

Balance Sheet

Wednesday, July 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	\$9,805.20
1045 CTW MOB Insurance Account	\$8,921.07
1160 Due from Reserves	\$4,062.40
1210 Accounts Receivable	\$74,287.24
1290 A/R - Other	\$587.69
1300 Prepaid Insurance	\$16,687.31
1305 Prepaid Income Tax	\$275.00

Total Operating Cash & Invest	\$114,825.91
-------------------------------	--------------

Total Current Assets	\$114,825.91
----------------------	--------------

Fixed Assets

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

Total Fixed Assets	\$10,632.10
--------------------	-------------

TOTAL ASSETS	\$125,458.01
--------------	--------------

LIABILITIES

Current Liabilities

2010 Accounts Payable	\$11,891.29
2025 Lock Box Clearing	\$29.70
2030 HOA Dues Paid in Advance	\$8,032.97
2055 Open Credits	\$47.70
2060 Due to Reserves	\$52,622.55
2065 Deferred Revenue-Comcast	\$2,952.00

Total Current Liabilities	\$75,576.21
---------------------------	-------------

TOTAL LIABILITIES	\$75,576.21
-------------------	-------------

EQUITY

Current Period Earnings

Operating Fund	(\$12,145.78)
----------------	---------------

Total Current Period Earnings	(\$12,145.78)
-------------------------------	---------------

Retained Earnings

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

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

TOTAL EQUITY	\$49,881.80
--------------	-------------

TOTAL LIABILITIES AND EQUITY	\$125,458.01
------------------------------	--------------

Unexpended Budget Report

Wednesday, July 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	505,750.30	505,750.00	0.32	505,750.00	(0.32)
4020 Cleaning Fee Income	480.00	416.66	63.34	6,349.00	5,000.00	1,340.00	5,000.00	(1,340.00)
4030 Franchise Income	0.00	36.00	(36.00)	0.00	432.00	(432.00)	432.00	432.00
4100 Building Svcs/Equipment	0.00	8.33	(8.33)	0.00	100.00	8.70	100.00	(8.70)
4120 Interest Income	4.40	0.00	4.40	78.70	0.00	78.70	0.00	(78.70)
4130 Key Fund	25.00	8.33	16.67	275.00	100.00	175.00	100.00	(175.00)
4140 Late Fees and Fines	37.10	20.00	17.10	289.05	250.00	39.05	250.00	(39.05)
4150 Laundry Room Income	0.00	375.00	(375.00)	2,688.09	4,500.00	(1,811.91)	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	540.00	250.00	290.00	1,745.00	3,000.00	(1,255.00)	3,000.00	1,255.00
4180 Parking	743.00	716.00	27.00	8,773.00	8,600.00	173.00	8,600.00	(173.00)
Total Revenues	43,975.36	43,976.15	(0.79)	525,947.26	527,732.00	(1,784.74)	527,732.00	1,784.74
EXPENSES								
Facilities & Maintenance Expenses								
Utilities Expense								
5000 Electric	2,800.76	2,583.33	217.43	28,923.78	31,000.00	(2,076.22)	31,000.00	2,076.22
5010 Gas	924.71	1,000.00	(75.29)	33,233.86	32,000.00	1,233.86	32,000.00	(1,233.86)
5020 Sewer	887.04	875.00	12.04	10,475.28	10,000.00	475.28	10,000.00	(475.28)
5030 Storm Drainage	0.00	0.00	0.00	1,957.01	1,800.00	157.01	1,800.00	(157.01)
5040 Water	578.27	700.00	(120.73)	4,730.32	8,400.00	(3,669.68)	8,400.00	3,669.68
5050 Trash Removal	1,000.00	1,000.00	0.00	12,060.00	12,000.00	60.00	12,000.00	(60.00)
Total Utilities Expense	6,191.78	6,158.33	33.45	91,380.25	95,200.00	(3,819.75)	95,200.00	3,819.75
Maintenance Expense								
5500 Silver Bullet Rental	228.01	231.00	(2.99)	2,755.13	2,780.00	(44.87)	2,780.00	44.87
5505 AC/Chiller Repairs	0.00	500.00	(500.00)	647.85	2,000.00	(1,352.15)	2,000.00	1,352.15
5510 Mechanical Systems Mtce	440.00	441.66	(1.66)	5,280.00	5,300.00	(20.00)	5,300.00	20.00
5515 Boiler Repairs	0.00	333.33	(333.33)	1,614.00	4,000.00	(2,386.00)	4,000.00	2,386.00
5520 Building Exterior/Doors	0.00	150.00	(150.00)	590.08	2,000.00	(1,409.92)	2,000.00	1,409.92
5530 Cleaning Supplies	255.28	125.00	130.28	1,780.50	1,500.00	280.50	1,500.00	(280.50)
TOTAL INCOME	43,975.36	43,976.15	(0.79)	525,947.26	527,732.00	(1,784.74)	527,732.00	1,784.74

