17,839.04	18,222.18	20,123.84	14,136.54	0.00	0.00	165,968.06
Operating Fund													
Staffing Expense													
6000 Staff Salaries	Actual	6,691.22	6,691.22	6,691.22	6,691.22	7,366.22	6,814.82	4,535.77	5,153.20	6,642.80	6,342.80	6,783.33	63,620.49
	Budget	6,783.33	6,783.33	6,783.33	6,783.33	6,783.34	6,783.33	6,783.34	6,783.33	6,783.33	6,783.34	6,783.33	81,400.00
6005 Maintenance OT	Actual	326.61	34.38		532.89	100.00	257.85	825.12					1,976.85
	Budget	150.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,250.00
6010 Payroll Taxes	Actual	540.86	518.51	515.88	556.64	515.88	631.36	479.51	458.88	553.57	534.38		5,305.47
	Budget	583.33	583.33	583.33	583.33	583.34	583.33	583.34	583.33	583.33	583.34	583.33	7,000.00
6015 Payroll Fee	Actual	118.68	118.68	118.68	118.68	118.68	191.03	118.68	118.68	118.68	118.68		1,259.15
	Budget	145.83	145.83	145.83	145.83	145.84	145.83	145.84	145.83	145.83	145.84	145.83	1,750.00
6020 Insurance-Hosp. Employees	Actual	766.36	766.36	766.36	766.36	822.41	822.41	822.41	96.76	306.39			5,935.82
	Budget	790.00	790.00	790.00	790.00	790.00	790.00	790.00	790.00	790.00	790.00	810.00	9,500.00
6025 Insurance-Employee Dental	Actual	77.52	77.52	77.52	77.52	80.58	80.58	80.58	85.00	85.00	85.00		684.76
	Budget	75.00	75.00	75.00	75.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	1,000.00
6030 Insurance-Workman's Comp	Actual	1,362.00				481.00							1,843.00
	Budget	166.67	166.67	166.67	166.67	166.66	166.67	166.67	166.67	166.66	166.67	166.66	2,000.00
Total Staffing Expense		8,521.25	9,568.67	8,169.66	8,743.31	8,900.71	8,798.05	7,343.07	5,866.76	7,411.81	7,302.25	0.00	80,625.54
Administration Expense													
5075 NSF Bank Charge	Actual												10.00
	Budget												10.00
6500 Accounting Fees	Actual			3,100.00									3,100.00
	Budget			3,000.00									3,000.00
6520 Annual Meeting Expense	Actual			108.83									108.83
	Budget			197.00									197.00
6530 Building Insurance	Actual	2,099.51	2,099.51	2,099.51	2,099.51	2,099.51	2,099.51	2,099.51	2,099.51	2,099.51			25,107.13
	Budget	2,099.51	2,099.51	2,099.51	2,099.51	2,099.51	2,099.51	2,099.51	2,099.51	2,099.51			27,000.00
6535 Ins Clm Exp/Dmg #406/301	Actual	6,778.66	(6,778.46)										0.40
	Budget												27,000.00
6560 Guest Room Expenses	Actual		14.99					39.98					54.97
	Budget			100.00				100.00				50.00	250.00

Twelve Month Budget And Actuals

Friday, May 31, 2019

Cheesman Tower West 2018 Oper. Budget (Continued)

Cheesman Tower West Accrual Budget Year Starts August 1, 2018

	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Total
EXPENSES (Continued)													
Operating Fund (Continued)													
Administration Expense (Continued)													
6570 Income Tax Expense				250.00									250.00
6580 Legal Services	Actual	540.00	135.00	252.00	250.00	135.00	48.00	383.50	250.00	637.00	250.00	250.00	2,130.50
6590 Property Manager	Budget	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
6600 Management Fee	Actual	250.00	41.67	75.00	41.67	41.66	41.67	41.66	41.67	41.66	41.67	41.66	500.00
6605 Office Equipment	Budget	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	18,000.00
6610 Office Supplies Exp	Actual	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	21,600.00
6620 Phone/Ans Svc/Beeper	Budget	407.66	187.50	409.91	213.30	216.09	242.99	231.85	225.08	345.80	187.50	187.50	2,951.89
6630 Postage & Delivery	Actual	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	187.50	2,250.00
6650 Real Estate Taxes	Budget	70.34	35.16	25.68	243.62	287.30	210.60	289.73	102.28	119.16	145.84	145.83	1,449.78
6660 Travel & Entertainment	Actual	145.83	145.83	145.83	145.83	145.84	145.84	145.83	145.84	145.83	145.84	145.83	1,750.00
6800 Transfer to Res-Loan Pymt	Budget	511.14	511.61	513.67	515.10	519.39	519.39	829.89	517.93	517.93	517.93	395.83	5,471.15
6900 Transfer to Reserves	Actual	395.83	395.83	395.83	395.83	395.83	395.84	395.83	395.84	395.83	395.84	395.83	4,750.00
Total Administration Expense	Budget	22.94	35.13	46.99	89.45	72.82	30.10	36.27	33.55	28.55	41.67	41.66	418.85
	Actual	41.67	41.67	41.67	41.67	41.66	41.67	41.66	41.67	41.66	41.67	41.66	500.00
Total Operating Fund	Budget	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	708.67
	Actual	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	708.67
6800 Transfer to Res-Loan Pymt	Budget	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	125.00
6900 Transfer to Reserves	Actual	5,154.48	5,154.48	5,154.48	5,154.48	5,154.48	5,154.48	5,154.48	5,154.48	5,154.48	5,154.48	5,154.48	51,544.80
	Budget	5,591.67	5,591.67	5,591.67	5,591.67	5,591.66	5,591.67	5,591.66	5,591.67	5,591.66	5,591.67	5,591.66	67,100.00
Total Administration Expense	Budget	8,240.00	8,240.00	8,240.00	8,240.00	8,240.00	8,240.00	8,240.00	8,240.00	8,240.00	8,240.00	8,240.00	82,400.00
	Actual	8,240.00	8,240.00	8,240.00	8,240.00	8,240.00	8,240.00	8,240.00	8,240.00	8,240.00	8,240.00	8,240.00	98,880.00
Total Administration Expense	Budget	19,096.07	24,804.54	11,586.78	18,966.29	18,828.42	18,577.35	14,353.29	18,881.50	18,942.43	0.00	0.00	194,348.84
	Actual	27,617.32	34,373.21	19,756.44	27,709.60	27,729.13	27,375.40	66,361.82	26,293.31	26,244.68	0.00	0.00	274,974.38
TOTAL EXPENSES	Budget	40,298.66	55,865.70	38,109.93	38,890.49	42,174.67	45,214.44	9,006.18	46,417.15	40,381.22	0.00	0.00	440,942.44
	Actual	40,298.66	55,865.70	38,109.93	38,890.49	42,174.67	45,214.44	9,006.18	46,417.15	40,381.22	0.00	0.00	440,942.44
NET INCOME (LOSS)	Budget	3,354.41	11,946.43	5,527.83	4,474.03	1,957.33	(1,683.54)	34,912.25	(698.85)	3,260.57	0.00	0.00	(2,423.52)
	Actual	3,354.41	11,946.43	5,527.83	4,474.03	1,957.33	(1,683.54)	34,912.25	(698.85)	3,260.57	0.00	0.00	(2,423.52)