

# Towers at Cheesman Park 2021 Financial Review (CASH)

## Operating Accounts

| Period Ending  | Beginning Balance | Deposits     | Disbursements | Ending Balance |
|----------------|-------------------|--------------|---------------|----------------|
| JANUARY        | \$ 23,381.02      | \$ 57,118.79 | \$ 39,189.64  | \$ 41,310.17   |
| FEBRUARY       | \$ 41,310.17      |              |               | \$ 41,310.17   |
| MARCH          | \$ 41,310.17      |              |               | \$ 41,310.17   |
| APRIL          | \$ 41,310.17      |              |               | \$ 41,310.17   |
| MAY            | \$ 41,310.17      |              |               | \$ 41,310.17   |
| JUNE           | \$ 41,310.17      |              |               | \$ 41,310.17   |
| JULY           | \$ 41,310.17      |              |               | \$ 41,310.17   |
| AUGUST         | \$ 41,310.17      |              |               | \$ 41,310.17   |
| SEPTEMBER      | \$ 41,310.17      |              |               | \$ 41,310.17   |
| OCTOBER        | \$ 41,310.17      |              |               | \$ 41,310.17   |
| NOVEMBER       | \$ 41,310.17      |              |               | \$ 41,310.17   |
| DECEMBER       | \$ 41,310.17      |              |               | \$ 41,310.17   |
| Total for 2021 |                   | \$ 57,118.79 | \$ 39,189.64  |                |

## Reserve Account

| Period Ending  | Beginning Balance | Deposits    | Disbursements | Ending Balance |
|----------------|-------------------|-------------|---------------|----------------|
| JANUARY        | \$ 252,073.39     | \$ 7,325.57 | \$ 3,447.73   | \$ 255,951.23  |
| FEBRUARY       | \$ 255,951.23     |             |               | \$ 255,951.23  |
| MARCH          | \$ 255,951.23     |             |               | \$ 255,951.23  |
| APRIL          | \$ 255,951.23     |             |               | \$ 255,951.23  |
| MAY            | \$ 255,951.23     |             |               | \$ 255,951.23  |
| JUNE           | \$ 255,951.23     |             |               | \$ 255,951.23  |
| JULY           | \$ 255,951.23     |             |               | \$ 255,951.23  |
| AUGUST         | \$ 255,951.23     |             |               | \$ 255,951.23  |
| SEPTEMBER      | \$ 255,951.23     |             |               | \$ 255,951.23  |
| OCTOBER        | \$ 255,951.23     |             |               | \$ 255,951.23  |
| NOVEMBER       | \$ 255,951.23     |             |               | \$ 255,951.23  |
| DECEMBER       | \$ 255,951.23     |             |               | \$ 255,951.23  |
| Total for 2021 |                   | \$ 7,325.57 | \$ 3,447.73   |                |

Unaudited - For Management Purposes Only  
Printed Feb 18, 2021

# Balance Sheet

Sunday, January 31, 2021

## Towers @ Cheesman Park

Accrual Accounting Year Starts January 1, 2021

### ASSETS

|                           |                                 |                    |
|---------------------------|---------------------------------|--------------------|
| Operating Cash & Investmt |                                 |                    |
| 1005 Towers CIT OP        | \$41,310.17                     |                    |
|                           | Total Operating Cash & Investmt | \$41,310.17        |
| Accounts Receivable       |                                 |                    |
| 1210 Accounts Receivable  | \$4,357.83                      |                    |
|                           | Total Accounts Receivable       | \$4,357.83         |
| Other Assets              |                                 |                    |
| 1310 Prepaid Insurance    | \$4,612.38                      |                    |
| 1311 Prepaid Expense      | \$1,124.35                      |                    |
|                           | Total Other Assets              | \$5,736.73         |
| Prepaid Expenses          |                                 |                    |
| 1340 Prepaid Taxes        | \$14.00                         |                    |
|                           | Total Prepaid Expenses          | \$14.00            |
|                           | <b>TOTAL ASSETS</b>             | <b>\$51,418.73</b> |

