Towers at Cheesman Park
2019 Financial Review (CASH)

Operating Accounts

Period Ending	Beginning Balance	Deposits	Disbursements	Ending Balance
JAN	$ 35,432.33	$ 57,126.76	$ 65,599.84	$ 26,959.25
FEB	$ 26,959.25	$ 28,844.65	$ 34,458.13	$ 21,345.77
MAR	$ 21,345.77	$ 38,785.36	$ 33,617.46	$ 26,513.67
APR	$ 26,513.67	$ 35,329.34	$ 37,085.97	$ 24,757.04
MAY	$ 24,757.04	$ 35,250.18	$ 28,700.59	$ 31,306.63
JUNE	$ 31,306.63			$ 31,306.63
JULY	$ 31,306.63			$ 31,306.63
AUG	$ 31,306.63			$ 31,306.63
SEPT	$ 31,306.63			$ 31,306.63
OCT	$ 31,306.63			$ 31,306.63
NOV	$ 31,306.63			$ 31,306.63
DEC	$ 31,306.63			$ 31,306.63
Total for 2018		$ 195,336.29	$ 199,461.99	

Reserve Account

Period Ending	Beginning Balance	Deposits	Disbursements	Ending Balance
JAN	$ 283,077.12	$ 7,372.03	$ -	$ 290,449.15
FEB	$ 290,449.15	$ 7,362.82	$ -	$ 297,811.97
MAR	$ 297,811.97	$ 7,377.19	$ -	$ 305,189.16
APR	$ 305,189.16	$ 7,376.73	$ 2,500.00	$ 310,065.89
MAY	$ 310,065.89	$ 7,358.42	$ 80,661.00	$ 236,763.31
JUNE	$ 236,763.31			$ 236,763.31
JULY	$ 236,763.31			$ 236,763.31
AUG	$ 236,763.31			$ 236,763.31
SEPT	$ 236,763.31			$ 236,763.31
OCT	$ 236,763.31			$ 236,763.31
NOV	$ 236,763.31			$ 236,763.31
DEC	$ 236,763.31			$ 236,763.31
Total for 2018		$ 36,847.19	$ 83,161.00	

Unaudited - For Management Purposes Only
Printed Jun 17, 2019

Balance Sheet

Friday, May 31, 2019

Towers @ Cheesman Park

Accrual Accounting Year Starts January 1, 2019

ASSETS			
Operating Cash & Investmt			
1005 Towers Mutual Omaha CK		$31,306.63	
	Total Operating Cash & Investmt		$31,306.63
Accounts Receivable			
1080 Due from Reserves		$2,330.94	
1210 Accounts Receivable		$1,780.89	
	Total Accounts Receivable		$4,111.83
Other Assets			
1310 Prepaid Insurance		$23,385.27	
1311 Prepaid Expense		$1,232.20	
	Total Other Assets		$24,617.47
	TOTAL ASSETS		$60,035.93
LIABILITIES			
Current Liabilities			
2010 Accounts Payable		$15,727.93	
2020 Accrued Payables		$624.00	
2030 Advance Payments		$27,524.77	
2040 Open Credit		$1,094.51	
	Total Current Liabilities		$44,971.21
Long Term Liabilities			
2025 Deferred Income - Comcast		$3,712.51	
2030 Deferred Income - Laundry		$7,500.00	
	Total Long Term Liabilities		$11,212.51
	TOTAL LIABILITIES		$56,183.72
EQUITY			
Current Year Earnings		$3,471.54	
Retained Earnings-PRYR		$380.67	
	TOTAL EQUITY		$3,852.21
	TOTAL LIABILITIES AND EQUITY		$60,035.93

