Fund Balance Sheet

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

As of: 05/31/2021 (End of Last Month)

Accounting Basis: Accrual

GL Account Map: * HOA GL Account Map - MM

Level of Detail: Detail View

Account Number	Account Name	Operating	Reserve	Total
	ASSETS			
	Cash			
10200.00	CIT Operating Account	21,696.95		21,696.95
18150.00	CIT Reserve MM Account		243,869.78	243,869.78
	Total Cash	**21,696.95**	**243,869.78**	**265,566.73**
	Accounts Receivables			
11100.15	Accounts Receivable	1,129.20		1,129.20
	Total Accounts Receivables	**1,129.20**	**0.00**	**1,129.20**
	Prepaids			
13100.00	Prepaid Expenses	1,941.92		1,941.92
13300.00	Prepaid Insurance	23,883.71		23,883.71
13600.00	Prepaid Income Taxes	14.00		14.00
	Total Prepaids	**25,839.63**	**0.00**	**25,839.63**
	TOTAL ASSETS	**48,665.78**	**243,869.78**	**292,535.56**
	LIABILITIES & CAPITAL			
	Liabilities			
20050.00	Accounts Payable	10,773.15		10,773.15
20500.00	Prepaid Assessment/Rent	33,694.89		33,694.89
	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	**51,559.13**	**0.00**	**51,559.13**
	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	5,353.62	-8,203.61	-2,849.99
	Calculated Prior Years Retained Earnings	-10,470.91	53,596.97	43,126.06
	Total Capital	**-2,893.35**	**243,869.78**	**240,976.43**
	TOTAL LIABILITIES & CAPITAL	**48,665.78**	**243,869.78**	**292,535.56**

Annual Budget - Comparative $

Properties: The Towers at Cheesman Park Condominium Association Inc - ` Denver, CO 80218
As of: May 2021
Additional Account Types: None
Accounting Basis: Accrual
GL Account Map: * HOA 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	178,628.05	178,627.50	0.55	428,706.00
Violation Fine	0.00	16.67	-16.67	0.00	83.35	-83.35	200.00
Bank Interest Earned	9.67	0.00	9.67	9.67	0.00	9.67	0.00
Late Fees	-57.94	101.67	-159.61	175.00	508.35	-333.35	1,220.00
Laundry Income	609.70	755.58	-145.88	2,871.31	3,777.94	-906.63	9,067.00
Miscellaneous Income	0.00	0.00	0.00	11.90	0.00	11.90	0.00
Copies/Fax/Postage	-6.06	0.00	-6.06	-6.06	0.00	-6.06	0.00
Charging Station Fees	59.61	16.67	42.94	224.03	83.35	140.68	200.00
Move In / Move Out Fees	0.00	112.50	-112.50	900.00	562.50	337.50	1,350.00
Legal Fees Reimbursement	56.00	25.00	31.00	1,283.00	125.00	1,158.00	300.00
NSF Fee Reimbursement	0.00	0.00	0.00	100.00	0.00	100.00	0.00
Total HOA Income	**36,396.59**	**36,753.59**	**-357.00**	**184,196.90**	**183,767.99**	**428.91**	**441,043.00**
Total Operating Income	**36,396.59**	**36,753.59**	**-357.00**	**184,196.90**	**183,767.99**	**428.91**	**441,043.00**
Expense							
Administrative							
Audit/Tax Preparation	0.00	312.50	312.50	0.00	1,562.50	1,562.50	3,750.00
Bank Fees	0.00	0.00	0.00	60.00	0.00	-60.00	0.00
General Adminstrative Expense	243.73	115.42	-128.31	1,292.83	577.10	-715.73	1,385.00
Copies/ Postage/ Supplies	125.16	291.67	166.51	1,711.86	1,458.35	-253.51	3,500.00
Income Tax Expense	0.00	0.00	0.00	50.00	0.00	-50.00	0.00
Insurance Expense	2,857.12	3,333.33	476.21	14,569.83	16,666.69	2,096.86	40,000.00
Medical Insurance	937.16	1,104.17	167.01	5,622.96	5,520.85	-102.11	13,250.00
Workman's Comp Insurance	181.17	187.50	6.33	631.85	937.50	305.65	2,250.00
Legal Fees - Collections	56.00	0.00	-56.00	1,283.00	0.00	-1,283.00	0.00
Legal Fees - General	32.50	208.33	175.83	942.50	1,041.69	99.19	2,500.00