Unexpended Budget Report

Wednesday, July 31, 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)									
Facilities & Maintenance Expenses (Continued)									
Maintenance Expense (Continued)									
5535 Carpet Cleaning	0.00	85.00	(85.00)	595.20	1,000.00	(404.80)	1,000.00	404.80	
5540 Contract Cleaning	2,484.00	1,750.00	734.00	22,925.00	21,000.00	1,932.00	21,000.00	(1,932.00)	
5545 Electric Contract/Supp	0.00	85.00	(85.00)	889.35	1,000.00	(110.65)	1,000.00	110.65	
5560 Elevator Contracts/Mat	770.00	833.33	(63.33)	16,222.68	10,000.00	2,322.68	10,000.00	(2,322.68)	
5575 Exercise Equipment Mtce	0.00	0.00	0.00	152.99	500.00	(347.01)	500.00	347.01	
5580 Fire & Life Safety	433.92	250.00	183.92	2,157.04	3,000.00	(842.96)	3,000.00	842.96	
5590 Garage Door	0.00	0.00	0.00	1,362.00	2,500.00	(1,138.00)	2,500.00	1,138.00	
5605 Flood/Roof Condensation	8,537.20	0.00	8,537.20	8,537.20	0.00	8,537.20	0.00	(8,537.20)	
5610 Keys/Locks	0.00	100.00	(100.00)	1,344.18	1,200.00	144.18	1,200.00	(144.18)	
5620 Landscaping	2,436.69	500.00	1,936.69	6,677.24	3,000.00	3,677.24	3,000.00	(3,677.24)	
5630 Light Fixtures & Bulbs	0.00	85.00	(85.00)	2,148.52	1,000.00	1,148.52	1,000.00	(1,148.52)	
5650 Other Building Maint/Supp	(51.63)	675.00	(726.63)	9,563.73	8,000.00	1,563.73	8,000.00	(1,563.73)	
5660 Painting & Decorating	0.00	83.00	(83.00)	255.77	1,000.00	(744.23)	1,000.00	744.23	
5670 Pest Control	150.00	75.00	75.00	750.00	900.00	(150.00)	900.00	150.00	
5680 Plumbing	753.00	1,175.00	(422.00)	18,023.08	14,000.00	4,023.08	14,000.00	(4,023.08)	
5690 Pool Supp/Maint	1,012.08	583.33	428.75	10,112.34	7,000.00	3,112.34	7,000.00	(3,112.34)	
5710 Roads/Grounds Other Exp	0.00	50.00	(50.00)	0.00	150.00	(150.00)	150.00	150.00	
5720 Roof Maintenance	0.00	40.00	(40.00)	602.39	500.00	102.39	500.00	(102.39)	
5730 Security Protection	0.00	33.00	(33.00)	110.48	400.00	(289.52)	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	17,448.55	8,183.65	9,264.90	113,788.98	96,730.00	17,058.98	96,730.00	(17,058.98)	
Total Facilities & Maintenance Expense	23,640.33	14,341.98	9,298.35	205,169.23	191,930.00	13,239.23	191,930.00	(13,239.23)	
Operating Fund									
Staffing Expense									
6000 Staff Salaries	6,219.20	6,783.33	(564.13)	76,182.49	81,400.00	(5,217.51)	81,400.00	5,217.51	
6005 Maintenance OT	0.00	100.00	(100.00)	1,976.85	1,250.00	726.85	1,250.00	(726.85)	
6010 Payroll Taxes	484.04	583.33	(99.29)	6,304.45	7,000.00	(695.55)	7,000.00	695.55	
6015 Payroll Fee	124.70	145.83	(21.13)	1,502.53	1,750.00	(247.47)	1,750.00	247.47	
6020 Insurance-Hosp. Employees	0.00	810.00	(810.00)	6,242.21	9,500.00	(3,257.79)	9,500.00	3,257.79	
6025 Insurance-Employee Dental	0.00	85.00	(85.00)	684.76	1,000.00	(315.24)	1,000.00	315.24	
6030 Insurance-Workman's Comp	960.00	166.66	793.34	2,803.00	2,000.00	803.00	2,000.00	(803.00)	

