

Balance Sheet

Sunday, June 30, 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	\$26,535.45
1045 CTW MOB Insurance Account	\$6,918.39
1210 Accounts Receivable	\$75,352.06
1290 A/R - Other	\$587.69
1300 Prepaid Insurance	\$18,786.82
1305 Prepaid Income Tax	\$275.00

Total Operating Cash & Invest \$128,655.41

Total Current Assets \$128,655.41

Fixed Assets

1490 Leasehold Improvements	\$31,653.84
1491 Accum Depreciation	(\$21,021.74)

Total Fixed Assets \$10,632.10

TOTAL ASSETS \$139,287.51

LIABILITIES

Current Liabilities

2010 Accounts Payable	\$9,757.83
2025 Lock Box Clearing	\$29.70
2030 HOA Dues Paid in Advance	\$7,318.06
2055 Open Credits	\$47.70
2060 Due to Reserves	\$52,622.55
2065 Deferred Revenue-Comcast	\$2,952.00

Total Current Liabilities \$72,727.84

TOTAL LIABILITIES \$72,727.84

EQUITY

Current Period Earnings

Operating Fund	\$4,532.09
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Total Current Period Earnings \$4,532.09

Retained Earnings

3060 Retained Earnings	\$62,027.58
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Total Retained Earnings \$62,027.58

TOTAL EQUITY \$66,559.67

TOTAL LIABILITIES AND EQUITY \$139,287.51

Unexpended Budget Report

Sunday, June 30, 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	42,145.84	0.02	463,604.46	463,604.17	0.29	505,750.00	42,145.54
4020 Cleaning Fee Income	60.00	416.67	(356.67)	5,860.00	4,583.34	1,276.66	5,000.00	(860.00)
4030 Franchise Income	0.00	36.00	(36.00)	397.00	396.00	(396.00)	432.00	432.00
4100 Building Svcs/Equipment	21.00	8.34	12.66	208.70	91.67	17.03	100.00	(8.70)
4120 Interest Income	3.72	0.00	3.72	74.30	0.00	74.30	0.00	(74.30)
4130 Key Fund	0.00	8.34	(8.34)	250.00	91.67	158.33	100.00	(150.00)
4140 Late Fees and Fines	83.24	20.00	63.24	251.95	230.00	21.95	250.00	(1.95)
4150 Laundry Room Income	409.16	375.00	34.16	2,688.09	4,125.00	(1,436.91)	4,500.00	1,811.91
4160 Misc Income	0.00	0.00	0.00	(100.60)	0.00	(100.60)	0.00	100.60
4170 Elevator Usage	0.00	250.00	(250.00)	1,205.00	2,750.00	(1,545.00)	3,000.00	1,795.00
4180 Parking	730.00	716.00	14.00	8,030.00	7,884.00	146.00	8,600.00	570.00
Total Revenues	43,452.98	43,976.19	(523.21)	481,971.90	483,755.85	(1,783.95)	527,732.00	45,760.10
EXPENSES								
Facilities & Maintenance Expenses								
Utilities Expense								
5000 Electric	439.93	2,583.34	(2,143.41)	26,123.02	28,416.67	(2,293.65)	31,000.00	4,876.98
5010 Gas	1,744.07	1,500.00	244.07	32,309.15	31,000.00	1,309.15	32,000.00	(309.15)
5020 Sewer	887.04	875.00	12.04	9,588.24	9,125.00	463.24	10,000.00	411.76
5030 Storm Drainage	0.00	0.00	0.00	1,957.01	1,800.00	157.01	1,800.00	(157.01)
5040 Water	451.25	700.00	(248.77)	4,151.05	7,700.00	(3,548.95)	8,400.00	4,248.95
5050 Trash Removal	1,000.00	1,000.00	0.00	11,060.00	11,000.00	60.00	12,000.00	940.00
Total Utilities Expense	4,522.27	6,658.34	(2,136.07)	85,188.47	89,041.67	(3,853.20)	95,200.00	10,011.53
Maintenance Expense								
5500 Silver Bullet Rental	0.00	231.00	(231.00)	2,507.12	2,549.00	(41.88)	2,780.00	272.88
5505 AC/Chiller Repairs	0.00	500.00	(500.00)	647.85	1,500.00	(852.15)	2,000.00	1,352.15
5510 Mechanical Systems Mtee	440.00	441.67	(1.67)	4,840.00	4,858.34	(18.34)	5,300.00	460.00
5515 Boiler Repairs	0.00	333.34	(333.34)	1,614.00	3,666.67	(2,052.67)	4,000.00	2,386.00
5520 Building Exterior/Doors	0.00	150.00	(150.00)	590.08	1,850.00	(1,259.92)	2,000.00	1,409.92
5530 Cleaning Supplies	116.71	125.00	(8.29)	1,525.22	1,375.00	150.22	1,500.00	(25.22)

