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	$ 39,178.76	$ 64,580.98	$ 15,907.95
MARCH	$ 15,907.95			$ 15,907.95
APRIL	$ 15,907.95			$ 15,907.95
MAY	$ 15,907.95			$ 15,907.95
JUNE	$ 15,907.95			$ 15,907.95
JULY	$ 15,907.95			$ 15,907.95
AUGUST	$ 15,907.95			$ 15,907.95
SEPTEMBER	$ 15,907.95			$ 15,907.95
OCTOBER	$ 15,907.95			$ 15,907.95
NOVEMBER	$ 15,907.95			$ 15,907.95
DECEMBER	$ 15,907.95			$ 15,907.95
Total for 2021		$ 96,297.55	$ 103,770.62	

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	$ 7,321.03	$ -	$ 263,272.26
MARCH	$ 263,272.26			$ 263,272.26
APRIL	$ 263,272.26			$ 263,272.26
MAY	$ 263,272.26			$ 263,272.26
JUNE	$ 263,272.26			$ 263,272.26
JULY	$ 263,272.26			$ 263,272.26
AUGUST	$ 263,272.26			$ 263,272.26
SEPTEMBER	$ 263,272.26			$ 263,272.26
OCTOBER	$ 263,272.26			$ 263,272.26
NOVEMBER	$ 263,272.26			$ 263,272.26
DECEMBER	$ 263,272.26			$ 263,272.26
Total for 2021		$ 14,646.60	$ 3,447.73	

Unaudited - For Management Purposes Only

Printed Mar 25, 2021

Balance Sheet

Sunday, February 28, 2021

Towers @ Cheesman Park

Accrual Accounting Year Starts January 1, 2021

ASSETS			
Operating Cash & Investmt			
1005 Towers CIT OP		$15,907.95	
	Total Operating Cash & Investmt		$15,907.95
Accounts Receivable			
1210 Accounts Receivable		$5,434.13	
	Total Accounts Receivable		$5,434.13
Other Assets			
1310 Prepaid Insurance		$31,971.74	
1311 Prepaid Expense		$688.78	
	Total Other Assets		$32,660.52
Prepaid Expenses			
1340 Prepaid Taxes		$14.00	
	Total Prepaid Expenses		$14.00
	TOTAL ASSETS		$54,016.60
LIABILITIES			
Current Liabilities			
2010 Accounts Payable		$13,276.60	
2020 Accrued Payables		$687.90	
2030 Advance Payments		$38,115.52	
2040 Open Credit		$730.26	
	Total Current Liabilities		$52,810.28
Long Term Liabilities			
2025 Deferred Income - Comcast		$1,591.09	
2030 Deferred Income - Laundry		$5,500.00	
	Total Long Term Liabilities		$7,091.09
	TOTAL LIABILITIES		$59,901.37
EQUITY			
Current Year Earnings		$2,362.20	
Retained Earnings-PRYR		($8,246.97)	
	TOTAL EQUITY		($5,884.77)
	TOTAL LIABILITIES AND EQUITY		$54,016.60