Unexpended Budget Report

Wednesday, July 31, 2019

Cheesman Tower West 2018 Oper. Budget (Continued)

Cheesman Tower West Accrual Accounting Year Starts August 1, 2018

	Month To Date		Actual	Year To Date		Annual Budget	Unexpended
	Budget	Variance		Budget	Variance		
EXPENSES (Continued)							
Operating Fund (Continued)							
Total Staffing Expense	7,787.94	(886.21)	95,696.29	103,900.00	(8,203.71)	103,900.00	8,203.71
Administration Expense							
5075 NSF Bank Charge	0.00	0.00	0.00	0.00	10.00	0.00	(10.00)
6500 Accounting Fees	0.00	0.00	3,000.00	3,000.00	100.00	3,000.00	(100.00)
6520 Annual Meeting Expense	0.00	0.00	108.83	197.00	(88.17)	197.00	88.17
6530 Building Insurance	2,099.51	2,099.51	29,306.15	27,000.00	2,306.15	27,000.00	(2,306.15)
6535 Ins Clim Exp/Dmg #406/301	0.00	0.00	0.40	0.00	0.40	0.00	(0.40)
6560 Guest Room Expenses	0.00	50.00	54.97	250.00	(195.03)	250.00	195.03
6570 Income Tax Expense	32.00	0.00	32.00	250.00	(218.00)	250.00	218.00
6580 Legal Services	820.50	250.00	2,951.00	3,000.00	(49.00)	3,000.00	49.00
6590 Property Manager	0.00	41.66	850.00	500.00	350.00	500.00	(350.00)
6600 Management Fee	1,800.00	0.00	21,600.00	21,600.00	0.00	21,600.00	0.00
6605 Office Equipment	230.53	187.50	3,416.96	2,250.00	1,166.96	2,250.00	(1,166.96)
6610 Office Supplies Exp	328.84	145.87	2,007.90	1,750.00	257.90	1,750.00	(257.90)
6620 Phone/Ans Svc/Beeper	653.02	395.66	6,644.38	4,750.00	1,894.38	4,750.00	(1,894.38)
6630 Postage & Delivery	67.60	25.94	506.15	500.00	6.15	500.00	(6.15)
6650 Real Estate Taxes	0.00	62.50	708.67	750.00	(41.33)	750.00	41.33
6660 Travel & Entertainment	0.00	0.00	41.87	125.00	(83.13)	125.00	83.13
6800 Transfer to Res-Loan Pymt	10,308.96	5,591.66	67,008.24	67,100.00	(91.76)	67,100.00	91.76
6900 Transfer to Reserves	8,240.00	8,240.00	98,880.00	98,880.00	0.00	98,880.00	0.00
Total Administration Expense	24,580.96	7,774.32	237,227.52	231,902.00	5,325.52	231,902.00	(5,325.52)
Total Operating Fund	32,368.90	6,888.11	332,923.81	335,802.00	(2,878.19)	335,802.00	2,878.19
TOTAL EXPENSES	38,009.23	16,186.46	538,093.04	527,732.00	10,361.04	527,732.00	(10,361.04)
NET INCOME (LOSS)	(12,033.87)	(16,187.25)	(12,145.78)	(12,145.78)	(12,145.78)	(12,145.78)	12,145.78
UNEXPENDED (OVER EXPENDED)							

Balance Sheet
Wednesday, July 31, 2019

Cheesman Tower West Reser

Accrual Accounting Year Starts August 1, 2018

ASSETS

Current Assets

Reserves Cash & Invest

1120 RBC Wealth Management	\$80,146.26
1125 Reserve Mutual-Spcl Asst	\$0.93
1140 CDs and Short Term Invt	\$8,202.23
1150 Accrued Int Receivable	\$20.51
1170 Due from Operating	<u>\$52,622.55</u>

Total Reserves Cash & Invest \$140,992.48

Total Current Assets \$140,992.48

TOTAL ASSETS \$140,992.48

LIABILITIES

Current Liabilities

2050 Due to Operating	\$4,062.40
2205 Citywide Bank Loan	<u>\$272,416.38</u>

Total Current Liabilities \$276,478.78

TOTAL LIABILITIES \$276,478.78

EQUITY

Current Period Earnings

Restricted Fund \$95,105.37

Total Current Period Earnings \$95,105.37

Retained Earnings

3060 Retained Earnings (\$230,591.67)

Total Retained Earnings (\$230,591.67)