Annual Budget - Comparative $

Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
Management Fees	2,050.00	2,050.00	0.00	10,050.00	10,250.00	200.00	24,600.00
Social Activities	175.00	166.67	-8.33	606.84	833.35	226.51	2,000.00
Total Administrative	**6,657.84**	**7,769.59**	**1,111.75**	**36,821.67**	**38,848.03**	**2,026.36**	**93,235.00**
Maintenance & Repairs							
Elevator Contract	687.90	650.00	-37.90	3,439.50	3,250.00	-189.50	7,800.00
Pest / Exterminating Services	0.00	230.42	230.42	920.00	1,152.10	232.10	2,765.00
HVAC Contract	257.00	583.33	326.33	1,265.00	2,916.69	1,651.69	7,000.00
Clubhouse Cleaning	0.00	16.67	16.67	0.00	83.35	83.35	200.00
Janitorial Services	1,764.00	1,625.00	-139.00	8,736.00	8,125.00	-611.00	19,500.00
Janitorial Supplies	81.00	125.00	44.00	645.99	625.00	-20.99	1,500.00
Snow Removal Services	0.00	250.00	250.00	5,635.70	1,250.00	-4,385.70	3,000.00
Building Maint & Repairs	152.42	625.00	472.58	481.05	3,125.00	2,643.95	7,500.00
Carpet Cleaning/Maint/ Repairs	0.00	9.58	9.58	0.00	47.94	47.94	115.00
Inspections/License/Permits	0.00	125.00	125.00	0.00	625.00	625.00	1,500.00
Fire Alarm System Maint & Repair	200.07	228.33	28.26	1,000.32	1,141.69	141.37	2,740.00
Fitness/Rec Maint & Repairs	30.42	97.92	67.50	157.54	489.60	332.06	1,175.00
Garage Maint & Repairs	52.17	309.17	257.00	281.95	1,545.85	1,263.90	3,710.00
General Maint & Repairs	0.00	0.00	0.00	78.23	0.00	-78.23	0.00
Grounds Maintenance	519.02	433.33	-85.69	849.17	2,166.69	1,317.52	5,200.00
HVAC Maint & Repair	1,719.41	19.58	-1,699.83	2,044.41	97.94	-1,946.47	235.00
Irrigation Maint & Repair	21.26	33.33	12.07	21.26	166.69	145.43	400.00
Landscape Maint & Repairs	0.00	0.00	0.00	256.00	0.00	-256.00	0.00
Lighting Maint & Repairs	0.00	83.33	83.33	67.88	416.69	348.81	1,000.00
Locks & Keys	179.55	83.33	-96.22	366.45	416.69	50.24	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	600.00	500.00	-100.00	1,539.00	2,500.00	961.00	6,000.00
Roof/Downspout Maint & Repairs	0.00	20.83	20.83	0.00	104.19	104.19	250.00
Supplies	0.00	167.50	167.50	894.53	837.50	-57.03	2,010.00
Tree & Shrub Maint & Repairs	0.00	0.00	0.00	2,135.00	0.00	-2,135.00	0.00
Landscape Improvements	0.00	83.33	83.33	0.00	416.69	416.69	1,000.00
Total Maintenance & Repairs	**6,264.22**	**6,299.98**	**35.76**	**30,843.36**	**31,500.30**	**656.94**	**75,600.00**