PRELIMINARY - FOR MANAGEMENT PURPOSES ONLY

Unexpended Budget Report

Friday, May 31, 2019

2019 Towers at Cheesman Park Operating

Towers @ Cheesman Park Accrual Accounting Year Starts January 1, 2019

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Income								
4010 Fees	34,500.00	34,500.00	0.00	172,500.00	172,500.00	0.00	414,000.00	241,500.00
4080 Late Fee Income	100.00	83.34	16.66	520.00	416.66	103.34	1,000.00	480.00
4090 Laundry Income	679.50	666.67	12.83	3,621.50	3,333.35	288.15	8,000.00	4,378.50
4095 Covenant Violations	0.00	16.67	(16.67)	0.00	83.35	(83.35)	200.00	200.00
4100 Legal Income	0.00	41.67	(41.67)	0.00	208.35	(208.35)	500.00	500.00
4110 Miscellaneous Income	0.00	0.00	0.00	11.90	0.00	11.90	0.00	(11.90)
4120 Move In/Out Fees	0.00	166.67	(166.67)	600.00	833.35	(233.35)	2,000.00	1,400.00
4150 Interest Income	1.71	0.00	1.71	8.85	0.00	8.85	0.00	(8.85)
4250 NSF FEES	0.00	0.00	0.00	20.00	0.00	20.00	0.00	(20.00)
TOTAL INCOME	35,281.21	35,475.02	(193.81)	177,282.25	177,375.06	(92.81)	425,700.00	248,417.75
EXPENSES								
Operating Expenses								
5010 Electric	2,402.53	2,750.00	(347.47)	8,164.49	13,750.00	(5,585.51)	33,000.00	24,835.51
5020 Gas	1,198.80	1,875.00	(676.20)	12,970.08	9,375.00	3,595.08	22,500.00	9,529.92
5039 Telephone	459.02	458.34	0.68	2,404.23	2,291.66	112.57	5,500.00	3,095.77
5040 Trash Removal	1,069.30	1,125.00	(55.70)	5,456.19	5,625.00	(168.81)	13,500.00	8,043.81
5070 Water/Sewer	2,251.11	2,166.67	84.44	9,752.86	10,833.35	(1,080.49)	26,000.00	16,247.14
5075 Wastewater	214.11	208.34	5.77	1,008.04	1,041.66	(33.62)	2,500.00	1,491.96
Total Operating Expenses	7,594.87	8,583.35	(988.48)	39,755.89	42,916.67	(3,160.78)	103,000.00	63,244.11
Maintenance Expenses								
6050 General Building Maint	428.50	625.00	(196.50)	4,810.79	3,125.00	1,685.79	7,500.00	2,689.21
6058 Carpet Cleaning	37.63	83.34	(45.71)	52.22	416.66	(364.44)	1,000.00	947.78
6062 Cleaning/Janitorial Supp	69.50	104.17	(34.67)	1,912.16	520.85	1,391.31	1,250.00	(662.16)
6089 Elevator Contract & Maint	624.00	650.00	(26.00)	3,120.00	3,250.00	(130.00)	7,800.00	4,680.00
6135 Exterminate/Pest Control	0.00	20.84	(20.84)	0.00	104.16	(104.16)	250.00	250.00
6170 Fire/Security/Intercom	285.22	291.67	(6.45)	951.09	1,458.35	(507.26)	3,500.00	2,548.91
6179 Garage Maintenance	0.00	333.34	(333.34)	0.00	1,666.66	(1,666.66)	4,000.00	4,000.00
6240 Grounds Maintenance	440.75	541.67	(100.92)	906.15	2,708.35	(1,802.20)	6,500.00	5,593.85
6242 Grounds Improvements	4,026.57	116.67	3,909.90	4,026.57	583.35	3,443.22	1,400.00	(2,626.57)
6245 Grounds Sprinkler Repair	0.00	20.84	(20.84)	0.00	104.16	(104.16)	250.00	250.00
6295 HVAC Contract/Maintenance	307.00	916.67	(609.67)	4,405.43	4,583.35	(177.92)	11,000.00	6,594.57