Unexpended Budget Report

Sunday, June 30, 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	915.00	(319.80)	1,000.00	404.80
5540 Contract Cleaning	0.00	1,750.00	(1,750.00)	15,804.00	19,250.00	(3,446.00)	21,000.00	5,196.00
5545 Electric Contract/Supp	0.00	85.00	(85.00)	889.35	915.00	(25.65)	1,000.00	110.65
5560 Elevator Contracts/Mat	770.00	833.34	(63.34)	1,952.68	9,166.67	2,386.01	10,000.00	(1,552.68)
5575 Exercise Equipment Mtce	0.00	0.00	0.00	152.99	500.00	(347.01)	500.00	347.01
5580 Fire & Life Safety	13.92	250.00	(236.08)	1,723.12	2,750.00	(1,026.88)	3,000.00	1,276.88
5590 Garage Door	(35.00)	0.00	(35.00)	1,362.00	2,500.00	(1,138.00)	2,500.00	1,138.00
5610 Keys/Locks	0.00	100.00	(100.00)	1,344.18	1,100.00	244.18	1,200.00	(144.18)
5620 Landscaping	11.96	500.00	(488.04)	4,240.55	2,500.00	1,740.55	3,000.00	(1,240.55)
5630 Light Fixtures & Bulbs	243.71	85.00	158.71	2,148.52	915.00	1,233.52	1,000.00	(1,148.52)
5650 Other Building Maint/Supp	792.79	675.00	117.79	9,615.36	7,325.00	2,290.36	8,000.00	(1,615.36)
5660 Painting & Decorating	18.95	83.00	(64.05)	255.77	917.00	(661.23)	1,000.00	744.23
5670 Pest Control	0.00	75.00	(75.00)	600.00	825.00	(225.00)	900.00	300.00
5680 Plumbing	3,404.78	1,175.00	2,229.78	17,270.08	12,825.00	4,445.08	14,000.00	(3,270.08)
5690 Pool Supp/Maint	616.75	583.00	33.75	9,100.26	6,416.67	2,683.59	7,000.00	(2,100.26)
5710 Roads/Grounds Other Exp	0.00	50.00	(50.00)	0.00	100.00	(100.00)	150.00	150.00
5720 Roof Maintenance	0.00	22.00	(22.00)	602.39	460.00	142.39	500.00	(102.39)
5730 Security Protection	0.00	33.00	(33.00)	110.48	367.00	(256.52)	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	6,394.57	8,185.69	(1,791.12)	91,696.43	88,546.35	3,150.08	96,730.00	5,033.57
Total Facilities & Maintenance Expense	10,916.84	14,844.03	(3,927.19)	176,884.90	177,588.02	(703.12)	191,930.00	15,045.10
Operating Fund								
Staffing Expense								
6000 Staff Salaries	6,342.80	6,783.34	(440.54)	69,963.29	74,616.67	(4,653.38)	81,400.00	11,436.71
6005 Maintenance OT	0.00	100.00	(100.00)	1,976.85	1,150.00	826.85	1,250.00	(726.85)
6010 Payroll Taxes	514.94	583.34	(68.40)	5,820.41	6,416.67	(596.26)	7,000.00	1,179.59
6015 Payroll Fee	118.68	145.84	(27.16)	1,377.83	1,604.17	(226.34)	1,750.00	372.17
6020 Insurance-Hosp. Employees	306.39	790.00	(483.61)	6,242.21	8,690.00	(2,447.79)	9,500.00	3,257.79
6025 Insurance-Employee Dental	0.00	85.00	(85.00)	684.76	915.00	(230.24)	1,000.00	315.24
6030 Insurance-Workman's Comp	0.00	166.67	(166.67)	1,843.00	1,833.34	9.66	2,000.00	157.00

