Towers at Cheesman Park
2021 Financial Review (CASH)

Operating Accounts

Period Ending	Beginning Balance	Deposits	Disbursements	Ending Balance
JANUARY	$ 23,381.02	$ 57,237.83	$ 39,189.64	$ 41,429.21
FEBRUARY	$ 41,429.21	$ 39,178.76	$ 64,580.98	$ 16,026.99
MARCH	$ 16,026.99	$ 39,991.62	$ 36,302.77	$ 19,715.84
APRIL	$ 19,715.84	$ 49,277.22	$ 46,971.96	$ 22,021.10
MAY	$ 22,021.10			$ 22,021.10
JUNE	$ 22,021.10			$ 22,021.10
JULY	$ 22,021.10			$ 22,021.10
AUGUST	$ 22,021.10			$ 22,021.10
SEPTEMBER	$ 22,021.10			$ 22,021.10
OCTOBER	$ 22,021.10			$ 22,021.10
NOVEMBER	$ 22,021.10			$ 22,021.10
DECEMBER	$ 22,021.10			$ 22,021.10
Total for 2021		$ 185,685.43	$ 187,045.35	

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	$ 7,321.39	$ 3,650.00	$ 266,943.65
APRIL	$ 266,943.65	$ 7,315.16	$ 22,219.47	$ 252,039.34
MAY	$ 252,039.34			$ 252,039.34
JUNE	$ 252,039.34			$ 252,039.34
JULY	$ 252,039.34			$ 252,039.34
AUGUST	$ 252,039.34			$ 252,039.34
SEPTEMBER	$ 252,039.34			$ 252,039.34
OCTOBER	$ 252,039.34			$ 252,039.34
NOVEMBER	$ 252,039.34			$ 252,039.34
DECEMBER	$ 252,039.34			$ 252,039.34
Total for 2021		$ 29,283.15	$ 29,317.20	

Unaudited - For Management Purposes Only
Printed May 19, 2021

Fund Balance Sheet

Properties: The Towers at Cheesman Park Condominium Association Inc - ` Denver, CO 80218

As of: 04/30/2021

Accounting Basis: Accrual

GL Account Map: * Master GL Account Map - MM

Level of Detail: Detail View

Account Number	Account Name	Operating	Reserve	Total
	ASSETS			
	Cash			
10200.00	CIT Operating Account	22,021.10		22,021.10
18150.00	CIT Reserve MM Account		252,039.34	252,039.34
	Total Cash	**22,021.10**	**252,039.34**	**274,060.44**
	Accounts Receivables			
11100.15	Accounts Receivable	5,393.38		5,393.38
	Total Accounts Receivables	**5,393.38**	**0.00**	**5,393.38**
	Prepaids			
13100.00	Prepaid Expenses	2,437.05		2,437.05
13300.00	Prepaid Insurance	25,895.16		25,895.16
13600.00	Prepaid Income Taxes	14.00		14.00
	Total Prepaids	**28,346.21**	**0.00**	**28,346.21**
	TOTAL ASSETS	**55,760.69**	**252,039.34**	**307,800.03**
	LIABILITIES & CAPITAL			
	Liabilities			
20050.00	Accounts Payable	12,127.40		12,127.40
20500.00	Prepaid Assessment/Rent	43,753.95		43,753.95
	Deferred Income			
21200.30	Deferred Income - Comcast	1,591.09		1,591.09
21200.60	Deferred Income - Laundry	5,500.00		5,500.00
	Total Deferred Income	**7,091.09**	**0.00**	**7,091.09**
	Total Liabilities	**62,972.44**	**0.00**	**62,972.44**
	Capital			
30065.00	Operating Retained Earnings	2,223.94		2,223.94
36100.00	Reserve Fund Retained Earnings		198,476.42	198,476.42
	Calculated Retained Earnings	2,934.76	-1,933.59	1,001.17
	Calculated Prior Years Retained Earnings	-10,470.91	53,596.97	43,126.06
	Total Capital	**-5,312.21**	**250,139.80**	**244,827.59**
	TOTAL LIABILITIES & CAPITAL	**57,660.23**	**250,139.80**	**307,800.03**