### LIABILITIES

|                                |                             |                    |
|--------------------------------|-----------------------------|--------------------|
| Current Liabilities            |                             |                    |
| 2010 Accounts Payable          | \$10,849.02                 |                    |
| 2030 Advance Payments          | \$39,258.14                 |                    |
| 2040 Open Credit               | \$730.26                    |                    |
|                                | Total Current Liabilities   | \$50,837.42        |
| Long Term Liabilities          |                             |                    |
| 2025 Deferred Income - Comcast | \$1,591.09                  |                    |
| 2030 Deferred Income - Laundry | \$5,500.00                  |                    |
|                                | Total Long Term Liabilities | \$7,091.09         |
|                                | <b>TOTAL LIABILITIES</b>    | <b>\$57,928.51</b> |

### EQUITY

|                        |                                     |                     |
|------------------------|-------------------------------------|---------------------|
| Current Year Earnings  | \$1,737.19                          |                     |
| Retained Earnings-PRYR | (\$8,246.97)                        |                     |
|                        | <b>TOTAL EQUITY</b>                 | <b>(\$6,509.78)</b> |
|                        | <b>TOTAL LIABILITIES AND EQUITY</b> | <b>\$51,418.73</b>  |

# Unexpended Budget Report

Sunday, January 31, 2021

## TCP 2021 Operating Budget

Towers @ Cheesman Park Accrual Accounting Year Starts January 1, 2021

|                                 | Month To Date    |                  |               | Year To Date     |                  |               | Annual Budget     |                   |
|---------------------------------|------------------|------------------|---------------|------------------|------------------|---------------|-------------------|-------------------|
|                                 | Actual           | Budget           | Variance      | Actual           | Budget           | Variance      | Budget            | Unexpended        |
| <b>INCOME</b>                   |                  |                  |               |                  |                  |               |                   |                   |
| Income                          |                  |                  |               |                  |                  |               |                   |                   |
| 4010 Fees                       | 35,725.61        | 35,725.50        | 0.11          | 35,725.61        | 35,725.50        | 0.11          | 428,706.00        | 392,980.39        |
| 4080 Late Fee Income            | (40.00)          | 100.00           | (140.00)      | (40.00)          | 100.00           | (140.00)      | 1,200.00          | 1,240.00          |
| 4085 Electric Vehicle Income    | 77.57            | 16.67            | 60.90         | 77.57            | 16.67            | 60.90         | 200.00            | 122.43            |
| 4090 Laundry Income             | 469.50           | 755.58           | (286.08)      | 469.50           | 755.58           | (286.08)      | 9,067.00          | 8,597.50          |
| 4095 Covenant Violations        | 0.00             | 16.67            | (16.67)       | 0.00             | 16.67            | (16.67)       | 200.00            | 200.00            |
| 4100 Legal Income               | 465.00           | 25.00            | 440.00        | 465.00           | 25.00            | 440.00        | 300.00            | (165.00)          |
| 4110 Miscellaneous Income       | 11.90            | 0.00             | 11.90         | 11.90            | 0.00             | 11.90         | 0.00              | (11.90)           |
| 4120 Move In/Out Fees           | 150.00           | 112.50           | 37.50         | 150.00           | 112.50           | 37.50         | 1,350.00          | 1,200.00          |