Unexpended Budget Report

Sunday, June 30, 2019

Cheesman Tower West 2018 Oper. Budget (Continued)

Cheesman Tower West Accrual Accounting Year Starts August 1, 2018

	Month To Date		Variance	Actual	Year To Date		Variance	Annual Budget	
	Actual	Budget			Budget	Unexpended			
EXPENSES (Continued)									
Operating Fund (Continued)									
Total Staffing Expense	7,282.81	8,654.19	(1,371.38)	87,908.35	95,225.85	(7,317.50)	103,900.00	15,991.65	
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	0.00	0.00	3,000.00	100.00	3,000.00	(100.00)	
6520 Annual Meeting Expense	0.00	0.00	0.00	108.83	197.00	(88.17)	197.00	88.17	
6530 Building Insurance	2,099.51	0.00	2,099.51	27,206.64	27,000.00	206.64	27,000.00	(206.64)	
6535 Ins C/m Exp/Dmg #406/301	0.00	0.00	0.00	0.40	0.00	0.40	0.00	(0.40)	
6560 Guest Room Expenses	0.00	0.00	0.00	54.97	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	0.00	250.00	(250.00)	2,130.50	2,750.00	(619.50)	3,000.00	869.50	
6590 Property Manager	0.00	41.67	(41.67)	850.00	458.34	391.66	500.00	(350.00)	
6600 Management Fee	1,800.00	1,800.00	0.00	19,800.00	19,800.00	0.00	21,600.00	1,800.00	
6605 Office Equipment	234.54	187.50	47.04	3,186.43	2,062.50	1,123.93	2,250.00	(936.43)	
6610 Office Supplies Exp	229.28	145.84	83.44	1,679.06	1,604.17	74.89	1,750.00	70.94	
6620 Phone/Ans Svc/Beeper	520.21	395.54	124.37	5,991.36	4,354.17	1,637.19	4,750.00	(1,241.36)	
6630 Postage & Delivery	19.70	41.87	(21.97)	438.55	458.34	(19.79)	500.00	61.45	
6650 Real Estate Taxes	0.00	62.50	(62.50)	708.67	687.50	21.17	750.00	41.33	
6660 Travel & Entertainment	0.00	25.00	(25.00)	41.87	125.00	(83.13)	125.00	83.13	
6800 Transfer to Res-Loan Pymt	5,154.48	5,591.67	(437.19)	56,699.28	61,508.34	(4,809.06)	67,100.00	10,400.72	
6900 Transfer to Reserves	8,240.00	8,240.00	0.00	90,640.00	90,640.00	0.00	98,880.00	8,240.00	
Total Administration Expense	18,297.72	16,781.69	1,516.03	212,646.56	215,095.36	(2,448.80)	231,902.00	19,255.44	
Total Operating Fund	25,580.53	25,435.88	144.65	300,554.91	310,321.21	(9,766.30)	335,802.00	35,247.09	
TOTAL EXPENSES	36,497.37	40,279.91	(3,782.54)	477,439.81	487,909.23	(10,469.42)	527,732.00	50,292.19	
NET INCOME (LOSS)	6,955.61	3,696.28	3,259.33	4,532.09	(4,153.38)	8,685.47		(4,532.09)	
UNEXPENDED (OVER EXPENDED)									

Balance Sheet

Sunday, June 30, 2019

Cheesman Tower West Reser

Accrual Accounting Year Starts August 1, 2018

ASSETS

Current Assets

Reserves Cash & Invest

1120 RBC Wealth Management	\$76,530.81
1125 Reserve Mutual-Spcl Asst	\$0.93
1140 CDs and Short Term Invt	\$8,202.24
1150 Accrued Int Receivable	\$20.51
1170 Due from Operating	\$52,622.55

Total Reserves Cash & Invest \$137,377.04

Total Current Assets \$137,377.04

TOTAL ASSETS \$137,377.04

LIABILITIES

Current Liabilities

2205 Citywide Bank Loan

\$281,577.67

Total Current Liabilities \$281,577.67

TOTAL LIABILITIES \$281,577.67

EQUITY

Current Period Earnings

Restricted Fund

\$86,391.04

Total Current Period Earnings \$86,391.04

Retained Earnings

3060 Retained Earnings

(\$230,591.67)