Unexpended Budget Report

Sunday, February 28, 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
INCOME								
Income								
4010 Fees	35,725.61	35,725.50	0.11	71,451.22	71,451.00	0.22	428,706.00	357,254.78
4080 Late Fee Income	65.00	100.00	(35.00)	25.00	200.00	(175.00)	1,200.00	1,175.00
4085 Electric Vehicle Income	0.00	16.67	(16.67)	77.57	33.34	44.23	200.00	122.43
4090 Laundry Income	564.84	755.58	(190.74)	1,034.34	1,511.16	(476.82)	9,067.00	8,032.66
4095 Covenant Violations	0.00	16.67	(16.67)	0.00	33.34	(33.34)	200.00	200.00
4100 Legal Income	247.00	25.00	222.00	712.00	50.00	662.00	300.00	(412.00)
4110 Miscellaneous Income	0.00	0.00	0.00	11.90	0.00	11.90	0.00	(11.90)
4120 Move In/Out Fees	150.00	112.50	37.50	300.00	225.00	75.00	1,350.00	1,050.00
4150 Interest Income	2.30	1.67	0.63	4.68	3.34	1.34	20.00	15.32
4250 NSF FEES	20.00	0.00	20.00	100.00	0.00	100.00	0.00	(100.00)
TOTAL INCOME	36,774.75	36,753.59	21.16	73,716.71	73,507.18	209.53	441,043.00	367,326.29
EXPENSES								
Operating Expenses								
5010 Electric	1,490.52	2,775.83	(1,285.31)	2,994.10	5,551.66	(2,557.56)	33,310.00	30,315.90
5020 Gas	3,537.47	1,327.08	2,210.39	5,054.69	2,654.16	2,400.53	15,925.00	10,870.31
5039 Telephone	466.80	500.00	(33.20)	922.07	1,000.00	(77.93)	6,000.00	5,077.93
5040 Trash Removal	1,353.03	1,384.58	(31.55)	2,641.14	2,769.16	(128.02)	16,615.00	13,973.86
5070 Water/Sewer	2,856.71	2,729.58	127.13	5,778.70	5,459.16	319.54	32,755.00	26,976.30
5075 Wastewater	235.50	227.08	8.42	471.00	454.16	16.84	2,725.00	2,254.00
Total Operating Expenses	9,940.03	8,944.15	995.88	17,861.70	17,888.30	(26.60)	107,330.00	89,468.30
Maintenance Expenses								
6050 Building Maintenance	78.23	625.00	(546.77)	406.86	1,250.00	(843.14)	7,500.00	7,093.14
6058 Carpet Cleaning	0.00	9.58	(9.58)	0.00	19.16	(19.16)	115.00	115.00
6062 Cleaning/Janitorial Supp	58.47	125.00	(66.53)	146.18	250.00	(103.82)	1,500.00	1,353.82
6073 Clubhouse Supplies	0.00	16.67	(16.67)	0.00	33.34	(33.34)	200.00	200.00
6089 Elevator Contract & Maint	687.90	650.00	37.90	1,375.80	1,300.00	75.80	7,800.00	6,424.20
6135 Exterminate/Pest Control	230.00	230.42	(0.42)	460.00	460.84	(0.84)	2,765.00	2,305.00
6170 Fire/Security/Intercom	200.07	228.33	(28.26)	400.13	456.66	(56.53)	2,740.00	2,339.87
6179 Garage Maintenance	177.61	309.17	(131.56)	177.61	618.34	(440.73)	3,710.00	3,532.39
6240 Grounds Maintenance	0.00	433.33	(433.33)	78.81	866.66	(787.85)	5,200.00	5,121.19
6242 Grounds Improvements	0.00	83.33	(83.33)	0.00	166.66	(166.66)	1,000.00	1,000.00