| 4150 Interest Income            | 2.38             | 1.67             | 0.71          | 2.38             | 1.67             | 0.71          | 20.00             | 17.62             |
| 4250 NSF FEES                   | 80.00            | 0.00             | 80.00         | 80.00            | 0.00             | 80.00         | 0.00              | (80.00)           |
| <b>TOTAL INCOME</b>             | <b>36,941.96</b> | <b>36,753.59</b> | <b>188.37</b> | <b>36,941.96</b> | <b>36,753.59</b> | <b>188.37</b> | <b>441,043.00</b> | <b>404,101.04</b> |
| <b>EXPENSES</b>                 |                  |                  |               |                  |                  |               |                   |                   |
| Operating Expenses              |                  |                  |               |                  |                  |               |                   |                   |
| 5010 Electric                   | 1,503.58         | 2,775.83         | (1,272.25)    | 1,503.58         | 2,775.83         | (1,272.25)    | 33,310.00         | 31,806.42         |
| 5020 Gas                        | 1,517.22         | 1,327.08         | 190.14        | 1,517.22         | 1,327.08         | 190.14        | 15,925.00         | 14,407.78         |
| 5039 Telephone                  | 455.27           | 500.00           | (44.73)       | 455.27           | 500.00           | (44.73)       | 6,000.00          | 5,544.73          |
| 5040 Trash Removal              | 2,641.14         | 1,384.58         | 1,256.56      | 2,641.14         | 1,384.58         | 1,256.56      | 16,615.00         | 13,973.86         |
| 5070 Water/Sewer                | 2,921.99         | 2,729.58         | 192.41        | 2,921.99         | 2,729.58         | 192.41        | 32,755.00         | 29,833.01         |
| 5075 Wastewater                 | 235.50           | 227.08           | 8.42          | 235.50           | 227.08           | 8.42          | 2,725.00          | 2,489.50          |
| <b>Total Operating Expenses</b> | <b>9,274.70</b>  | <b>8,944.15</b>  | <b>330.55</b> | <b>9,274.70</b>  | <b>8,944.15</b>  | <b>330.55</b> | <b>107,330.00</b> | <b>98,055.30</b>  |
| <b>Maintenance Expenses</b>     |                  |                  |               |                  |                  |               |                   |                   |
| 6050 Building Maintenance       | 328.63           | 625.00           | (296.37)      | 328.63           | 625.00           | (296.37)      | 7,500.00          | 7,171.37          |
| 6058 Carpet Cleaning            | 0.00             | 9.58             | (9.58)        | 0.00             | 9.58             | (9.58)        | 115.00            | 115.00            |
| 6062 Cleaning/Janitorial Supp   | 87.71            | 125.00           | (37.29)       | 87.71            | 125.00           | (37.29)       | 1,500.00          | 1,412.29          |
| 6073 Clubhouse Supplies         | 0.00             | 16.67            | (16.67)       | 0.00             | 16.67            | (16.67)       | 200.00            | 200.00            |
| 6089 Elevator Contract & Maint  | 687.90           | 650.00           | 37.90         | 687.90           | 650.00           | 37.90         | 7,800.00          | 7,112.10          |
| 6135 Exterminator/Pest Control  | 230.00           | 230.42           | (0.42)        | 230.00           | 230.42           | (0.42)        | 2,765.00          | 2,535.00          |
| 6170 Fire/Security/Intercom     | 200.06           | 228.33           | (28.27)       | 200.06           | 228.33           | (28.27)       | 2,740.00          | 2,539.94          |
| 6179 Garage Maintenance         | 0.00             | 309.17           | (309.17)      | 0.00             | 309.17           | (309.17)      | 3,710.00          | 3,710.00          |
| 6240 Grounds Maintenance        | 78.81            | 433.33           | (354.52)      | 78.81            | 433.33           | (354.52)      | 5,200.00          | 5,121.19          |
| 6242 Grounds Improvements       | 0.00             | 83.33            | (83.33)       | 0.00             | 83.33            | (83.33)       | 1,000.00          | 1,000.00          |