Annual Budget - Comparative $

Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
Payroll							
Gross Payroll Expense	4,476.66	4,810.83	334.17	22,548.30	24,054.19	1,505.89	57,730.00
Employee Expenses	50.00	0.00	-50.00	250.00	0.00	-250.00	0.00
Payroll Preparation Services	125.70	125.00	-0.70	635.25	625.00	-10.25	1,500.00
Payroll Taxes	361.73	365.83	4.10	1,947.49	1,829.19	-118.30	4,390.00
Total Payroll	**5,014.09**	**5,301.66**	**287.57**	**25,381.04**	**26,508.38**	**1,127.34**	**63,620.00**
Reserve Contribution Expense							
General Reserve Contributions	7,271.50	7,271.50	0.00	36,357.50	36,357.50	0.00	87,258.00
Total Reserve Contribution Expense	**7,271.50**	**7,271.50**	**0.00**	**36,357.50**	**36,357.50**	**0.00**	**87,258.00**
Utilities							
Electric Service	2,520.18	2,775.83	255.65	8,425.97	13,879.19	5,453.22	33,310.00
Internet Services	1,115.59	1,166.67	51.08	5,564.78	5,833.35	268.57	14,000.00
Natural Gas Services	1,740.35	1,327.08	-413.27	10,686.34	6,635.44	-4,050.90	15,925.00
Storm Drain/Wastewater Services	242.89	227.08	-15.81	1,196.85	1,135.44	-61.41	2,725.00
Telephone Services	471.75	500.00	28.25	2,333.32	2,500.00	166.68	6,000.00
Trash Removal Services	1,290.58	1,384.58	94.00	6,617.52	6,922.94	305.42	16,615.00
Water/Sewer Services	2,754.65	2,729.58	-25.07	14,614.93	13,647.94	-966.99	32,755.00
Total Utilities	**10,135.99**	**10,110.82**	**-25.17**	**49,439.71**	**50,554.30**	**1,114.59**	**121,330.00**
Total Operating Expense	**35,343.64**	**36,753.55**	**1,409.91**	**178,843.28**	**183,768.51**	**4,925.23**	**441,043.00**
Total Operating Income	36,396.59	36,753.59	-357.00	184,196.90	183,767.99	428.91	441,043.00
Total Operating Expense	35,343.64	36,753.55	1,409.91	178,843.28	183,768.51	4,925.23	441,043.00
NOI - Net Operating Income	**1,052.95**	**0.04**	**1,052.91**	**5,353.62**	**-0.52**	**5,354.14**	**0.00**
Other Income							
Reserve Fund Income							
Reserve Fund Contribution	7,271.50	7,271.50	0.00	36,357.50	36,357.50	0.00	87,258.00
Reserve Fund Interest	41.70	0.00	41.70	238.85	0.00	238.85	0.00
Total Reserve Fund Income	**7,313.20**	**7,271.50**	**41.70**	**36,596.35**	**36,357.50**	**238.85**	**87,258.00**
Total Other Income	**7,313.20**	**7,271.50**	**41.70**	**36,596.35**	**36,357.50**	**238.85**	**87,258.00**

Annual Budget - Comparative $

Account Name	MTD Actual	MTD Budget	MTD $ Var.	YTD Actual	YTD Budget	YTD $ Var.	Annual Budget
Other Expense							
Reserve Fund Expenses							
Reserve Elevator Rpr/ Rplcmnt	11,191.18	0.00	-11,191.18	11,191.18	0.00	-11,191.18	0.00
Reserve General Expense	0.00	0.00	0.00	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	1,430.62	0.00	-1,430.62	13,897.37	0.00	-13,897.37	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	961.42	0.00	-961.42	2,860.96	0.00	-2,860.96	0.00
Total Reserve Fund Expenses	**13,583.22**	**0.00**	**-13,583.22**	**44,799.96**	**0.00**	**-44,799.96**	**0.00**
Total Other Expense	**13,583.22**	**0.00**	**-13,583.22**	**44,799.96**	**0.00**	**-44,799.96**	**0.00**
Net Other Income	**-6,270.02**	**7,271.50**	**-13,541.52**	**-8,203.61**	**36,357.50**	**-44,561.11**	**87,258.00**
Total Income	43,709.79	44,025.09	-315.30	220,793.25	220,125.49	667.76	528,301.00
Total Expense	48,926.86	36,753.55	-12,173.31	223,643.24	183,768.51	-39,874.73	441,043.00
Net Income	**-5,217.07**	**7,271.54**	**-12,488.61**	**-2,849.99**	**36,356.98**	**-39,206.97**	**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 May 2021