Total Retained Earnings (\$230,591.67)

TOTAL EQUITY (\$144,200.63)

TOTAL LIABILITIES AND EQUITY \$137,377.04

Unaudited for Management Purposes Only

Revenue and Expenses

Saturday, June 1, 2019 to Sunday, June 30, 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	\$289.07	2.1	\$698.14	0.5
8200 Reserve Income	\$8,240.00	60.2	\$90,640.00	61.2
8250 Reserve Inc for Loan Pymt	\$5,154.48	37.7	\$56,699.28	38.3
Total Reserves Revenues	\$13,683.55	100.0	\$148,037.42	100.0
TOTAL INCOME				
	\$13,683.55	100.0	\$148,037.42	100.0
EXPENSES				
Replacement Fund Activity				
8300 Reserve Expense	\$0.00	0.0	\$140.00	0.1
8310 Reserve Interest Expense	\$1,148.84	8.4	\$12,748.69	8.6
8320 Reserve Elevator	\$0.00	0.0	\$1,975.00	1.3
8335 Reserve Painting	\$0.00	0.0	\$1,050.00	0.7
8340 Reserve Parking Garage	\$0.00	0.0	\$3,242.11	2.2
8375 Reserve Lighting	\$0.00	0.0	\$1,029.21	0.7
8390 Reserve Loan Interest	\$0.00	0.0	\$1,133.57	0.8
8410 Reserve Garage	\$0.00	0.0	\$1,575.00	1.1
8450 Reserve Flooring	\$0.00	0.0	\$7,395.80	5.0
8455 Reserve Chiller Insulatio	\$0.00	0.0	\$31,357.00	21.2
Total Replacement Fund Activity	\$1,148.84	8.4	\$61,646.38	41.6
TOTAL EXPENSES				
	\$1,148.84	8.4	\$61,646.38	41.6
NET INCOME (LOSS)				
	\$12,534.71	91.6	\$86,391.04	58.4

Unaudited for Management Purposes Only

Twelve Month Budget And Actuals

Sunday, June 30, 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	463,604.46
	Budget	42,145.83	42,145.83	42,145.83	42,145.84	42,145.84	42,145.84	42,145.83	42,145.84	42,145.83	42,145.84	42,145.83	505,750.00
4020 Cleaning Fee Income	Actual	420.00	180.00	760.00	480.00	480.00	416.67	416.66	2,820.00	360.00	60.00	416.66	5,860.00
	Budget	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	432.00
4100 Building Svcs/Equipment	Actual	2.00	0.30	10.10	0.30	25.00	30.00	20.00			21.00		108.70
	Budget	8.33	8.33	8.33	8.34	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	10.04	9.88	8.24	2.44	2.95	3.72		74.30
	Budget												
4130 Key Fund	Actual	8.33	20.00	40.00	8.33	60.00	20.00	20.00	20.00	70.00			250.00
	Budget	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	20.00	57.14	20.00	20.00	82.98	83.24	20.00	251.95
	Budget	30.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	250.00
4150 Laundry Room Income	Actual	375.00	827.73	375.00	756.87	375.00	375.00	375.00	375.00	375.00	409.16	375.00	2,688.09
	Budget	99.40	375.00	(200.00)	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	4,500.00
4160 Misc Income	Actual	250.00	10.00	115.00	10.00	560.00	10.00			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	3,000.00
4170 Elevator Usage	Actual	730.00	730.00	730.00	730.00	730.00	730.00	730.00	730.00	730.00	730.00	730.00	8,030.00
	Budget	724.00	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	43,002.88	43,918.43	45,718.30	43,641.79	43,452.98	0.00	481,971.90
TOTAL INCOME		43,653.07	43,919.27	43,637.76	43,364.52	44,132.00	43,002.88	43,918.43	45,718.30	43,641.79	43,452.98	0.00	481,971.90
EXPENSES													
Facilities & Maintenance Expenses													
Utilities Expense													
5000 Electric	Actual	215.15	2,808.69	5,600.85	17.48	2,809.61	3,053.80	3,053.43	2,535.41	2,534.91	439.93		26,123.02
	Budget	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	5,394.49	4,411.94	3,861.32	2,351.27	1,744.07		32,309.15
	Budget	1,000.00	1,500.00	2,000.00	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	887.04	887.04	887.04	887.04	887.04	887.04		9,588.24
	Budget	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					1,957.01
	Budget												1,800.00
5040 Water	Actual	227.38	712.88	428.44	337.44	306.24	296.91	317.71	371.79	405.19	451.23		4,151.05
	Budget	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	1,060.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00		11,060.00
	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	12,000.00
Total Utilities Expense		2,295.73	7,227.11	8,802.61	4,889.92	9,213.34	10,632.24	10,695.38	8,655.56	7,178.41	4,522.27	0.00	85,188.47