# Unexpended Budget Report

Sunday, January 31, 2021

## TCP 2021 Operating Budget (Continued)

Towers @ Cheesman Park Accrual Accounting Year Starts January 1, 2021

|                                     | Month To Date    |                  |                   | Year To Date     |                  |                   | Annual Budget     |                   |
|-------------------------------------|------------------|------------------|-------------------|------------------|------------------|-------------------|-------------------|-------------------|
|                                     | Actual           | Budget           | Variance          | Actual           | Budget           | Variance          | Budget            | Unexpended        |
| <b>EXPENSES (Continued)</b>         |                  |                  |                   |                  |                  |                   |                   |                   |
| Maintenance Expenses (Continued)    |                  |                  |                   |                  |                  |                   |                   |                   |
| 6245 Grounds Sprinkler Repair       | 0.00             | 33.33            | (33.33)           | 0.00             | 33.33            | (33.33)           | 400.00            | 400.00            |
| 6295 HVAC Contract/Maintenance      | 252.00           | 583.33           | (331.33)          | 252.00           | 583.33           | (331.33)          | 7,000.00          | 6,748.00          |
| 6299 HVAC Supplies                  | 0.00             | 19.58            | (19.58)           | 0.00             | 19.58            | (19.58)           | 235.00            | 235.00            |
| 6311 Janitorial                     | 1,707.50         | 1,625.00         | 82.50             | 1,707.50         | 1,625.00         | 82.50             | 19,500.00         | 17,792.50         |
| 6315 Locks/Keys                     | 11.90            | 83.33            | (71.43)           | 11.90            | 83.33            | (71.43)           | 1,000.00          | 988.10            |
| 6360 Lighting Maintenance           | 0.00             | 83.33            | (83.33)           | 0.00             | 83.33            | (83.33)           | 1,000.00          | 1,000.00          |
| 6430 Plumbing                       | 238.00           | 500.00           | (262.00)          | 238.00           | 500.00           | (262.00)          | 6,000.00          | 5,762.00          |
| 6470 Roof Contract                  | 0.00             | 20.83            | (20.83)           | 0.00             | 20.83            | (20.83)           | 250.00            | 250.00            |
| 6485 Sauna/Exercise Room            | 0.00             | 97.92            | (97.92)           | 0.00             | 97.92            | (97.92)           | 1,175.00          | 1,175.00          |
| 6510 Snow Removal                   | 728.50           | 250.00           | 478.50            | 728.50           | 250.00           | 478.50            | 3,000.00          | 2,271.50          |
| <b>Total Maintenance Expenses</b>   | <b>4,551.01</b>  | <b>6,007.48</b>  | <b>(1,456.47)</b> | <b>4,551.01</b>  | <b>6,007.48</b>  | <b>(1,456.47)</b> | <b>72,090.00</b>  | <b>67,538.99</b>  |
| <b>Administration Expense</b>       |                  |                  |                   |                  |                  |                   |                   |                   |
| 7030 Audit/Accounting Fees          | 0.00             | 312.50           | (312.50)          | 0.00             | 312.50           | (312.50)          | 3,750.00          | 3,750.00          |
| 7060 Postage, Printing, Copies      | 637.76           | 291.67           | 346.09            | 637.76           | 291.67           | 346.09            | 3,500.00          | 2,862.24          |
| 7110 Master Insurance               | 3,141.35         | 3,333.33         | (191.98)          | 3,141.35         | 3,333.33         | (191.98)          | 40,000.00         | 36,858.65         |
| 7116 Insurance-Workers' Comp        | 181.17           | 187.50           | (6.33)            | 181.17           | 187.50           | (6.33)            | 2,250.00          | 2,068.83          |
| 7117 Insurance-Mgr Medical          | 937.16           | 1,104.17         | (167.01)          | 937.16           | 1,104.17         | (167.01)          | 13,250.00         | 12,312.84         |
| 7120 Legal Fees                     | 595.00           | 208.33           | 386.67            | 595.00           | 208.33           | 386.67            | 2,500.00          | 1,905.00          |
| 7130 Licenses/Taxes/Inspection      | 0.00             | 125.00           | (125.00)          | 0.00             | 125.00           | (125.00)          | 1,500.00          | 1,500.00          |
| 7140 Management Fees                | 2,000.00         | 2,050.00         | (50.00)           | 2,000.00         | 2,050.00         | (50.00)           | 24,600.00         | 22,600.00         |
| 7180 Management/Admin               | 75.00            | 115.42           | (40.42)           | 75.00            | 115.42           | (40.42)           | 1,385.00          | 1,310.00          |
| 7181 Office Expense                 | 333.02           | 167.50           | 165.52            | 333.02           | 167.50           | 165.52            | 2,010.00          | 1,676.98          |
| 7245 Payroll Taxes                  | 420.54           | 365.83           | 54.71             | 420.54           | 365.83           | 54.71             | 4,390.00          | 3,969.46          |
| 7250 Payroll Service                | 125.70           | 125.00           | 0.70              | 125.70           | 125.00           | 0.70              | 1,500.00          | 1,374.30          |
| 7252 PR - Maintenance Employee      | 0.00             | 108.33           | (108.33)          | 0.00             | 108.33           | (108.33)          | 1,300.00          | 1,300.00          |
| 7255 PR - Onsite Employee           | 222.00           | 125.00           | 97.00             | 222.00           | 125.00           | 97.00             | 1,500.00          | 1,278.00          |
| 7262 PR - Resident Mgr Salary       | 3,666.66         | 3,952.50         | (285.84)          | 3,666.66         | 3,952.50         | (285.84)          | 47,430.00         | 43,763.34         |
| 7265 PR - Security Patrol           | 675.00           | 625.00           | 50.00             | 675.00           | 625.00           | 50.00             | 7,500.00          | 6,825.00          |
| 7280 Social Events                  | 0.00             | 166.67           | (166.67)          | 0.00             | 166.67           | (166.67)          | 2,000.00          | 2,000.00          |
| 7310 Internet Services              | 1,097.20         | 1,166.67         | (69.47)           | 1,097.20         | 1,166.67         | (69.47)           | 14,000.00         | 12,902.80         |
| <b>Total Administration Expense</b> | <b>14,107.56</b> | <b>14,530.42</b> | <b>(422.86)</b>   | <b>14,107.56</b> | <b>14,530.42</b> | <b>(422.86)</b>   | <b>174,365.00</b> | <b>160,257.44</b> |
| <b>Reserves Contribution</b>        |                  |                  |                   |                  |                  |                   |                   |                   |