PRELIMINARY FOR MANAGEMENT PURPOSES ONLY

Unexpended Budget Report

Friday, May 31, 2019

2019 Towers at Cheesman Park Operating (Continued)

Towers @ Cheesman Park Accrual Accounting Year Starts January 1, 2019

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Maintenance Expenses (Continued)								
6299 HVAC Supplies	180.02	25.00	155.02	456.18	125.00	331.18	300.00	(156.18)
6311 Janitorial	1,709.43	1,583.34	126.09	6,461.43	7,916.66	(1,455.23)	19,000.00	12,538.57
6315 Locks/Keys	100.00	41.67	58.33	522.34	208.35	313.99	500.00	(22.34)
6360 Lighting Maintenance	0.00	145.84	(145.84)	590.49	729.16	(138.67)	1,750.00	1,159.51
6430 Plumbing	1,605.00	750.00	855.00	2,245.00	3,750.00	(1,505.00)	9,000.00	6,755.00
6470 Roof Contract	0.00	41.67	(41.67)	0.00	208.35	(208.35)	500.00	500.00
6485 Sauna/Exercise Room	34.50	104.17	(69.67)	827.35	520.85	306.50	1,250.00	422.65
6510 Snow Removal	0.00	166.67	(166.67)	2,331.47	833.35	1,498.12	2,000.00	(331.47)
Total Maintenance Expenses	9,848.12	6,562.57	3,285.55	33,618.67	32,812.61	806.06	78,750.00	45,131.33
Administration Expense								
7030 Audit/Accounting Fees	0.00	300.00	(300.00)	0.00	1,500.00	(1,500.00)	3,600.00	3,600.00
7040 Bad Debts	0.00	0.00	0.00	6.40	0.00	6.40	0.00	(6.40)
7060 Postage, Printing, Copies	169.96	291.67	(121.71)	1,353.17	1,458.35	(105.18)	3,500.00	2,146.83
7110 Master Insurance	2,494.04	2,262.67	231.37	12,022.22	11,313.35	708.87	27,152.00	15,129.78
7116 Insurance-Workers' Comp	173.73	208.34	(34.61)	511.77	1,041.66	(529.89)	2,500.00	1,988.23
7117 Insurance-Mgr Medical	1,091.05	1,091.50	(0.45)	5,215.52	5,457.50	(241.98)	13,098.00	7,882.48
7120 Legal Fees	0.00	83.34	(83.34)	420.00	416.66	3.34	1,000.00	580.00
7122 Legal - FHA Application	0.00	41.67	(41.67)	0.00	208.35	(208.35)	500.00	500.00
7130 Licenses/Taxes/Inspection	0.00	125.00	(125.00)	0.00	625.00	(625.00)	1,500.00	1,500.00
7140 Management Fees	2,000.00	2,050.00	(50.00)	10,000.00	10,250.00	(250.00)	24,600.00	14,600.00
7150 Mgr Education Expense	0.00	0.00	0.00	534.00	0.00	534.00	0.00	(534.00)
7180 Management/Admin	150.00	166.67	(16.67)	1,000.00	833.35	166.65	2,000.00	1,000.00
7181 Onsite Office Expense	123.16	125.00	(1.84)	687.45	625.00	62.45	1,500.00	812.55
7245 Payroll Taxes	494.48	354.17	140.31	2,006.26	1,770.85	235.41	4,250.00	2,243.74
7250 Payroll Service	131.75	125.00	6.75	496.50	625.00	(128.50)	1,500.00	1,003.50
7252 PR - Maintenance Employee	0.00	83.34	(83.34)	0.00	416.66	(416.66)	1,000.00	1,000.00
7255 PR - Onsite Employee	0.00	0.00	0.00	402.00	0.00	402.00	0.00	(402.00)
7262 PR - Resident Mgr Salary	5,622.05	3,750.00	1,872.05	20,288.69	18,750.00	1,538.69	45,000.00	24,711.31
7265 PR - Security Patrol	630.00	625.00	5.00	3,010.00	3,125.00	(115.00)	7,500.00	4,490.00
7280 Social Events	0.00	229.17	(229.17)	329.75	1,145.85	(816.10)	2,750.00	2,420.25
7310 Internet Services	1,161.90	1,166.67	(4.77)	5,902.42	5,833.35	69.07	14,000.00	8,097.58
Total Administration Expense	14,242.12	13,079.21	1,162.91	64,186.15	65,395.93	(1,209.78)	156,950.00	92,763.85

PRELIMINARY FOR MANAGEMENT PURPOSES ONLY

Unexpended Budget Report

Friday, May 31, 2019

2019 Towers at Cheesman Park Operating (Continued)

Towers @ Cheesman Park Accrual Accounting Year Starts January 1, 2019

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
EXPENSES (Continued)								
Reserves Contribution								
5900 Reserve Contributions	7,250.00	7,250.00	0.00	36,250.00	36,250.00	0.00	87,000.00	50,750.00
Total Reserves Contribution	7,250.00	7,250.00	0.00	36,250.00	36,250.00	0.00	87,000.00	50,750.00
TOTAL EXPENSES	38,935.11	35,475.13	3,459.98	173,810.71	177,375.21	(3,564.50)	425,700.00	251,889.29
NET INCOME (LOSS)	(3,653.90)	(0.11)	(3,653.79)	3,471.54	(0.15)	3,471.69		
UNEXPENDED (OVER EXPENDED)								(3,471.54)