Annual Budget - Comparative $

Properties: The Towers at Cheesman Park Condominium Association Inc - ` Denver, CO 80218
As of: Apr 2021
Additional Account Types: None
Accounting Basis: Accrual
GL Account Map: * Master GL Account Map - MM
Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
Income							
HOA Income							
Assessments	35,725.61	35,725.50	0.11	142,902.44	142,902.00	0.44	428,706.00
Violation Fine	0.00	16.67	-16.67	0.00	66.68	-66.68	200.00
Total HOA Income	35,725.61	35,742.17	-16.56	142,902.44	142,968.68	-66.24	428,906.00
Other Income							
Interest Income	1.57	1.67	-0.10	7.94	6.68	1.26	20.00
Late Fees	100.00	100.00	0.00	225.00	400.00	-175.00	1,200.00
Laundry Income	616.42	755.59	-139.17	2,261.61	3,022.36	-760.75	9,067.00
Miscellaneous Income	0.00	0.00	0.00	11.90	0.00	11.90	0.00
Charging Station Fees	0.00	16.67	-16.67	164.42	66.68	97.74	200.00
Move In / Move Out Fees	600.00	112.50	487.50	900.00	450.00	450.00	1,350.00
Total Other Income	1,317.99	986.43	331.56	3,570.87	3,945.72	-374.85	11,837.00
Reimbursements							
Legal Fees Reimbursement	55.00	25.00	30.00	1,227.00	100.00	1,127.00	300.00
NSF Fee Reimbursement	0.00	0.00	0.00	100.00	0.00	100.00	0.00
Total Reimbursements	55.00	25.00	30.00	1,327.00	100.00	1,227.00	300.00
Total Operating Income	37,098.60	36,753.60	345.00	147,800.31	147,014.40	785.91	441,043.00
Expense							
Administrative							
Audit/Tax Preparation	0.00	312.50	312.50	0.00	1,250.00	1,250.00	3,750.00
Bank Fees	0.00	0.00	0.00	60.00	0.00	-60.00	0.00
General Adminstrative Expense	322.67	115.42	-207.25	1,049.10	461.68	-587.42	1,385.00
Copies/ Postage/ Supplies	390.00	291.67	-98.33	1,586.70	1,166.68	-420.02	3,500.00
Income Tax Expense	50.00	0.00	-50.00	50.00	0.00	-50.00	0.00
Insurance-Property	2,857.12	3,333.34	476.22	11,712.71	13,333.36	1,620.65	40,000.00
Medical Insurance	937.16	1,104.17	167.01	4,685.80	4,416.68	-269.12	13,250.00