# Unexpended Budget Report

Sunday, January 31, 2021

## TCP 2021 Operating Budget (Continued)

Towers @ Cheesman Park Accrual Accounting Year Starts January 1, 2021

|                                   | Month To Date |           |            | Year To Date |           |            | Annual Budget |            |
|-----------------------------------|---------------|-----------|------------|--------------|-----------|------------|---------------|------------|
|                                   | Actual        | Budget    | Variance   | Actual       | Budget    | Variance   | Budget        | Unexpended |
| EXPENSES (Continued)              |               |           |            |              |           |            |               |            |
| Reserves Contribution (Continued) |               |           |            |              |           |            |               |            |
| 5900 Reserve Contributions        | 7,271.50      | 7,349.00  | (77.50)    | 7,271.50     | 7,349.00  | (77.50)    | 88,188.00     | 80,916.50  |
| Total Reserves Contribution       | 7,271.50      | 7,349.00  | (77.50)    | 7,271.50     | 7,349.00  | (77.50)    | 88,188.00     | 80,916.50  |
| TOTAL EXPENSES                    | 35,204.77     | 36,831.05 | (1,626.28) | 35,204.77    | 36,831.05 | (1,626.28) | 441,973.00    | 406,768.23 |
| NET INCOME (LOSS)                 | 1,737.19      | (77.46)   | 1,814.65   | 1,737.19     | (77.46)   | 1,814.65   | (930.00)      |            |
| UNEXPENDED (OVER EXPENDED)        |               |           |            |              |           |            |               | (2,667.19) |