PRELIMINARY - FOR MANAGEMENT PURPOSES ONLY

Twelve Month Actuals

Friday, May 31, 2019

2019 Towers at Cheesman Park Operating

Towers @ Cheesman Park Accrual Budget Year Starts January 1, 2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total
INCOME													
Income													
4010 Fees	34,500.00	34,500.00	34,500.00	34,500.00	34,500.00								172,500.00
4080 Late Fee Income	150.00	105.00	90.00	75.00	100.00								520.00
4090 Laundry Income	764.50	723.50	741.50	712.50	679.50								3,621.50
4110 Miscellaneous Income			11.90										11.90
4120 Move In/Out Fees	150.00	150.00	300.00										600.00
4150 Interest Income	2.05	1.63	1.73	1.73	1.71								8.85
4250 NSF FEES			20.00										20.00
TOTAL INCOME	35,566.55	35,480.13	35,665.13	35,289.23	35,281.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	177,282.25
EXPENSES													
Operating Expenses													
5010 Electric	1,603.86	1,405.88	1,352.22	1,400.00	2,402.53								8,164.49
5020 Gas	3,795.83	3,427.30	2,898.81	1,649.34	1,198.80								12,970.08
5039 Telephone	566.49	459.85	459.71	459.16	459.02								2,404.23
5040 Trash Removal	1,054.88	1,054.88	1,207.83	1,069.30	1,069.30								5,456.19
5070 Water/Sewer	1,366.70	2,054.55	2,049.35	2,031.15	2,251.11								9,752.86
5075 Wastewater	194.58	194.58	194.58	210.19	214.11								1,008.04
Total Operating Expenses	8,582.34	8,597.04	8,162.50	6,819.14	7,594.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	39,755.89
Maintenance Expenses													
6050 General Building Maint	1,414.68	248.03	1,091.43	1,628.15	428.50								4,810.79
6058 Carpet Cleaning			14.59		37.63								52.22
6062 Cleaning/Janitorial Supp	102.00	1,440.00	248.60	52.06	69.50								1,912.16
6089 Elevator Contract & Maint		624.00	1,248.00	624.00	624.00								3,120.00
6170 Fire/Security/Intercom	154.86	170.34	170.34	170.33	285.22								951.09
6240 Grounds Maintenance			228.50	236.90	440.75								906.15
6242 Grounds Improvements					4,026.57								4,026.57
6295 HVAC Contract/Maintenance	243.00	243.00	3,369.43	243.00	307.00								4,405.43
6299 HVAC Supplies				276.16	180.02								456.18
6311 Janitorial	1,656.00	1,440.00	72.00	1,584.00	1,709.43								6,461.43
6315 Locks/Keys		303.66	106.78	11.90	100.00								522.34
6360 Lighting Maintenance				590.49									590.49
6430 Plumbing	210.00		115.00	315.00	1,605.00								2,245.00
6485 Sauna/Exercise Room	331.04	197.80	217.10	46.91	34.50								827.35
6510 Snow Removal	345.00	1,321.47	665.00										2,331.47
Total Maintenance Expenses	4,456.58	5,988.30	7,546.77	5,778.90	9,848.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33,618.67
Administration Expense													
7040 Bad Debts	0.10	6.30											6.40
7060 Postage, Printing, Copies	277.52	314.73	390.96	200.00	169.96								1,353.17
7110 Master Insurance	2,093.04	2,494.04	2,447.06	2,494.04	2,494.04								12,022.22
7116 Insurance-Workers' Comp	173.76	173.76	(183.24)	173.76	173.73								511.77
7117 Insurance-Mgr Medical	851.32	851.32	1,330.78	1,091.05	1,091.05								5,215.52
7120 Legal Fees		420.00											420.00
7140 Management Fees	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00								10,000.00
7150 Mgr Education Expense			534.00										534.00

PRELIMINARY - FOR MANAGEMENT PURPOSES ONLY

Twelve Month Actuals

Friday, May 31, 2019

2019 Towers at Cheesman Park Operating (Continued)

Towers @ Cheesman Park Accrual Budget Year Starts January 1, 2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total
EXPENSES (Continued)													
Administration Expense (Continued)													
7180 Management/Admin	225.00	225.00	75.00	325.00	150.00								1,000.00
7181 Onsite Office Expense	259.08	78.45	88.80	137.96	123.16								687.45
7245 Payroll Taxes	402.39	378.14	376.81	354.44	494.48								2,006.26
7250 Payroll Service	91.75	91.75	89.50	91.75	131.75								496.50
7255 PR - Onsite Employee	192.00	54.00		156.00									402.00
7262 PR - Resident Mgr Salary	3,666.66	3,666.66	3,666.66	3,666.66	5,622.05								20,288.69
7265 PR - Security Patrol	560.00	560.00	700.00	560.00	630.00								3,010.00
7280 Social Events	42.97	23.59	192.44	70.75									329.75
7310 Internet Services	1,254.82	1,161.90	1,161.90	1,161.90	1,161.90								5,902.42
Total Administration Expense	12,090.41	12,499.64	12,870.67	12,483.31	14,242.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	64,186.15
Reserves Contribution													
5900 Reserve Contributions	7,250.00	7,250.00	7,250.00	7,250.00	7,250.00								36,250.00
Total Reserves Contribution	7,250.00	7,250.00	7,250.00	7,250.00	7,250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36,250.00
TOTAL EXPENSES	32,379.33	34,334.98	35,829.94	32,331.35	38,935.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	173,810.71
NET INCOME (LOSS)	3,187.22	1,145.15	(164.81)	2,957.88	(3,653.90)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,471.54