Annual Budget - Comparative $

Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
Workman's Comp Insurance	-92.83	187.50	280.33	450.68	750.00	299.32	2,250.00
Legal Fees - Collections	55.00	0.00	-55.00	1,227.00	0.00	-1,227.00	0.00
Legal Fees - General	422.50	208.34	-214.16	910.00	833.36	-76.64	2,500.00
Management Fees	2,000.00	2,050.00	50.00	8,000.00	8,200.00	200.00	24,600.00
Social Activities	361.19	166.67	-194.52	431.84	666.68	234.84	2,000.00
Total Administrative	**7,302.81**	**7,769.61**	**466.80**	**30,163.83**	**31,078.44**	**914.61**	**93,235.00**
Maintenance & Repairs							
Elevator Contract	687.90	650.00	-37.90	2,751.60	2,600.00	-151.60	7,800.00
Exterminating Services	230.00	230.42	0.42	920.00	921.68	1.68	2,765.00
HVAC Contract	252.00	583.34	331.34	1,008.00	2,333.36	1,325.36	7,000.00
Clubhouse Cleaning	0.00	16.67	16.67	0.00	66.68	66.68	200.00
Janitorial Services	1,848.00	1,625.00	-223.00	6,972.00	6,500.00	-472.00	19,500.00
Janitorial Supplies	165.65	125.00	-40.65	564.99	500.00	-64.99	1,500.00
Snow Removal Services	560.00	250.00	-310.00	5,635.70	1,000.00	-4,635.70	3,000.00
Building Maint & Repairs	0.00	625.00	625.00	328.63	2,500.00	2,171.37	7,500.00
Carpet Cleaning/Maint/ Repairs	0.00	9.59	9.59	0.00	38.36	38.36	115.00
Inspections/License/Permits	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00
Fire Alarm System Maint & Repair	200.06	228.34	28.28	800.25	913.36	113.11	2,740.00
Fitness/Rec Maint & Repairs	37.37	97.92	60.55	127.12	391.68	264.56	1,175.00
Garage Maint & Repairs	52.17	309.17	257.00	229.78	1,236.68	1,006.90	3,710.00
General Maint & Repairs	0.00	0.00	0.00	78.23	0.00	-78.23	0.00
Grounds Maintenance	251.34	433.34	182.00	330.15	1,733.36	1,403.21	5,200.00
HVAC Maint & Repair	0.00	19.59	19.59	325.00	78.36	-246.64	235.00
Irrigation Maint & Repair	0.00	33.34	33.34	0.00	133.36	133.36	400.00
Landscape Maint & Repairs	256.00	0.00	-256.00	256.00	0.00	-256.00	0.00
Lighting Maint & Repairs	0.00	83.34	83.34	67.88	333.36	265.48	1,000.00
Locks & Keys	0.00	83.34	83.34	186.90	333.36	146.46	1,000.00
Painting	0.00	0.00	0.00	18.48	0.00	-18.48	0.00
Pet Waste Stations Maint/ Supplies	0.00	0.00	0.00	9.90	0.00	-9.90	0.00
Plumbing Maint & Repairs	0.00	500.00	500.00	939.00	2,000.00	1,061.00	6,000.00
Roof/Downspout Maint & Repairs	0.00	20.84	20.84	0.00	83.36	83.36	250.00
Supplies	796.50	167.50	-629.00	969.86	670.00	-299.86	2,010.00

Annual Budget - Comparative $

Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
Tree & Shrub Maint & Repairs	2,135.00	0.00	-2,135.00	2,135.00	0.00	-2,135.00	0.00
Landscape Improvements	0.00	83.34	83.34	0.00	333.36	333.36	1,000.00
Total Maintenance & Repairs	**7,471.99**	**6,300.08**	**-1,171.91**	**24,654.47**	**25,200.32**	**545.85**	**75,600.00**
Payroll							
Gross Payroll Expense	4,482.66	4,810.84	328.18	18,071.64	19,243.36	1,171.72	57,730.00
Employee Expenses	50.00	0.00	-50.00	200.00	0.00	-200.00	0.00
Payroll Preparation Services	127.95	125.00	-2.95	509.55	500.00	-9.55	1,500.00
Payroll Taxes	368.34	365.84	-2.50	1,585.76	1,463.36	-122.40	4,390.00
Total Payroll	**5,028.95**	**5,301.68**	**272.73**	**20,366.95**	**21,206.72**	**839.77**	**63,620.00**
Reserve Contribution Expense							
General Reserve Contributions	7,271.50	7,271.50	0.00	29,086.00	29,086.00	0.00	87,258.00
Total Reserve Contribution Expense	**7,271.50**	**7,271.50**	**0.00**	**29,086.00**	**29,086.00**	**0.00**	**87,258.00**
Utilities							
Electric Service	1,457.61	2,775.84	1,318.23	5,905.79	11,103.36	5,197.57	33,310.00
Internet Services	1,115.59	1,166.67	51.08	4,449.19	4,666.68	217.49	14,000.00
Natural Gas Services	1,596.43	1,327.09	-269.34	8,945.99	5,308.36	-3,637.63	15,925.00
Storm Drain/Wastewater Services	247.47	227.09	-20.38	953.96	908.36	-45.60	2,725.00
Telephone Services	471.74	500.00	28.26	1,861.57	2,000.00	138.43	6,000.00
Trash Removal Services	2,558.43	1,384.59	-1,173.84	6,617.52	5,538.36	-1,079.16	16,615.00
Water/Sewer Services	2,921.79	2,729.59	-192.20	11,860.28	10,918.36	-941.92	32,755.00
Total Utilities	**10,369.06**	**10,110.87**	**-258.19**	**40,594.30**	**40,443.48**	**-150.82**	**121,330.00**
Total Operating Expense	**37,444.31**	**36,753.74**	**-690.57**	**144,865.55**	**147,014.96**	**2,149.41**	**441,043.00**
Total Operating Income	37,098.60	36,753.60	345.00	147,800.31	147,014.40	785.91	441,043.00
Total Operating Expense	37,444.31	36,753.74	-690.57	144,865.55	147,014.96	2,149.41	441,043.00
NOI - Net Operating Income	**-345.71**	**-0.14**	**-345.57**	**2,934.76**	**-0.56**	**2,935.32**	**0.00**
Other Income							
Reserve Fund Income							
Reserve Fund Contribution	7,271.50	7,271.50	0.00	29,086.00	29,086.00	0.00	87,258.00
Reserve Fund Interest	43.66	0.00	43.66	197.15	0.00	197.15	0.00
Total Reserve Fund Income	**7,315.16**	**7,271.50**	**43.66**	**29,283.15**	**29,086.00**	**197.15**	**87,258.00**