Accounting Basis: Accrual

GL Account Map: * HOA GL Account Map - MM

Level of Detail: Detail View

Account Number	Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Total
	Operating Income & Expense						
	Income						
	HOA Income						
40100.00	Assessments	35,725.61	35,725.61	35,725.61	35,725.61	35,725.61	178,628.05
43350.00	Bank Interest Earned	0.00	0.00	0.00	0.00	9.67	9.67
43600.00	Late Fees	2.38	77.30	51.69	101.57	-57.94	175.00
43700.00	Laundry Income	469.50	564.84	610.85	616.42	609.70	2,871.31
43800.10	Miscellaneous Income	11.90	0.00	0.00	0.00	0.00	11.90
43800.30	Copies/Fax/Postage	0.00	0.00	0.00	0.00	-6.06	-6.06
43800.60	Charging Station Fees	77.57	0.00	86.85	0.00	59.61	224.03
43900.00	Move In / Move Out Fees	150.00	150.00	0.00	600.00	0.00	900.00
44200.00	Legal Fees Reimbursement	465.00	247.00	460.00	55.00	56.00	1,283.00
44300.00	NSF Fee Reimbursement	80.00	20.00	0.00	0.00	0.00	100.00
	Total HOA Income	**36,981.96**	**36,784.75**	**36,935.00**	**37,098.60**	**36,396.59**	**184,196.90**
	Total Operating Income	**36,981.96**	**36,784.75**	**36,935.00**	**37,098.60**	**36,396.59**	**184,196.90**
	Expense						
	Administrative						
50020.00	Bank Fees	40.00	10.00	10.00	0.00	0.00	60.00
50040.10	General Adminstrative Expense	408.02	153.66	164.75	322.67	243.73	1,292.83
50040.20	Copies/ Postage/ Supplies	637.76	488.05	70.89	390.00	125.16	1,711.86
50050.00	Income Tax Expense	0.00	0.00	0.00	50.00	0.00	50.00
50055.10	Insurance Expense	3,141.35	2,857.12	2,857.12	2,857.12	2,857.12	14,569.83
50055.70	Medical Insurance	937.16	937.16	1,874.32	937.16	937.16	5,622.96
50055.95	Workman's Comp Insurance	181.17	181.17	181.17	-92.83	181.17	631.85
50070.10	Legal Fees - Collections	465.00	247.00	460.00	55.00	56.00	1,283.00
50070.20	Legal Fees - General	130.00	325.00	32.50	422.50	32.50	942.50
50075.00	Management Fees	2,000.00	2,000.00	2,000.00	2,000.00	2,050.00	10,050.00
50130.00	Social Activities	0.00	0.00	70.65	361.19	175.00	606.84

Income Statement with Acct #'s

Account Number	Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Total
	Total Administrative	7,940.46	7,199.16	7,721.40	7,302.81	6,657.84	36,821.67
	Maintenance & Repairs						
51100.00	Elevator Contract	687.90	687.90	687.90	687.90	687.90	3,439.50
51150.00	Pest / Exterminating Services	230.00	230.00	230.00	230.00	0.00	920.00
51250.00	HVAC Contract	252.00	252.00	252.00	252.00	257.00	1,265.00
51300.60	Janitorial Services	1,512.00	1,680.00	1,932.00	1,848.00	1,764.00	8,736.00
51300.90	Janitorial Supplies	283.21	66.00	50.13	165.65	81.00	645.99
51650.00	Snow Removal Services	728.50	2,422.70	1,924.50	560.00	0.00	5,635.70
52350.00	Building Maint & Repairs	328.63	0.00	0.00	0.00	152.42	481.05
52850.00	Fire Alarm System Maint & Repair	200.06	200.07	200.06	200.06	200.07	1,000.32
53000.00	Fitness/Rec Maint & Repairs	0.00	58.87	30.88	37.37	30.42	157.54
53050.00	Garage Maint & Repairs	0.00	177.61	0.00	52.17	52.17	281.95
53150.00	General Maint & Repairs	0.00	78.23	0.00	0.00	0.00	78.23
53200.00	Grounds Maintenance	78.81	0.00	0.00	251.34	519.02	849.17
53300.00	HVAC Maint & Repair	0.00	325.00	0.00	0.00	1,719.41	2,044.41
53350.00	Irrigation Maint & Repair	0.00	0.00	0.00	0.00	21.26	21.26
53450.45	Landscape Maint & Repairs	0.00	0.00	0.00	256.00	0.00	256.00
53500.30	Lighting Maint & Repairs	0.00	34.99	32.89	0.00	0.00	67.88
53550.00	Locks & Keys	11.90	175.00	0.00	0.00	179.55	366.45
53600.00	Painting	0.00	18.48	0.00	0.00	0.00	18.48
53700.00	Pet Waste Stations Maint/ Supplies	0.00	0.00	9.90	0.00	0.00	9.90
53750.00	Plumbing Maint & Repairs	238.00	238.00	463.00	0.00	600.00	1,539.00
54425.00	Supplies	0.00	58.43	114.93	721.17	0.00	894.53
54500.00	Tree & Shrub Maint & Repairs	0.00	0.00	0.00	2,135.00	0.00	2,135.00
	Total Maintenance & Repairs	4,551.01	6,703.28	5,928.19	7,396.66	6,264.22	30,843.36
	Payroll						
55100.00	Gross Payroll Expense	4,563.66	4,638.66	4,386.66	4,482.66	4,476.66	22,548.30
55200.00	Employee Expenses	0.00	100.00	50.00	50.00	50.00	250.00
55600.00	Payroll Preparation Services	125.70	127.95	127.95	127.95	125.70	635.25
55700.00	Payroll Taxes	420.54	414.33	382.55	368.34	361.73	1,947.49
	Total Payroll	5,109.90	5,280.94	4,947.16	5,028.95	5,014.09	25,381.04