# Twelve Month Actuals

Sunday, January 31, 2021

## TCP 2021 Operating Budget

Towers @ Cheesman Park Accrual Budget Year Starts January 1, 2021

|                                   | Jan 2021         | Feb 2021    | Mar 2021    | Apr 2021    | May 2021    | Jun 2021    | Jul 2021    | Aug 2021    | Sep 2021    | Oct 2021    | Nov 2021    | Dec 2021    | Total            |
|-----------------------------------|------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|------------------|
| <b>INCOME</b>                     |                  |             |             |             |             |             |             |             |             |             |             |             |                  |
| Income                            |                  |             |             |             |             |             |             |             |             |             |             |             |                  |
| 4010 Fees                         | 35,725.61        |             |             |             |             |             |             |             |             |             |             |             | 35,725.61        |
| 4080 Late Fee Income              | (40.00)          |             |             |             |             |             |             |             |             |             |             |             | (40.00)          |
| 4085 Electric Vehicle Income      | 77.57            |             |             |             |             |             |             |             |             |             |             |             | 77.57            |
| 4090 Laundry Income               | 469.50           |             |             |             |             |             |             |             |             |             |             |             | 469.50           |
| 4100 Legal Income                 | 465.00           |             |             |             |             |             |             |             |             |             |             |             | 465.00           |
| 4110 Miscellaneous Income         | 11.90            |             |             |             |             |             |             |             |             |             |             |             | 11.90            |
| 4120 Move In/Out Fees             | 150.00           |             |             |             |             |             |             |             |             |             |             |             | 150.00           |
| 4150 Interest Income              | 2.38             |             |             |             |             |             |             |             |             |             |             |             | 2.38             |
| 4250 NSF FEES                     | 80.00            |             |             |             |             |             |             |             |             |             |             |             | 80.00            |
| <b>TOTAL INCOME</b>               | <b>36,941.96</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>36,941.96</b> |
| <b>EXPENSES</b>                   |                  |             |             |             |             |             |             |             |             |             |             |             |                  |
| Operating Expenses                |                  |             |             |             |             |             |             |             |             |             |             |             |                  |
| 5010 Electric                     | 1,503.58         |             |             |             |             |             |             |             |             |             |             |             | 1,503.58         |
| 5020 Gas                          | 1,517.22         |             |             |             |             |             |             |             |             |             |             |             | 1,517.22         |
| 5039 Telephone                    | 455.27           |             |             |             |             |             |             |             |             |             |             |             | 455.27           |
| 5040 Trash Removal                | 2,641.14         |             |             |             |             |             |             |             |             |             |             |             | 2,641.14         |
| 5070 Water/Sewer                  | 2,921.99         |             |             |             |             |             |             |             |             |             |             |             | 2,921.99         |
| 5075 Wastewater                   | 235.50           |             |             |             |             |             |             |             |             |             |             |             | 235.50           |
| <b>Total Operating Expenses</b>   | <b>9,274.70</b>  | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>9,274.70</b>  |
| Maintenance Expenses              |                  |             |             |             |             |             |             |             |             |             |             |             |                  |
| 6050 Building Maintenance         | 328.63           |             |             |             |             |             |             |             |             |             |             |             | 328.63           |
| 6062 Cleaning/Janitorial Supp     | 87.71            |             |             |             |             |             |             |             |             |             |             |             | 87.71            |
| 6089 Elevator Contract & Maint    | 687.90           |             |             |             |             |             |             |             |             |             |             |             | 687.90           |
| 6135 Exterminator/Pest Control    | 230.00           |             |             |             |             |             |             |             |             |             |             |             | 230.00           |
| 6170 Fire/Security/Intercom       | 200.06           |             |             |             |             |             |             |             |             |             |             |             | 200.06           |
| 6240 Grounds Maintenance          | 78.81            |             |             |             |             |             |             |             |             |             |             |             | 78.81            |
| 6295 HVAC Contract/Maintenance    | 252.00           |             |             |             |             |             |             |             |             |             |             |             | 252.00           |
| 6311 Janitorial                   | 1,707.50         |             |             |             |             |             |             |             |             |             |             |             | 1,707.50         |
| 6315 Locks/Keys                   | 11.90            |             |             |             |             |             |             |             |             |             |             |             | 11.90            |
| 6430 Plumbing                     | 238.00           |             |             |             |             |             |             |             |             |             |             |             | 238.00           |
| 6510 Snow Removal                 | 728.50           |             |             |             |             |             |             |             |             |             |             |             | 728.50           |
| <b>Total Maintenance Expenses</b> | <b>4,551.01</b>  | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>4,551.01</b>  |
| Administration Expense            |                  |             |             |             |             |             |             |             |             |             |             |             |                  |
| 7060 Postage, Printing, Copies    | 637.76           |             |             |             |             |             |             |             |             |             |             |             | 637.76           |
| 7110 Master Insurance             | 3,141.35         |             |             |             |             |             |             |             |             |             |             |             | 3,141.35         |
| 7116 Insurance-Workers' Comp      | 181.17           |             |             |             |             |             |             |             |             |             |             |             | 181.17           |
| 7117 Insurance-Mgr Medical        | 937.16           |             |             |             |             |             |             |             |             |             |             |             | 937.16           |
| 7120 Legal Fees                   | 595.00           |             |             |             |             |             |             |             |             |             |             |             | 595.00           |
| 7140 Management Fees              | 2,000.00         |             |             |             |             |             |             |             |             |             |             |             | 2,000.00         |
| 7180 Management/Admin             | 75.00            |             |             |             |             |             |             |             |             |             |             |             | 75.00            |
| 7181 Office Expense               | 333.02           |             |             |             |             |             |             |             |             |             |             |             | 333.02           |
| 7245 Payroll Taxes                | 420.54           |             |             |             |             |             |             |             |             |             |             |             | 420.54           |
| 7250 Payroll Service              | 125.70           |             |             |             |             |             |             |             |             |             |             |             | 125.70           |