TOTAL EQUITY (\$135,486.30)

TOTAL LIABILITIES AND EQUITY \$140,992.48

PRELIMINARY - Unaudited for Management Purposes Only

Revenue and Expenses

Monday, July 1, 2019 to Wednesday, July 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	\$35.71	0.2	\$733.85	0.4
8200 Reserve Income	\$8,240.00	44.3	\$98,880.00	59.3
8250 Reserve Inc for Loan Pymt	\$10,308.96	55.5	\$67,008.24	40.2
Total Reserves Revenues	\$18,584.67	100.0	\$166,622.09	100.0
TOTAL INCOME				
	\$18,584.67	100.0	\$166,622.09	100.0
EXPENSES				
Replacement Fund Activity				
8300 Reserve Expense	\$0.00	0.0	\$140.00	0.1
8310 Reserve Interest Expense	\$1,147.67	6.2	\$13,896.36	8.3
8320 Reserve Elevator	\$0.00	0.0	\$1,975.00	1.2
8335 Reserve Painting	\$0.00	0.0	\$1,050.00	0.6
8340 Reserve Parking Garage	\$0.00	0.0	\$3,242.11	1.9
8375 Reserve Lighting	\$0.00	0.0	\$1,029.21	0.6
8390 Reserve Loan Interest	\$0.00	0.0	\$1,133.57	0.7
8410 Reserve Garage	\$0.00	0.0	\$1,575.00	0.9
8420 Reserve HVAC	\$4,660.27	25.1	\$4,660.27	2.8
8440 Reserve Study	\$4,062.40	21.9	\$4,062.40	2.4
8450 Reserve Flooring	\$0.00	0.0	\$7,395.80	4.4
8455 Reserve Chiller Insulatio	\$0.00	0.0	\$31,357.00	18.8
Total Replacement Fund Activity	\$9,870.34	53.1	\$71,516.72	42.9
TOTAL EXPENSES				
	\$9,870.34	53.1	\$71,516.72	42.9
NET INCOME (LOSS)				
	\$8,714.33	46.9	\$95,105.37	57.1

PRELIMINARY - Not Audited for Management Purposes Only

Twelve Month Budget And Actuals

Wednesday, July 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	42,145.86	505,750.32
Budget	42,145.83	42,145.83	42,145.83	42,145.83	42,145.84	42,145.83	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	480.00	480.00	300.00	2,820.00	360.00	60.00	480.00	6,340.00
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
Budget	2.00	0.30	10.10	0.30	36.00	25.00	30.00	20.00	36.00	36.00	21.00	36.00	108.70
4100 Building Svcs/Equipment	Actual 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
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
4120 Interest Income	Actual 5.81	5.38	8.21	8.36	9.27	10.04	9.88	8.24	2.44	2.95	3.72	4.40	78.70
Budget													
4130 Key Fund	Actual 8.33	20.00	40.00	8.33	8.34	60.00	20.00	20.00	20.00	70.00	8.34	25.00	275.00
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	20.00	20.00	57.14	20.00	20.00	20.00	20.00	20.00	289.05
Budget	30.00	20.00	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	375.00	756.87	375.00	375.00	694.33	375.00	375.00	409.16	375.00	2,688.09
Budget	99.40	(200.00)	375.00	375.00	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	10.00	560.00	10.00	10.00	250.00	250.00	250.00	540.00	1,745.00
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
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	743.00	8,773.00
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	43,452.98	43,975.36	525,947.26
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	43,452.98	43,975.36	525,947.26
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	439.93	2,800.76	28,923.78
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	1,744.07	924.71	33,233.86
Budget	1,000.00	1,500.00	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	10,475.28
Budget	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	825.00	875.00	875.00	10,000.00
5030 Storm Drainage	Actual 227.38	712.88	428.44	337.44	295.84	306.24	296.91	317.71	371.79	405.19	451.23	579.27	1,957.01
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	1,800.00
5040 Water	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	4,730.32
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	8,400.00
5050 Trash Removal	Actual 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	12,060.00
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	4,522.27	6,191.78	91,380.25