Income Statement with Acct #'s

Account Number	Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Total
	Reserve Contribution Expense						
56200.00	General Reserve Contributions	7,271.50	7,271.50	7,271.50	7,271.50	7,271.50	36,357.50
	Total Reserve Contribution Expense	**7,271.50**	**7,271.50**	**7,271.50**	**7,271.50**	**7,271.50**	**36,357.50**
	Utilities						
57100.30	Electric Service	1,503.58	1,490.52	1,454.08	1,457.61	2,520.18	8,425.97
57300.00	Internet Services	1,097.20	1,117.82	1,118.58	1,115.59	1,115.59	5,564.78
57400.40	Natural Gas Services	1,517.22	3,537.47	2,294.87	1,596.43	1,740.35	10,686.34
57700.20	Storm Drain/Wastewater Services	235.50	235.50	235.49	247.47	242.89	1,196.85
57800.00	Telephone Services	455.27	466.80	467.76	471.74	471.75	2,333.32
57900.00	Trash Removal Services	1,288.11	1,353.03	1,417.95	1,267.85	1,290.58	6,617.52
58100.15	Water/Sewer Services	2,921.99	2,856.71	3,159.79	2,921.79	2,754.65	14,614.93
	Total Utilities	**9,018.87**	**11,057.85**	**10,148.52**	**9,078.48**	**10,135.99**	**49,439.71**
	Total Operating Expense	**33,891.74**	**37,512.73**	**36,016.77**	**36,078.40**	**35,343.64**	**178,843.28**
	NOI - Net Operating Income	**3,090.22**	**-727.98**	**918.23**	**1,020.20**	**1,052.95**	**5,353.62**
	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	7,271.50	36,357.50
80400.00	Reserve Fund Interest	54.07	49.53	49.89	43.66	41.70	238.85
	Total Reserve Fund Income	**7,325.57**	**7,321.03**	**7,321.39**	**7,315.16**	**7,313.20**	**36,596.35**
	Total Other Income	**7,325.57**	**7,321.03**	**7,321.39**	**7,315.16**	**7,313.20**	**36,596.35**
	Other Expense						
	Reserve Fund Expenses						
82550.00	Reserve Elevator Rpr/ Rplcmnt	0.00	0.00	0.00	0.00	11,191.18	11,191.18
83000.00	Reserve General Expense	0.00	0.00	1,500.00	9,852.72	0.00	11,352.72
83200.00	Reserve HVAC Repair/ Rplcmnt	2,697.73	0.00	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	1,430.62	13,897.37

Income Statement with Acct #'s

Account Number	Account Name	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Total
83900.00	Reserve Plumbing Repair/ Rplcmnt	750.00	0.00	2,050.00	0.00	0.00	2,800.00
84300.00	Reserve Security System Repair/Rplcmnt	0.00	0.00	0.00	1,899.54	961.42	2,860.96
	Total Reserve Fund Expenses	**3,447.73**	**0.00**	**5,150.00**	**22,619.01**	**13,583.22**	**44,799.96**
	Total Other Expense	**3,447.73**	**0.00**	**5,150.00**	**22,619.01**	**13,583.22**	**44,799.96**
	Net Other Income	**3,877.84**	**7,321.03**	**2,171.39**	**-15,303.85**	**-6,270.02**	**-8,203.61**
	Total Income	44,307.53	44,105.78	44,256.39	44,413.76	43,709.79	220,793.25
	Total Expense	37,339.47	37,512.73	41,166.77	58,697.41	48,926.86	223,643.24
	Net Income	6,968.06	6,593.05	3,089.62	-14,283.65	-5,217.07	-2,849.99