# Towers at Cheesman Park
# 2021 Financial Review (CASH)

## Operating Accounts

| Period Ending | Beginning Balance | Deposits | Disbursements | Ending Balance |
|---|---|---|---|---|
| JANUARY | $ 23,381.02 | $ 92,483.49 | $ 74,435.34 | $ 41,429.17 |
| FEBRUARY | $ 41,429.17 | $ 39,178.76 | $ 64,580.98 | $ 16,026.95 |
| MARCH | $ 16,026.95 | $ 41,867.04 | $ 38,178.19 | $ 19,715.80 |
| APRIL | $ 19,715.80 | $ 49,277.22 | $ 46,896.63 | $ 22,096.39 |
| MAY | $ 22,096.39 | $ 32,712.80 | $ 33,112.28 | $ 21,696.91 |
| JUNE | $ 21,696.91 | $ 40,305.13 | $ 36,822.49 | $ 25,179.55 |
| JULY | $ 25,179.55 | | | $ 25,179.55 |
| AUGUST | $ 25,179.55 | | | $ 25,179.55 |
| SEPTEMBER | $ 25,179.55 | | | $ 25,179.55 |
| OCTOBER | $ 25,179.55 | | | $ 25,179.55 |
| NOVEMBER | $ 25,179.55 | | | $ 25,179.55 |
| DECEMBER | $ 25,179.55 | | | $ 25,179.55 |
| Total for 2021 | | $ 295,824.44 | $ 294,025.91 | |

## 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 | $ 7,375.22 | $ 15,544.78 | $ 243,869.78 |
| JUNE | $ 243,869.78 | $ 7,300.42 | $ 40,349.42 | $ 210,820.78 |
| JULY | $ 210,820.78 | | | $ 210,820.78 |
| AUGUST | $ 210,820.78 | | | $ 210,820.78 |
| SEPTEMBER | $ 210,820.78 | | | $ 210,820.78 |
| OCTOBER | $ 210,820.78 | | | $ 210,820.78 |
| NOVEMBER | $ 210,820.78 | | | $ 210,820.78 |
| DECEMBER | $ 210,820.78 | | | $ 210,820.78 |
| Total for 2021 | | $ 43,958.79 | $ 85,211.40 | |

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**Printed Jul 20, 2021**

# Fund Balance Sheet

**Properties:** The Towers at Cheesman Park Condominium Association Inc - 1433 N Williams Street Denver, CO 80218

**As of:** 06/30/2021

**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 | 25,179.59 | | 25,179.59 |
| 18150.00 | CIT Reserve MM Account | | 210,820.78 | 210,820.78 |
| | **Total Cash** | **25,179.59** | **210,820.78** | **236,000.37** |
| | **Operating Fund Receivables** | | | |
| 11300.60 | Due from Reserve to Operating Fund | 1,556.37 | | 1,556.37 |
| | **Total Operating Fund Receivables** | **1,556.37** | **0.00** | **1,556.37** |
| | **Accounts Receivables** | | | |
| 11100.15 | Accounts Receivable | 674.71 | | 674.71 |
| | **Total Accounts Receivables** | **674.71** | **0.00** | **674.71** |
| | **Prepaids** | | | |
| 13100.00 | Prepaid Expenses | 1,446.80 | | 1,446.80 |
| 13300.00 | Prepaid Insurance | 21,800.10 | | 21,800.10 |
| 13600.00 | Prepaid Income Taxes | 14.00 | | 14.00 |
| | **Total Prepaids** | **23,260.90** | **0.00** | **23,260.90** |
| | TOTAL ASSETS | **50,671.57** | **210,820.78** | **261,492.35** |
| | | | | |
| | **LIABILITIES & CAPITAL** | | | |
| | **Liabilities** | | | |
| 20050.00 | Accounts Payable | 16,237.41 | | 16,237.41 |
| 20500.00 | Prepaid Assessment/Rent | 35,974.64 | | 35,974.64 |
| | **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** | **59,303.14** | **0.00** | **59,303.14** |
| | **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 | -384.60 | -41,252.61 | -41,637.21 |
| | Calculated Prior Years Retained Earnings | -10,470.91 | 53,596.97 | 43,126.06 |
| | **Total Capital** | **-8,631.57** | **210,820.78** | **202,189.21** |
| | TOTAL LIABILITIES & CAPITAL | **50,671.57** | **210,820.78** | **261,492.35** |