Twelve Month Budget And Actuals

Wednesday, July 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	Budget 239.00	683.04	228.01	228.01	228.01	228.01	228.01	228.01	228.01	228.01	228.01	228.01	2,735.13
	Actual 51.53	303.90	274.78				17.64						2,780.00
5505 AC/Chiller Repairs	Budget 500.00									500.00	500.00	500.00	2,000.00
	Actual 441.67	440.00	440.00	440.00	440.00	440.00	440.00	440.00	440.00	441.66	441.67	441.66	5,280.00
5510 Mechanical Systems Mtce	Budget 441.67	441.67	441.67	441.67	441.67	441.66	441.67	433.00	811.00	370.00	333.34	333.33	5,300.00
	Actual 333.33	333.33	333.33	333.33	333.34	333.33	333.34	333.33	333.34	333.33	333.34	333.33	4,000.00
5515 Boiler Repairs	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
	Actual 170.59	306.51	116.29	116.29	195.62	116.29	151.30	151.30	136.40	138.49	116.71	255.28	1,780.50
5520 Building Exterior/Doors	Budget 125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
	Actual 11.60	85.00	85.00	85.00	85.00	583.60	85.00	85.00	85.00	85.00	85.00	85.00	595.20
5525 Carpet Cleaning	Budget 65.00	1,728.00	1,656.00	1,584.00	1,512.00	1,656.00	1,656.00	2,268.00	2,376.00	4,068.00	2,160.00	2,484.00	22,932.00
	Actual 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
5540 Contract Cleaning	Budget 132.17	582.90	174.28	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	889.35
	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
5545 Electric Contract/Supp	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	770.00	770.00	12,322.68
	Actual 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
5560 Elevator Contracts/Mat	Budget 100.00	33.30		150.00			100.00			119.69			500.00
	Actual 273.92	13.92	320.24	13.92	127.60	13.92	903.92	13.92	13.92	13.92	13.92	433.92	2,157.04
5575 Exercise Equipment Mtce	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
	Actual 347.00	140.00		500.00			250.00	(470.00)	(80.00)	1,210.00	(35.00)		1,362.00
5580 Fire & Life Safety	Budget 500.00	500.00				500.00		500.00		500.00			2,500.00
	Actual 882.49						124.90			336.79			8,537.20
5590 Garage Door	Budget 100.00	882.49	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,344.18
	Actual 159.33	1,643.11	1,469.22		53.11				108.78	795.04	11.96	2,436.69	6,677.24
5605 Flood/Roof Condensation	Budget 500.00	500.00							500.00	500.00	500.00	500.00	3,000.00
	Actual 303.47	724.45	(152.97)	342.62	327.42		125.42	125.00	109.40	85.00	243.71	85.00	2,148.52
5610 Keys/Locks	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
	Actual 4,541.76	275.52	1,590.60	1,308.45	151.00	171.07	104.39	280.78	361.56	37.44	792.79	(51.63)	9,563.73
5620 Landscaping	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	29.99	65.34	83.00	83.00	83.00	83.00	83.00	1,000.00
5630 Light Fixtures & Bulbs	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	1,000.00
	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	750.00
5650 Other Building Maint/Supp	Budget 35.00	3,815.34	1,670.00	1,150.00	591.34	1,295.00	2,441.04	(105.00)	4,072.58	50.00	3,404.78	753.00	18,023.08
	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
5660 Painting & Decorating	Budget 87.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00	83.00	1,000.00
	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	750.00
5670 Pest Control	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
	Actual 35.00	3,815.34	1,670.00	1,150.00	591.34	1,295.00	2,441.04	(105.00)	4,072.58	50.00	3,404.78	753.00	18,023.08
5680 Plumbing	Budget 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