PRELIMINARY - FOR MANAGEMENT PURPOSES ONLY

Balance Sheet

Friday, May 31, 2019

Towers @ Cheesman Reserve

Accrual Accounting Year Starts January 1, 2019

ASSETS			
Reserve Cash & Investmt			
1105 Towers Mutual Omaha MM		$236,763.31	
	Total Reserve Cash & Investmt		$236,763.31
	TOTAL ASSETS		$236,763.31
LIABILITIES			
Current Liabilities			
2020 Accrued Payables		($2,330.94)	
2750 Due to Operating		$2,330.94	
	Total Current Liabilities		$0.00
	TOTAL LIABILITIES		$0.00
EQUITY			
Current Earnings-Reserves		($46,313.81)	
Retained Earnings-PRYR		$283,077.12	
	TOTAL EQUITY		$236,763.31
	TOTAL LIABILITIES AND EQUITY		$236,763.31

Unexpended Budget Report

Friday, May 31, 2019

2019 Towers @ Cheesman Park Reserve

Towers @ Cheesman Reserve Accrual Accounting Year Starts January 1, 2019

	Month To Date			Year To Date			Annual Budget	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Unexpended
INCOME								
Reserve Income								
9410 Reserve Income	7,250.00	7,250.00	0.00	36,250.00	36,250.00	0.00	87,000.00	50,750.00
9440 Reserve Interest Income	108.42	0.00	108.42	597.19	0.00	597.19	0.00	(597.19)
TOTAL INCOME	7,358.42	7,250.00	108.42	36,847.19	36,250.00	597.19	87,000.00	50,152.81
EXPENSES								
Reserve Expense								
9617 Reserve Boiler	0.00	0.00	0.00	2,500.00	0.00	2,500.00	0.00	(2,500.00)
9687 Reserve Chiller Replacmnt	79,161.00	0.00	79,161.00	79,161.00	0.00	79,161.00	0.00	(79,161.00)
9785 Reserve Plumbing	1,500.00	0.00	1,500.00	1,500.00	0.00	1,500.00	0.00	(1,500.00)
TOTAL EXPENSES	80,661.00	0.00	80,661.00	83,161.00	0.00	83,161.00	0.00	(83,161.00)
NET INCOME (LOSS)	(73,302.58)	7,250.00	(80,552.58)	(46,313.81)	36,250.00	(82,563.81)	87,000.00	
UNEXPENDED (OVER EXPENDED)								133,313.81

PRELIMINARY - FOR MANAGEMENT PURPOSES ONLY

Twelve Month Actuals

Friday, May 31, 2019

2019 Towers @ Cheesman Park Reserve

Towers @ Cheesman Reserve Accrual Budget Year Starts January 1, 2019

	Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total
INCOME													
Reserve Income													
9410 Reserve Income	7,250.00	7,250.00	7,250.00	7,250.00	7,250.00								36,250.00
9440 Reserve Interest Income	122.03	112.82	127.19	126.73	108.42								597.19
TOTAL INCOME	7,372.03	7,362.82	7,377.19	7,376.73	7,358.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36,847.19
EXPENSES													
Reserve Expense													
9617 Reserve Boiler				2,500.00									2,500.00
9687 Reserve Chiller Replacmnt					79,161.00								79,161.00
9785 Reserve Plumbing					1,500.00								1,500.00
TOTAL EXPENSES	0.00	0.00	0.00	2,500.00	80,661.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	83,161.00
NET INCOME (LOSS)	7,372.03	7,362.82	7,377.19	4,876.73	73,302.58)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(46,313.81)

PRELIMINARY - FOR MANAGEMENT PURPOSES ONLY

Bank Balance Breakdown

Friday, May 31, 2019

Towers Mutual Omaha MM

Ledger Funds Details

ID	Ledger	Balance	Deficit
TCP RESERV	Towers @ Cheesman Reserve	$236,763.31	
		$236,763.31	

Unreconciled Items

Check	C	Date	Description	Withdrawal	Deposit	Date Cleared
341		5/20/2019	GLOBAL CONSTRUCTION LLC Remove/Replace 2" ball valve & galvanized piping from main sprinkler to switch for fire sprinkler	$1,500.00		
342		5/20/2019	GLOBAL CONSTRUCTION LLC Remove/replace section of 3" copper pipe for hot water / fix 1/2" copper pipe for resurculating pipe in ceiling	$2,200.00		
				$3,700.00		