Unexpended Budget Report
Sunday, February 28, 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)								
Maintenance Expenses (Continued)								
6245 Grounds Sprinkler Repair	0.00	33.33	(33.33)	0.00	66.66	(66.66)	400.00	400.00
6295 HVAC Contract/Maintenance	577.00	583.33	(6.33)	829.00	1,166.66	(337.66)	7,000.00	6,171.00
6299 HVAC Supplies	0.00	19.58	(19.58)	0.00	39.16	(39.16)	235.00	235.00
6311 Janitorial	1,746.00	1,625.00	121.00	3,453.50	3,250.00	203.50	19,500.00	16,046.50
6315 Locks/Keys	175.00	83.33	91.67	186.90	166.66	20.24	1,000.00	813.10
6360 Lighting Maintenance	34.99	83.33	(48.34)	34.99	166.66	(131.67)	1,000.00	965.01
6402 Painting Supplies	18.48	0.00	18.48	18.48	0.00	18.48	0.00	(18.48)
6430 Plumbing	238.00	500.00	(262.00)	476.00	1,000.00	(524.00)	6,000.00	5,524.00
6470 Roof Contract	0.00	20.83	(20.83)	0.00	41.66	(41.66)	250.00	250.00
6485 Sauna/Exercise Room	58.87	97.92	(39.05)	58.87	195.84	(136.97)	1,175.00	1,116.13
6510 Snow Removal	2,422.70	250.00	2,172.70	3,151.20	500.00	2,651.20	3,000.00	(151.20)
Total Maintenance Expenses	6,703.32	6,007.48	695.84	11,254.33	12,014.96	(760.63)	72,090.00	60,835.67
Administration Expense								
7030 Audit/Accounting Fees	0.00	312.50	(312.50)	0.00	625.00	(625.00)	3,750.00	3,750.00
7060 Postage, Printing, Copies	488.05	291.67	196.38	1,125.81	583.34	542.47	3,500.00	2,374.19
7110 Master Insurance	2,857.12	3,333.33	(476.21)	5,998.47	6,666.66	(668.19)	40,000.00	34,001.53
7116 Insurance-Workers' Comp	181.17	187.50	(6.33)	362.34	375.00	(12.66)	2,250.00	1,887.66
7117 Insurance-Mgr Medical	937.16	1,104.17	(167.01)	1,874.32	2,208.34	(334.02)	13,250.00	11,375.68
7120 Legal Fees	572.00	208.33	363.67	1,167.00	416.66	750.34	2,500.00	1,333.00
7130 Licenses/Taxes/Inspection	0.00	125.00	(125.00)	0.00	250.00	(250.00)	1,500.00	1,500.00
7139 Employee Cell Phone	100.00	0.00	100.00	100.00	0.00	100.00	0.00	(100.00)
7140 Management Fees	2,000.00	2,050.00	(50.00)	4,000.00	4,100.00	(100.00)	24,600.00	20,600.00
7180 Management/Admin	75.00	115.42	(40.42)	150.00	230.84	(80.84)	1,385.00	1,235.00
7181 Office Expense	78.66	167.50	(88.84)	411.68	335.00	76.68	2,010.00	1,598.32
7245 Payroll Taxes	414.33	365.83	48.50	834.87	731.66	103.21	4,390.00	3,555.13
7250 Payroll Service	127.95	125.00	2.95	253.65	250.00	3.65	1,500.00	1,246.35
7252 PR - Maintenance Employee	0.00	108.33	(108.33)	0.00	216.66	(216.66)	1,300.00	1,300.00
7255 PR - Onsite Employee	372.00	125.00	247.00	594.00	250.00	344.00	1,500.00	906.00
7262 PR - Resident Mgr Salary	3,666.66	3,952.50	(285.84)	7,333.32	7,905.00	(571.68)	47,430.00	40,096.68
7265 PR - Security Patrol	600.00	625.00	(25.00)	1,275.00	1,250.00	25.00	7,500.00	6,225.00
7280 Social Events	0.00	166.67	(166.67)	0.00	333.34	(333.34)	2,000.00	2,000.00
7310 Internet Services	1,117.82	1,166.67	(48.85)	2,215.02	2,333.34	(118.32)	14,000.00	11,784.98

Unexpended Budget Report
Sunday, February 28, 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)								
Total Administration Expense	13,587.92	14,530.42	(942.50)	27,695.48	29,060.84	(1,365.36)	174,365.00	146,669.52
Reserves Contribution								
5900 Reserve Contributions	7,271.50	7,349.00	(77.50)	14,543.00	14,698.00	(155.00)	88,188.00	73,645.00
Total Reserves Contribution	7,271.50	7,349.00	(77.50)	14,543.00	14,698.00	(155.00)	88,188.00	73,645.00
TOTAL EXPENSES	37,502.77	36,831.05	671.72	71,354.51	73,662.10	(2,307.59)	441,973.00	370,618.49
NET INCOME (LOSS)	(728.02)	(77.46)	(650.56)	2,362.20	(154.92)	2,517.12	(930.00)	
UNEXPENDED (OVER EXPENDED)								(3,292.20)

Twelve Month Actuals

Sunday, February 28, 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
INCOME													
Income													
4010 Fees	35,725.61	35,725.61											71,451.22
4080 Late Fee Income	(40.00)	65.00											25.00
4085 Electric Vehicle Income	77.57												77.57
4090 Laundry Income	469.50	564.84											1,034.34
4100 Legal Income	465.00	247.00											712.00
4110 Miscellaneous Income	11.90												11.90
4120 Move In/Out Fees	150.00	150.00											300.00
4150 Interest Income	2.38	2.30											4.68
4250 NSF FEES	80.00	20.00											100.00
TOTAL INCOME	36,941.96	36,774.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	73,716.71
EXPENSES													
Operating Expenses													
5010 Electric	1,503.58	1,490.52											2,994.10
5020 Gas	1,517.22	3,537.47											5,054.69
5039 Telephone	455.27	466.80											922.07
5040 Trash Removal	1,288.11	1,353.03											2,641.14
5070 Water/Sewer	2,921.99	2,856.71											5,778.70
5075 Wastewater	235.50	235.50											471.00
Total Operating Expenses	7,921.67	9,940.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,861.70
Maintenance Expenses													
6050 Building Maintenance	328.63	78.23											406.86
6062 Cleaning/Janitorial Supp	87.71	58.47											146.18
6089 Elevator Contract & Maint	687.90	687.90											1,375.80
6135 Exterminate/Pest Control	230.00	230.00											460.00
6170 Fire/Security/Intercom	200.06	200.07											400.13
6179 Garage Maintenance		177.61											177.61
6240 Grounds Maintenance	78.81												78.81
6295 HVAC Contract/Maintenance	252.00	577.00											829.00
6311 Janitorial	1,707.50	1,746.00											3,453.50
6315 Locks/Keys	11.90	175.00											186.90
6360 Lighting Maintenance		34.99											34.99
6402 Painting Supplies		18.48											18.48
6430 Plumbing	238.00	238.00											476.00
6485 Sauna/Exercise Room		58.87											58.87
6510 Snow Removal	728.50	2,422.70											3,151.20
Total Maintenance Expenses	4,551.01	6,703.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,254.33
Administration Expense													
7060 Postage, Printing, Copies	637.76	488.05											1,125.81
7110 Master Insurance	3,141.35	2,857.12											5,998.47
7116 Insurance-Workers' Comp	181.17	181.17											362.34
7117 Insurance-Mgr Medical	937.16	937.16											1,874.32
7120 Legal Fees	595.00	572.00											1,167.00
7139 Employee Cell Phone		100.00											100.00