# Twelve Month Actuals

Sunday, January 31, 2021

## TCP 2021 Operating Budget (Continued)

Towers @ Cheesman Park Accrual Budget Year Starts January 1, 2021

|                                    | Jan 2021  | Feb 2021 | Mar 2021 | Apr 2021 | May 2021 | Jun 2021 | Jul 2021 | Aug 2021 | Sep 2021 | Oct 2021 | Nov 2021 | Dec 2021 | Total     |
|------------------------------------|-----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|-----------|
| EXPENSES (Continued)               |           |          |          |          |          |          |          |          |          |          |          |          |           |
| Administration Expense (Continued) |           |          |          |          |          |          |          |          |          |          |          |          |           |
| 7255 PR - Onsite Employee          | 222.00    |          |          |          |          |          |          |          |          |          |          |          | 222.00    |
| 7262 PR - Resident Mgr Salary      | 3,666.66  |          |          |          |          |          |          |          |          |          |          |          | 3,666.66  |
| 7265 PR - Security Patrol          | 675.00    |          |          |          |          |          |          |          |          |          |          |          | 675.00    |
| 7310 Internet Services             | 1,097.20  |          |          |          |          |          |          |          |          |          |          |          | 1,097.20  |
| Total Administration Expense       | 14,107.56 | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 14,107.56 |
| Reserves Contribution              |           |          |          |          |          |          |          |          |          |          |          |          |           |
| 5900 Reserve Contributions         | 7,271.50  |          |          |          |          |          |          |          |          |          |          |          | 7,271.50  |
| Total Reserves Contribution        | 7,271.50  | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 7,271.50  |
| TOTAL EXPENSES                     | 35,204.77 | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 35,204.77 |
| NET INCOME (LOSS)                  | 1,737.19  | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 0.00     | 1,737.19  |