Balance Summary

Book Balance as of 5/31/2019	$236,763.31
Minus Uncleared Deposits	$0.00
Plus Uncleared Withdrawals	$3,700.00
Adjusted Book Balance	$240,463.31

Twelve Month Budget And Actuals

Friday, May 31, 2019

2019 Towers at Cheesman Park Operating

Towers @ Cheesman Park Accrual Budget Year Starts January 1, 2019

		Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total
INCOME														
Income														
4010 Fees	Actual	34,500.00	34,500.00	34,500.00	34,500.00	34,500.00								172,500.00
	Budget	34,500.00	34,500.00	34,500.00	34,500.00	34,500.00	34,500.00	34,500.00	34,500.00	34,500.00	34,500.00	34,500.00	34,500.00	414,000.00
4080 Late Fee Income	Actual	150.00	105.00	90.00	75.00	100.00								520.00
	Budget	83.33	83.33	83.33	83.33	83.34	83.33	83.34	83.33	83.34	83.33	83.34	83.33	1,000.00
4090 Laundry Income	Actual	764.50	723.50	741.50	712.50	679.50								3,621.50
	Budget	666.67	666.67	666.67	666.67	666.67	666.66	666.67	666.66	666.67	666.66	666.67	666.66	8,000.00
4095 Covenant Violations	Actual													
	Budget	16.67	16.67	16.67	16.67	16.67	16.66	16.67	16.66	16.67	16.66	16.67	16.66	200.00
4100 Legal Income	Actual													
	Budget	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
4110 Miscellaneous Income	Actual			11.90										11.90
	Budget													
4120 Move In/Out Fees	Actual	150.00	150.00	300.00										600.00
	Budget	166.67	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
4150 Interest Income	Actual	2.05	1.63	1.73	1.73	1.71								8.85
	Budget													
4250 NSF FEES	Actual			20.00										20.00
	Budget													
TOTAL INCOME		35,566.55	35,480.13	35,665.13	35,289.23	35,281.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	177,282.25
EXPENSES														
Operating Expenses														
5010 Electric	Actual	1,603.86	1,405.88	1,352.22	1,400.00	2,402.53								8,164.49
	Budget	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	2,750.00	33,000.00
5020 Gas	Actual	3,795.83	3,427.30	2,898.81	1,649.34	1,198.80								12,970.08
	Budget	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	1,875.00	22,500.00
5039 Telephone	Actual	566.49	459.85	459.71	459.16	459.02								2,404.23
	Budget	458.33	458.33	458.33	458.33	458.34	458.33	458.34	458.33	458.34	458.33	458.34	458.33	5,500.00
5040 Trash Removal	Actual	1,054.88	1,054.88	1,207.83	1,069.30	1,069.30								5,456.19
	Budget	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	13,500.00
5070 Water/Sewer	Actual	1,366.70	2,054.55	2,049.35	2,031.15	2,251.11								9,752.86
	Budget	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.66	2,166.67	2,166.66	2,166.67	2,166.66	2,166.67	2,166.66	26,000.00
5075 Wastewater	Actual	194.58	194.58	194.58	210.19	214.11								1,008.04
	Budget	208.33	208.33	208.33	208.33	208.34	208.33	208.34	208.33	208.34	208.33	208.34	208.33	2,500.00
Total Operating Expenses		8,582.34	8,597.04	8,162.50	6,819.14	7,594.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	39,755.89
Maintenance Expenses														
6050 General Building Maint	Actual	1,414.68	248.03	1,091.43	1,628.15	428.50								4,810.79
	Budget	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	7,500.00
6058 Carpet Cleaning	Actual			14.59		37.63								52.22
	Budget	83.33	83.33	83.33	83.33	83.34	83.33	83.34	83.33	83.34	83.33	83.34	83.33	1,000.00
6062 Cleaning/Janitorial Supp	Actual	102.00	1,440.00	248.60	52.06	69.50								1,912.16
	Budget	104.17	104.17	104.17	104.17	104.17	104.16	104.17	104.16	104.17	104.16	104.17	104.16	1,250.00