Annual Budget - Comparative $

Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
Total Other Income	7,315.16	7,271.50	43.66	29,283.15	29,086.00	197.15	87,258.00
Other Expense							
Reserve Fund Expenses							
Reserve General Expense	9,852.72	0.00	-9,852.72	11,352.72	0.00	-11,352.72	0.00
Reserve HVAC Repair/ Rplcmnt	0.00	0.00	0.00	2,697.73	0.00	-2,697.73	0.00
Reserve Mailbox Repair/ Rplcmnt	10,866.75	0.00	-10,866.75	12,466.75	0.00	-12,466.75	0.00
Reserve Plumbing Repair/ Rplcmnt	0.00	0.00	0.00	2,800.00	0.00	-2,800.00	0.00
Reserve Security System Repair/Rplcmnt	1,899.54	0.00	-1,899.54	1,899.54	0.00	-1,899.54	0.00
Total Reserve Fund Expenses	22,619.01	0.00	-22,619.01	31,216.74	0.00	-31,216.74	0.00
Total Other Expense	22,619.01	0.00	-22,619.01	31,216.74	0.00	-31,216.74	0.00
Net Other Income	-15,303.85	7,271.50	-22,575.35	-1,933.59	29,086.00	-31,019.59	87,258.00
Total Income	44,413.76	44,025.10	388.66	177,083.46	176,100.40	983.06	528,301.00
Total Expense	60,063.32	36,753.74	-23,309.58	176,082.29	147,014.96	-29,067.33	441,043.00
Net Income	-15,649.56	7,271.36	-22,920.92	1,001.17	29,085.44	-28,084.27	87,258.00

Income Statement with Acct #'s

Weststar Management Corp

Properties: The Towers at Cheesman Park Condominium Association Inc - ` Denver, CO 80218