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)													
7140 Management Fees	2,000.00	2,000.00											4,000.00
7180 Management/Admin	75.00	75.00											150.00
7181 Office Expense	333.02	78.66											411.68
7245 Payroll Taxes	420.54	414.33											834.87
7250 Payroll Service	125.70	127.95											253.65
7255 PR - Onsite Employee	222.00	372.00											594.00
7262 PR - Resident Mgr Salary	3,666.66	3,666.66											7,333.32
7265 PR - Security Patrol	675.00	600.00											1,275.00
7310 Internet Services	1,097.20	1,117.82											2,215.02
Total Administration Expense	14,107.56	13,587.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27,695.48
Reserves Contribution													
5900 Reserve Contributions	7,271.50	7,271.50											14,543.00
Total Reserves Contribution	7,271.50	7,271.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,543.00
TOTAL EXPENSES	33,851.74	37,502.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	71,354.51
NET INCOME (LOSS)	3,090.22	(728.02)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,362.20

Balance Sheet

Sunday, February 28, 2021

Towers @ Cheesman Reserve

Accrual Accounting Year Starts January 1, 2021

ASSETS			
Reserve Cash & Investmt			
1105 Towers CIT MM		$263,272.26	
	Total Reserve Cash & Investmt		$263,272.26
	TOTAL ASSETS		$263,272.26
EQUITY			
Current Earnings-Reserves		$11,198.87	
Retained Earnings-PRYR		$252,073.39	
	TOTAL EQUITY		$263,272.26
	TOTAL LIABILITIES AND EQUITY		$263,272.26

Unexpended Budget Report

Sunday, February 28, 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
INCOME								
Reserve Income								
9410 Reserve Income	7,271.50	7,349.00	(77.50)	14,543.00	14,698.00	(155.00)	88,188.00	73,645.00
9440 Reserve Interest Income	49.53	0.00	49.53	103.60	0.00	103.60	0.00	(103.60)
TOTAL INCOME	7,321.03	7,349.00	(27.97)	14,646.60	14,698.00	(51.40)	88,188.00	73,541.40
EXPENSES								
Reserve Expense								
9685 Reserve HVAC	0.00	0.00	0.00	2,697.73	0.00	2,697.73	0.00	(2,697.73)
9785 Reserve Plumbing	0.00	0.00	0.00	750.00	0.00	750.00	0.00	(750.00)
TOTAL EXPENSES	0.00	0.00	0.00	3,447.73	0.00	3,447.73	0.00	(3,447.73)
NET INCOME (LOSS)	7,321.03	7,349.00	(27.97)	11,198.87	14,698.00	(3,499.13)	88,188.00	
UNEXPENDED (OVER EXPENDED)								76,989.13

Twelve Month Actuals

Sunday, February 28, 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
INCOME													
Reserve Income													
9410 Reserve Income	7,271.50	7,271.50											14,543.00
9440 Reserve Interest Income	54.07	49.53											103.60
TOTAL INCOME	7,325.57	7,321.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,646.60
EXPENSES													
Reserve Expense													
9685 Reserve HVAC	2,697.73												2,697.73
9785 Reserve Plumbing	750.00												750.00
TOTAL EXPENSES	3,447.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,447.73
NET INCOME (LOSS)	3,877.84	7,321.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,198.87