Twelve Month Budget And Actuals

Wednesday, July 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)													
5690 Pool Supp/Maint	Actual	690.85	1,158.90	675.00	600.00	845.71	712.10	608.25	1,935.15	789.75	616.75	1,012.08	10,112.34
	Budget	583.33	583.33	583.33	583.33	583.33	583.34	583.33	583.34	583.33	583.34	583.33	7,000.00
5710 Roads/Grounds Other Exp	Actual	50.00									50.00	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	42.00	40.00	500.00
	Budget	34.00	33.00	33.00	34.00	33.00	34.00	33.00	110.48	34.00	33.00	33.00	400.00
5730 Security Protection	Actual				30.00	469.94	1,381.27	605.00					2,605.23
	Budget	34.00	33.00	33.00	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	11,468.28	9,442.13	8,554.57	17,448.55	113,788.98
	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	16,620.54	13,076.84	23,640.33	205,169.23
	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	6,219.20	76,182.49
	Budget	6,783.33	6,783.33	6,783.33	6,783.33	6,783.33	6,783.34	6,783.33	6,783.34	6,783.33	6,783.34	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	484.04	6,304.45
	Budget	583.33	583.33	583.33	583.33	583.33	583.34	583.33	583.34	583.33	583.34	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	124.70	1,502.53
	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
6020 Insurance-Hosp. Employees	Actual	766.36	766.36	766.36	766.36	822.41	822.41	790.00	96.76	306.39	306.39	810.00	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	85.00	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								2,803.00
	Budget	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	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	7,787.94	95,696.29
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	2,099.51	2,099.51	29,306.15
	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	2,099.51	2,099.51	27,000.00
6535 Ins Clim Exp/Dmg #406/301	Actual	6,778.66	(6,778.46)				37,567.51	37,567.31					0.40
	Budget												

Twelve Month Budget And Actuals

Wednesday, July 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)													
6560 Guest Room Expenses		14.99			100.00		100.00	39.98				50.00	54.97
	Budget											32.00	250.00
	Actual												250.00
6570 Income Tax Expense				250.00									
	Budget												
	Actual												
6580 Legal Services	540.00	135.00	250.00	252.00	250.00	135.00	48.00	383.50	250.00	637.00	250.00	820.50	2,951.00
	Budget												3,000.00
	Actual												850.00
6590 Property Manager	41.67	41.67	41.67	41.67	41.67	41.66	41.67	41.66	41.67	41.66	41.67	41.66	500.00
	Budget												
	Actual												
6600 Management Fee	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	1,800.00	21,600.00
	Budget												21,600.00
	Actual												3,416.96
6605 Office Equipment	407.66	187.50	409.91	187.50	659.21	216.09	242.99	231.85	225.08	345.80	234.54	230.53	3,416.96
	Budget												2,250.00
	Actual												2,250.00
6610 Office Supplies Exp	70.34	35.16	25.68	243.62	287.30	65.91	210.60	289.73	102.28	119.16	229.28	328.84	2,007.90
	Budget												1,750.00
	Actual												1,750.00
6620 Phone/Ans Svc/Beeper	145.83	395.83	395.83	395.83	395.83	395.83	395.83	395.83	395.83	395.83	395.83	395.83	4,750.00
	Budget												6,644.38
	Actual												6,644.38
6630 Postage & Delivery	22.94	35.13	46.99	89.45	72.82	30.10	36.27	23.05	33.55	28.55	19.70	67.60	506.15
	Budget												500.00
	Actual												500.00
6650 Real Estate Taxes	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	750.00
	Budget												750.00
	Actual												750.00
6660 Travel & Entertainment	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	10,308.96	125.00
	Budget												125.00
	Actual												125.00
6800 Transfer to Res-Loan Pymt	5,591.67	5,591.67	5,591.67	5,591.67	5,591.67	5,591.67	5,591.67	5,591.67	5,591.67	5,591.67	5,591.67	5,591.67	67,008.24
	Budget												67,008.24
	Actual												67,008.24
6900 Transfer to Reserves	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	8,240.00	98,880.00
	Budget												98,880.00
	Actual												98,880.00
Total Administration Expense	19,096.07	24,804.54	11,586.78	18,966.29	18,828.42	18,577.35	59,018.75	14,353.29	18,881.50	18,942.43	18,297.72	24,580.96	237,227.52
	Budget												
	Actual												
Total Operating Fund	27,617.32	34,373.21	19,756.44	27,709.60	27,729.13	27,375.40	66,361.82	(8,486.53)	26,293.31	26,244.68	25,580.53	32,368.90	332,923.81
	Budget												
	Actual												
TOTAL EXPENSES	40,298.66	55,865.70	38,109.93	38,890.49	42,174.67	45,214.44	84,584.00	9,006.18	46,417.15	42,865.22	38,657.37	56,009.23	538,093.04
	Budget												
	Actual												
NET INCOME (LOSS)	3,354.41	11,946.43	5,527.83	4,474.03	1,957.33	(1,683.54)	41,581.12	34,912.25	(698.85)	776.57	4,795.61	12,033.87	(12,145.78)
	Budget												
	Actual												