Period Range: Jan 2021 to Apr 2021

Accounting Basis: Accrual

GL Account Map: * Master GL Account Map - MM

Level of Detail: Detail View

Account Number	Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	Total
	Operating Income & Expense					
	Income					
	HOA Income					
40100.00	Assessments	35,725.61	35,725.61	35,725.61	35,725.61	142,902.44
	Total HOA Income	35,725.61	35,725.61	35,725.61	35,725.61	142,902.44
	Other Income					
43300.00	Interest Income	2.38	2.30	1.69	1.57	7.94
43600.00	Late Fees	0.00	75.00	50.00	100.00	225.00
43700.00	Laundry Income	469.50	564.84	610.85	616.42	2,261.61
43800.10	Miscellaneous Income	11.90	0.00	0.00	0.00	11.90
43800.60	Charging Station Fees	77.57	0.00	86.85	0.00	164.42
43900.00	Move In / Move Out Fees	150.00	150.00	0.00	600.00	900.00
	Total Other Income	711.35	792.14	749.39	1,317.99	3,570.87
	Reimbursements					
44200.00	Legal Fees Reimbursement	465.00	247.00	460.00	55.00	1,227.00
44300.00	NSF Fee Reimbursement	80.00	20.00	0.00	0.00	100.00
	Total Reimbursements	545.00	267.00	460.00	55.00	1,327.00
	Total Operating Income	36,981.96	36,784.75	36,935.00	37,098.60	147,800.31
	Expense					
	Administrative					
50020.00	Bank Fees	40.00	10.00	10.00	0.00	60.00
50040.10	General Adminstrative Expense	408.02	153.66	164.75	322.67	1,049.10
50040.20	Copies/ Postage/ Supplies	637.76	488.05	70.89	390.00	1,586.70
50050.00	Income Tax Expense	0.00	0.00	0.00	50.00	50.00
50055.10	Insurance-Property	3,141.35	2,857.12	2,857.12	2,857.12	11,712.71
50055.70	Medical Insurance	937.16	937.16	1,874.32	937.16	4,685.80
50055.95	Workman's Comp Insurance	181.17	181.17	181.17	-92.83	450.68
50070.10	Legal Fees - Collections	465.00	247.00	460.00	55.00	1,227.00
50070.20	Legal Fees - General	130.00	325.00	32.50	422.50	910.00

Income Statement with Acct #'s

Account Number	Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	Total
50075.00	Management Fees	2,000.00	2,000.00	2,000.00	2,000.00	8,000.00
50130.00	Social Activities	0.00	0.00	70.65	361.19	431.84
	Total Administrative	**7,940.46**	**7,199.16**	**7,721.40**	**7,302.81**	**30,163.83**
	Maintenance & Repairs					
51100.00	Elevator Contract	687.90	687.90	687.90	687.90	2,751.60
51150.00	Exterminating Services	230.00	230.00	230.00	230.00	920.00
51250.00	HVAC Contract	252.00	252.00	252.00	252.00	1,008.00
51300.60	Janitorial Services	1,512.00	1,680.00	1,932.00	1,848.00	6,972.00
51300.90	Janitorial Supplies	283.21	66.00	50.13	165.65	564.99
51650.00	Snow Removal Services	728.50	2,422.70	1,924.50	560.00	5,635.70
52350.00	Building Maint & Repairs	328.63	0.00	0.00	0.00	328.63
52850.00	Fire Alarm System Maint & Repair	200.06	200.07	200.06	200.06	800.25
53000.00	Fitness/Rec Maint & Repairs	0.00	58.87	30.88	37.37	127.12
53050.00	Garage Maint & Repairs	0.00	177.61	0.00	52.17	229.78
53150.00	General Maint & Repairs	0.00	78.23	0.00	0.00	78.23
53200.00	Grounds Maintenance	78.81	0.00	0.00	251.34	330.15
53300.00	HVAC Maint & Repair	0.00	325.00	0.00	0.00	325.00
53450.45	Landscape Maint & Repairs	0.00	0.00	0.00	256.00	256.00
53500.30	Lighting Maint & Repairs	0.00	34.99	32.89	0.00	67.88
53550.00	Locks & Keys	11.90	175.00	0.00	0.00	186.90
53600.00	Painting	0.00	18.48	0.00	0.00	18.48
53700.00	Pet Waste Stations Maint/ Supplies	0.00	0.00	9.90	0.00	9.90
53750.00	Plumbing Maint & Repairs	238.00	238.00	463.00	0.00	939.00
54425.00	Supplies	0.00	58.43	114.93	796.50	969.86
54500.00	Tree & Shrub Maint & Repairs	0.00	0.00	0.00	2,135.00	2,135.00
	Total Maintenance & Repairs	**4,551.01**	**6,703.28**	**5,928.19**	**7,471.99**	**24,654.47**
	Payroll					
55100.00	Gross Payroll Expense	4,563.66	4,638.66	4,386.66	4,482.66	18,071.64
55200.00	Employee Expenses	0.00	100.00	50.00	50.00	200.00
55600.00	Payroll Preparation Services	125.70	127.95	127.95	127.95	509.55
55700.00	Payroll Taxes	420.54	414.33	382.55	368.34	1,585.76
	Total Payroll	**5,109.90**	**5,280.94**	**4,947.16**	**5,028.95**	**20,366.95**