Twelve Month Budget And Actuals

Friday, May 31, 2019

2019 Towers at Cheesman Park Operating (Continued)

Towers @ Cheesman Park Accrual Budget Year Starts January 1, 2019

		Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total
EXPENSES (Continued)														
Maintenance Expenses (Continued)														
6089 Elevator Contract & Maint	Actual		624.00	1,248.00	624.00	624.00								3,120.00
	Budget	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	7,800.00
6135 Exterminate/Pest Control	Actual													
	Budget	20.83	20.83	20.83	20.83	20.84	20.83	20.84	20.83	20.84	20.83	20.84	20.83	250.00
6170 Fire/Security/Intercom	Actual	154.86	170.34	170.34	170.33	285.22								951.09
	Budget	291.67	291.67	291.67	291.67	291.67	291.66	291.67	291.66	291.67	291.66	291.67	291.66	3,500.00
6179 Garage Maintenance	Actual													
	Budget	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
6240 Grounds Maintenance	Actual			228.50	236.90	440.75								906.15
	Budget	541.67	541.67	541.67	541.67	541.67	541.66	541.67	541.66	541.67	541.66	541.67	541.66	6,500.00
6242 Grounds Improvements	Actual					4,026.57								4,026.57
	Budget	116.67	116.67	116.67	116.67	116.67	116.66	116.67	116.66	116.67	116.66	116.67	116.66	1,400.00
6245 Grounds Sprinkler Repair	Actual													
	Budget	20.83	20.83	20.83	20.83	20.84	20.83	20.84	20.83	20.84	20.83	20.84	20.83	250.00
6295 HVAC Contract/Maintenance	Actual	243.00	243.00	3,369.43	243.00	307.00								4,405.43
	Budget	916.67	916.67	916.67	916.67	916.67	916.66	916.67	916.66	916.67	916.66	916.67	916.66	11,000.00
6299 HVAC Supplies	Actual				276.16	180.02								456.18
	Budget	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
6311 Janitorial	Actual	1,656.00	1,440.00	72.00	1,584.00	1,709.43								6,461.43
	Budget	1,583.33	1,583.33	1,583.33	1,583.33	1,583.34	1,583.33	1,583.34	1,583.33	1,583.34	1,583.33	1,583.34	1,583.33	19,000.00
6315 Locks/Keys	Actual		303.66	106.78	11.90	100.00								522.34
	Budget	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
6360 Lighting Maintenance	Actual				590.49									590.49
	Budget	145.83	145.83	145.83	145.83	145.84	145.83	145.84	145.83	145.84	145.83	145.84	145.83	1,750.00
6430 Plumbing	Actual	210.00		115.00	315.00	1,605.00								2,245.00
	Budget	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00
6470 Roof Contract	Actual													
	Budget	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
6485 Sauna/Exercise Room	Actual	331.04	197.80	217.10	46.91	34.50								827.35
	Budget	104.17	104.17	104.17	104.17	104.17	104.16	104.17	104.16	104.17	104.16	104.17	104.16	1,250.00
6510 Snow Removal	Actual	345.00	1,321.47	665.00										2,331.47
	Budget	166.67	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 Maintenance Expenses		4,456.58	5,988.30	7,546.77	5,778.90	9,848.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33,618.67
Administration Expense														
7030 Audit/Accounting Fees	Actual													
	Budget	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
7040 Bad Debts	Actual	0.10	6.30											6.40
	Budget													
7060 Postage, Printing, Copies	Actual	277.52	314.73	390.96	200.00	169.96								1,353.17
	Budget	291.67	291.67	291.67	291.67	291.67	291.66	291.67	291.66	291.67	291.66	291.67	291.66	3,500.00
7110 Master Insurance	Actual	2,093.04	2,494.04	2,447.06	2,494.04	2,494.04								12,022.22
	Budget	2,262.67	2,262.67	2,262.67	2,262.67	2,262.67	2,262.66	2,262.67	2,262.66	2,262.67	2,262.66	2,262.67	2,262.66	27,152.00