Twelve Month Budget And Actuals

Sunday, June 30, 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	647.85 2,000.00
5510 Mechanical Systems Mice	Actual 441.67	440.00 441.67	440.00 441.67	440.00 441.67	440.00 441.67	440.00 441.66	440.00 441.67	440.00 441.66	440.00 441.67	440.00 441.66	440.00 441.67	441.66	4,840.00 5,300.00
5515 Boiler Repairs	Actual 333.33	333.33 333.33	333.33 333.33	333.33 333.33	333.33 333.33	333.33 333.33	333.33 333.33	333.33 333.33	333.33 333.33	333.33 333.33	333.33 333.33	333.33	1,614.00 4,000.00
5520 Building Exterior/Doors	Actual 150.00	250.00 150.00	150.00 150.00	150.00 150.00	150.00 150.00	150.00 150.00	150.00 150.00	150.00 150.00	150.00 150.00	250.00 150.00	150.00	150.00	2,000.00 2,000.00
5530 Cleaning Supplies	Actual 170.59	306.51 125.00	116.29 125.00	116.29 125.00	116.29 125.00	116.29 125.00	116.29 125.00	116.29 125.00	136.40 125.00	138.49 125.00	116.71 125.00	125.00	1,525.22 1,500.00
5535 Carpet Cleaning	Actual 11.60		583.60										595.20
5540 Contract Cleaning	Actual 1,728.00	1,440.00 1,750.00	1,656.00 1,750.00	1,584.00 1,750.00	1,512.00 1,750.00	1,656.00 1,750.00	1,656.00 1,750.00	2,268.00 1,750.00	2,376.00 1,750.00	1,584.00 1,750.00	1,584.00	1,750.00	15,804.00 21,000.00
5545 Electric Contract/Supp	Actual 132.17	582.90	174.28										889.35
5560 Elevator Contracts/Mat	Actual 1,170.00	1,540.00 833.33	1,165.00 833.33	770.00 833.33	770.00 833.33	838.61 833.33	770.00 833.33	2,219.07 833.33	770.00 833.33	770.00 833.33	770.00 833.33	833.33	11,552.68 10,000.00
5575 Exercise Equipment Mice	Actual 100.00	33.30								119.69	150.00		500.00
5580 Fire & Life Safety	Actual 273.92	13.92 320.24	13.92 320.24	13.92 320.24	127.60 250.00	13.92 250.00	903.92 250.00	13.92 250.00	13.92 250.00	13.92 250.00	13.92	13.92	1,723.12 3,000.00
5590 Garage Door	Actual 250.00	347.00 500.00	140.00										2,500.00
5610 Keys/Locks	Actual 100.00	882.49								336.79	100.00	100.00	1,344.18 1,200.00
5620 Landscaping	Actual 159.33	1,643.11 1,469.22	53.11							795.04	11.96		4,240.55
5630 Light Fixtures & Bulbs	Actual 303.47	724.45 (152.97)	327.42	342.62	327.42	85.00	125.42	125.00	109.40	85.00	243.71	85.00	2,148.52
5650 Other Building Maint/Supp	Actual 4,541.76	275.52 1,590.60	151.00	1,308.45	151.00	171.07	104.39	280.78	361.56	37.44	792.79	675.00	9,615.36
5660 Painting & Decorating	Actual 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
5670 Pest Control	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	255.77
5680 Plumbing	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	600.00
5690 Pool Supp/Maint	Actual 35.00	3,815.34 1,670.00	591.34	1,295.00	2,441.04	1,295.00	2,441.04	(105.00)	4,072.58	50.00	3,404.78	1,175.00	17,270.08
	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	616.75	583.33	9,100.26
	Budget 583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	7,000.00