Income Statement with Acct #'s

Account Number	Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	Total
	Reserve Contribution Expense					
56200.00	General Reserve Contributions	7,271.50	7,271.50	7,271.50	7,271.50	29,086.00
	Total Reserve Contribution Expense	**7,271.50**	**7,271.50**	**7,271.50**	**7,271.50**	**29,086.00**
	Utilities					
57100.30	Electric Service	1,503.58	1,490.52	1,454.08	1,457.61	5,905.79
57300.00	Internet Services	1,097.20	1,117.82	1,118.58	1,115.59	4,449.19
57400.40	Natural Gas Services	1,517.22	3,537.47	2,294.87	1,596.43	8,945.99
57700.20	Storm Drain/Wastewater Services	235.50	235.50	235.49	247.47	953.96
57800.00	Telephone Services	455.27	466.80	467.76	471.74	1,861.57
57900.00	Trash Removal Services	1,288.11	1,353.03	1,417.95	2,558.43	6,617.52
58100.15	Water/Sewer Services	2,921.99	2,856.71	3,159.79	2,921.79	11,860.28
	Total Utilities	**9,018.87**	**11,057.85**	**10,148.52**	**10,369.06**	**40,594.30**
	Total Operating Expense	**33,891.74**	**37,512.73**	**36,016.77**	**37,444.31**	**144,865.55**
	NOI - Net Operating Income	**3,090.22**	**-727.98**	**918.23**	**-345.71**	**2,934.76**
	Other Income & Expense					
	Other Income					
	Reserve Fund Income					
80200.00	Reserve Fund Contribution	7,271.50	7,271.50	7,271.50	7,271.50	29,086.00
80400.00	Reserve Fund Interest	54.07	49.53	49.89	43.66	197.15
	Total Reserve Fund Income	**7,325.57**	**7,321.03**	**7,321.39**	**7,315.16**	**29,283.15**
	Total Other Income	**7,325.57**	**7,321.03**	**7,321.39**	**7,315.16**	**29,283.15**
	Other Expense					
	Reserve Fund Expenses					
83000.00	Reserve General Expense	0.00	0.00	1,500.00	9,852.72	11,352.72
83200.00	Reserve HVAC Repair/Rplcmnt	2,697.73	0.00	0.00	0.00	2,697.73
83600.00	Reserve Mailbox Repair/Rplcmnt	0.00	0.00	1,600.00	10,866.75	12,466.75
83900.00	Reserve Plumbing Repair/Rplcmnt	750.00	0.00	2,050.00	0.00	2,800.00
84300.00	Reserve Security System Repair/Rplcmnt	0.00	0.00	0.00	1,899.54	1,899.54
	Total Reserve Fund Expenses	**3,447.73**	**0.00**	**5,150.00**	**22,619.01**	**31,216.74**

Income Statement with Acct #'s

Account Number	Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	Total
	Total Other Expense	3,447.73	0.00	5,150.00	22,619.01	31,216.74
	Net Other Income	3,877.84	7,321.03	2,171.39	-15,303.85	-1,933.59
	Total Income	44,307.53	44,105.78	44,256.39	44,413.76	177,083.46
	Total Expense	37,339.47	37,512.73	41,166.77	60,063.32	176,082.29
	Net Income	6,968.06	6,593.05	3,089.62	-15,649.56	1,001.17