# Balance Sheet

Sunday, January 31, 2021

## Towers @ Cheesman Reserve

Accrual Accounting Year Starts January 1, 2021

### ASSETS

Reserve Cash & Investmt  
1105 Towers CIT MM

Total Reserve Cash & Investmt \$255,951.23 \$255,951.23

TOTAL ASSETS

\$255,951.23

### EQUITY

Current Earnings-Reserves  
Retained Earnings-PRYR

\$3,877.84  
\$252,073.39

TOTAL EQUITY

\$255,951.23

TOTAL LIABILITIES AND EQUITY

\$255,951.23

PRELIMINARY - FOR MANAGEMENT PURPOSES ONLY



# Unexpended Budget Report

Sunday, January 31, 2021

## TCP 2021 Reserve Budget

Towers @ Cheesman Reserve Accrual Accounting Year Starts January 1, 2021

|                                   | Month To Date |          |            | Year To Date |          |            | Annual Budget |            |
|-----------------------------------|---------------|----------|------------|--------------|----------|------------|---------------|------------|
|                                   | Actual        | Budget   | Variance   | Actual       | Budget   | Variance   | Budget        | Unexpended |
| <b>INCOME</b>                     |               |          |            |              |          |            |               |            |
| Reserve Income                    |               |          |            |              |          |            |               |            |
| 9410 Reserve Income               | 7,271.50      | 7,349.00 | (77.50)    | 7,271.50     | 7,349.00 | (77.50)    | 88,188.00     | 80,916.50  |
| 9440 Reserve Interest Income      | 54.07         | 0.00     | 54.07      | 54.07        | 0.00     | 54.07      | 0.00          | (54.07)    |
| <b>TOTAL INCOME</b>               | 7,325.57      | 7,349.00 | (23.43)    | 7,325.57     | 7,349.00 | (23.43)    | 88,188.00     | 80,862.43  |
| <b>EXPENSES</b>                   |               |          |            |              |          |            |               |            |
| Reserve Expense                   |               |          |            |              |          |            |               |            |
| 9685 Reserve HVAC                 | 2,697.73      | 0.00     | 2,697.73   | 2,697.73     | 0.00     | 2,697.73   | 0.00          | (2,697.73) |
| 9785 Reserve Plumbing             | 750.00        | 0.00     | 750.00     | 750.00       | 0.00     | 750.00     | 0.00          | (750.00)   |
| <b>TOTAL EXPENSES</b>             | 3,447.73      | 0.00     | 3,447.73   | 3,447.73     | 0.00     | 3,447.73   | 0.00          | (3,447.73) |
| <b>NET INCOME (LOSS)</b>          | 3,877.84      | 7,349.00 | (3,471.16) | 3,877.84     | 7,349.00 | (3,471.16) | 88,188.00     |            |
| <b>UNEXPENDED (OVER EXPENDED)</b> |               |          |            |              |          |            |               | 84,310.16  |

# Twelve Month Actuals

Sunday, January 31, 2021

## TCP 2021 Reserve Budget

Towers @ Cheesman Reserve Accrual Budget Year Starts January 1, 2021

|                              | Jan 2021        | Feb 2021    | Mar 2021    | Apr 2021    | May 2021    | Jun 2021    | Jul 2021    | Aug 2021    | Sep 2021    | Oct 2021    | Nov 2021    | Dec 2021    | Total           |
|------------------------------|-----------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-----------------|
| <b>INCOME</b>                |                 |             |             |             |             |             |             |             |             |             |             |             |                 |
| Reserve Income               |                 |             |             |             |             |             |             |             |             |             |             |             |                 |
| 9410 Reserve Income          | 7,271.50        |             |             |             |             |             |             |             |             |             |             |             | 7,271.50        |
| 9440 Reserve Interest Income | 54.07           |             |             |             |             |             |             |             |             |             |             |             | 54.07           |
| <b>TOTAL INCOME</b>          | <b>7,325.57</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>7,325.57</b> |
| <b>EXPENSES</b>              |                 |             |             |             |             |             |             |             |             |             |             |             |                 |
| Reserve Expense              |                 |             |             |             |             |             |             |             |             |             |             |             |                 |
| 9685 Reserve HVAC            | 2,697.73        |             |             |             |             |             |             |             |             |             |             |             | 2,697.73        |
| 9785 Reserve Plumbing        | 750.00          |             |             |             |             |             |             |             |             |             |             |             | 750.00          |
| <b>TOTAL EXPENSES</b>        | <b>3,447.73</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>3,447.73</b> |
| <b>NET INCOME (LOSS)</b>     | <b>3,877.84</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>0.00</b> | <b>3,877.84</b> |