Twelve Month Budget And Actuals

Sunday, June 30, 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											
	Budget												
5720 Roof Maintenance	Actual	602.39											150.00
	Budget	40.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	42.00	50.00	50.00	602.39
5730 Security Protection	Actual	34.00	33.00	34.00	30.00	469.94	1,381.27	605.00	110.48				110.48
	Budget				500.00	500.00	500.00	500.00	500.00				400.00
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	6,394.57	0.00	3,000.00
	Budget												91,696.43
Total Maintenance Expense		12,681.34	21,492.49	18,353.49	14,445.54	17,839.04	18,222.18	17,492.71	20,123.84	14,136.54	10,916.84	0.00	176,884.90
Total Facilities & Maintenance Expense													
Operating Fund													
Staffing Expense													
6000 Staff Salaries	Actual	6,691.22	6,691.22	6,691.22	6,691.22	6,814.82	4,535.77	5,153.20	6,642.80	6,342.80	6,342.80	6,783.33	69,963.29
	Budget	6,783.33	6,783.33	6,783.33	6,783.33	6,783.33	6,783.33	6,783.33	6,783.33	6,783.33	6,783.33	6,783.33	81,400.00
6005 Maintenance OT	Actual	326.61	34.38		532.89	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	631.36	479.51	458.88	553.57	534.38	514.94		5,820.41
	Budget	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	7,000.00
6015 Payroll Fee	Actual	118.68	118.68	118.68	118.68	191.03	118.68	118.68	118.68	118.68	118.68		1,377.83
	Budget	145.83	145.83	145.83	145.83	145.83	145.83	145.83	145.83	145.83	145.83	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	306.39		6,242.21
	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	136.00					684.76
	Budget	75.00	85.00	85.00	85.00	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	166.66	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	8,798.05	7,343.07	5,866.76	7,411.81	7,302.25	7,282.81	0.00	87,908.35
Administration Expense													
5075 NSF Bank Charge	Actual							10.00					10.00
	Budget												
6500 Accounting Fees	Actual				3,100.00								3,100.00
	Budget												3,000.00
6520 Annual Meeting Expense	Actual				108.83								108.83
	Budget												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	2,099.51		27,206.64
	Budget												27,000.00
6535 Ins Clm Exp/Dmg #406/301	Actual						37,567.51	37,567.31					0.40
	Budget												
6560 Guest Room Expenses	Actual		14.99					39.98				50.00	54.97
	Budget				100.00								250.00

Twelve Month Budget And Actuals

Sunday, June 30, 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	41.67	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	19,800.00
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	187.50	187.50	216.09	242.99	231.85	225.08	345.80	234.54	187.50	3,186.43
6630 Postage & Delivery	Actual	70.34	35.16	25.68	243.62	65.91	210.60	289.73	102.28	119.16	229.28	145.83	1,679.06
6650 Real Estate Taxes	Budget	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
6660 Travel & Entertainment	Actual	511.14	511.61	513.67	515.10	519.39	519.39	829.89	517.93	517.93	520.21	395.83	5,991.36
6800 Transfer to Res-Loan Pymt	Budget	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
6900 Transfer to Reserves	Actual	22.94	35.13	46.99	89.45	30.10	36.27	23.05	33.55	28.55	19.70	41.66	438.55
Total Administration Expense	Budget	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	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
TOTAL EXPENSES	Budget	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	56,699.28
NET INCOME (LOSS)	Actual	5,996.07	24,804.54	11,586.78	18,966.29	18,828.42	18,577.35	14,353.29	18,881.50	18,942.43	18,297.72	0.00	212,646.56
	Budget	27,617.32	34,373.21	19,756.44	27,709.60	27,729.13	27,375.40	(8,486.53)	26,293.31	26,244.68	25,580.53	0.00	300,554.91
	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	36,497.37	0.00	477,439.81
	Budget	3,354.41	11,946.43	5,527.83	4,474.03	(1,683.54)	41,581.12	34,912.25	(698.85)	3,260.57	6,955.61	0.00	4,532.09