Twelve Month Budget And Actuals

Friday, May 31, 2019

2019 Towers at Cheesman Park Operating (Continued)

Towers @ Cheesman Park Accrual Budget Year Starts January 1, 2019

		Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total
EXPENSES (Continued)														
Administration Expense (Continued)														
7116 Insurance-Workers' Comp	Actual	173.76	173.76	(183.24)	173.76	173.73								511.77
	Budget	208.33	208.33	208.33	208.33	208.34	208.33	208.34	208.33	208.34	208.33	208.34	208.33	2,500.00
7117 Insurance-Mgr Medical	Actual	851.32	851.32	1,330.78	1,091.05	1,091.05								5,215.52
	Budget	1,091.50	1,091.50	1,091.50	1,091.50	1,091.50	1,091.50	1,091.50	1,091.50	1,091.50	1,091.50	1,091.50	1,091.50	13,098.00
7120 Legal Fees	Actual		420.00											420.00
	Budget	83.33	83.33	83.33	83.33	83.34	83.33	83.34	83.33	83.34	83.33	83.34	83.33	1,000.00
7122 Legal - FHA Application	Actual													
	Budget	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
7130 Licenses/Taxes/Inspection	Actual													
	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
7140 Management Fees	Actual	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00								10,000.00
	Budget	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	24,600.00
7150 Mgr Education Expense	Actual			534.00										534.00
	Budget													
7180 Management/Admin	Actual	225.00	225.00	75.00	325.00	150.00								1,000.00
	Budget	166.67	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
7181 Onsite Office Expense	Actual	259.08	78.45	88.80	137.96	123.16								687.45
	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
7245 Payroll Taxes	Actual	402.39	378.14	376.81	354.44	494.48								2,006.26
	Budget	354.17	354.17	354.17	354.17	354.17	354.16	354.17	354.16	354.17	354.16	354.17	354.16	4,250.00
7250 Payroll Service	Actual	91.75	91.75	89.50	91.75	131.75								496.50
	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
7252 PR - Maintenance Employee	Actual													
	Budget	83.33	83.33	83.33	83.33	83.34	83.33	83.34	83.33	83.34	83.33	83.34	83.33	1,000.00
7255 PR - Onsite Employee	Actual	192.00	54.00		156.00									402.00
	Budget													
7262 PR - Resident Mgr Salary	Actual	3,666.66	3,666.66	3,666.66	3,666.66	5,622.05								20,288.69
	Budget	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	3,750.00	45,000.00
7265 PR - Security Patrol	Actual	560.00	560.00	700.00	560.00	630.00								3,010.00
	Budget	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	7,500.00
7280 Social Events	Actual	42.97	23.59	192.44	70.75									329.75
	Budget	229.17	229.17	229.17	229.17	229.17	229.16	229.17	229.16	229.17	229.16	229.17	229.16	2,750.00
7310 Internet Services	Actual	1,254.82	1,161.90	1,161.90	1,161.90	1,161.90								5,902.42
	Budget	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.66	1,166.67	1,166.66	1,166.67	1,166.66	1,166.67	1,166.66	14,000.00
Total Administration Expense		12,090.41	12,499.64	12,870.67	12,483.31	14,242.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	64,186.15
Reserves Contribution														
5900 Reserve Contributions	Actual	7,250.00	7,250.00	7,250.00	7,250.00	7,250.00								36,250.00
	Budget	7,250.00	7,250.00	7,250.00	7,250.00	7,250.00	7,250.00	7,250.00	7,250.00	7,250.00	7,250.00	7,250.00	7,250.00	87,000.00
Total Reserves Contribution		7,250.00	7,250.00	7,250.00	7,250.00	7,250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36,250.00
TOTAL EXPENSES		32,379.33	34,334.98	35,829.94	32,331.35	38,935.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	173,810.71

Twelve Month Budget And Actuals

Friday, May 31, 2019

NET INCOME (LOSS)	3,187.22	1,145.15	(164.81)	2,957.88	(3,653.90)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,471.54

Twelve Month Budget And Actuals

Friday, May 31, 2019

2019 Towers @ Cheesman Park Reserve

Towers @ Cheesman Reserve Accrual Budget Year Starts January 1, 2019

		Jan 2019	Feb 2019	Mar 2019	Apr 2019	May 2019	Jun 2019	Jul 2019	Aug 2019	Sep 2019	Oct 2019	Nov 2019	Dec 2019	Total
INCOME														
Reserve Income														
9410 Reserve Income	Actual	7,250.00	7,250.00	7,250.00	7,250.00	7,250.00								36,250.00
	Budget	7,250.00	7,250.00	7,250.00	7,250.00	7,250.00	7,250.00	7,250.00	7,250.00	7,250.00	7,250.00	7,250.00	7,250.00	87,000.00
9440 Reserve Interest Income	Actual	122.03	112.82	127.19	126.73	108.42								597.19
	Budget													
TOTAL INCOME		7,372.03	7,362.82	7,377.19	7,376.73	7,358.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36,847.19
EXPENSES														
Reserve Expense														
9617 Reserve Boiler	Actual				2,500.00									2,500.00
	Budget													
9687 Reserve Chiller Replacmnt	Actual					79,161.00								79,161.00
	Budget													
9785 Reserve Plumbing	Actual					1,500.00								1,500.00
	Budget													
TOTAL EXPENSES		0.00	0.00	0.00	2,500.00	80,661.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	83,161.00
NET INCOME (LOSS)		7,372.03	7,362.82	7,377.19	4,876.73	73,302.58)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(46,313.81)