UNAUDITED - FOR MANAGEMENT PURPOSES ONLY

# Annual Budget - Comparative $

**Properties:** The Towers at Cheesman Park Condominium Association Inc - 1433 N Williams Street Denver, CO 80218

**As of:** Jun 2021

**Additional Account Types:** None

**Accounting Basis:** Accrual

**GL Account Map:** * HOA GL Account Map - MM

**Level of Detail:** Detail View

UNAUDITED - FOR MANAGEMENT PURPOSES ONLY

| Account Name | MTD Actual | MTD Budget | MTD $ Var. | YTD Actual | YTD Budget | YTD $ Var. | Annual Budget |
|---|---|---|---|---|---|---|---|
| **Income** | | | | | | | |
| **HOA Income** | | | | | | | |
| Assessments | 36,455.87 | 35,725.50 | 730.37 | 215,083.92 | 214,353.00 | 730.92 | 428,706.00 |
| Violation Fine | 0.00 | 16.67 | -16.67 | 0.00 | 100.02 | -100.02 | 200.00 |
| Bank Interest Earned | 1.62 | 0.00 | 1.62 | 11.29 | 0.00 | 11.29 | 0.00 |
| Late Fees | 100.00 | 101.67 | -1.67 | 275.00 | 610.02 | -335.02 | 1,220.00 |
| Laundry Income | 637.36 | 755.58 | -118.22 | 3,508.67 | 4,533.52 | -1,024.85 | 9,067.00 |
| Miscellaneous Income | 0.00 | 0.00 | 0.00 | 11.90 | 0.00 | 11.90 | 0.00 |
| Copies/Fax/Postage | 0.00 | 0.00 | 0.00 | -6.06 | 0.00 | -6.06 | 0.00 |
| Charging Station Fees | 50.04 | 16.67 | 33.37 | 274.07 | 100.02 | 174.05 | 200.00 |
| Move In / Move Out Fees | 0.00 | 112.50 | -112.50 | 900.00 | 675.00 | 225.00 | 1,350.00 |
| Legal Fees Reimbursement | 0.00 | 25.00 | -25.00 | 1,283.00 | 150.00 | 1,133.00 | 300.00 |
| NSF Fee Reimbursement | 0.00 | 0.00 | 0.00 | 100.00 | 0.00 | 100.00 | 0.00 |
| **Total HOA Income** | **37,244.89** | **36,753.59** | **491.30** | **221,441.79** | **220,521.58** | **920.21** | **441,043.00** |
| **Total Operating Income** | **37,244.89** | **36,753.59** | **491.30** | **221,441.79** | **220,521.58** | **920.21** | **441,043.00** |
| **Expense** | | | | | | | |
| **Administrative** | | | | | | | |
| Audit/Tax Preparation | 0.00 | 312.50 | 312.50 | 0.00 | 1,875.00 | 1,875.00 | 3,750.00 |
| Bank Fees | 0.00 | 0.00 | 0.00 | 60.00 | 0.00 | -60.00 | 0.00 |
| General Adminstrative Expense | 452.17 | 115.42 | -336.75 | 1,745.00 | 692.52 | -1,052.48 | 1,385.00 |
| Copies/ Postage/ Supplies | 175.52 | 291.67 | 116.15 | 1,887.38 | 1,750.02 | -137.36 | 3,500.00 |
| Miscellaneous Admin | 359.16 | 0.00 | -359.16 | 359.16 | 0.00 | -359.16 | 0.00 |
| Income Tax Expense | 45.00 | 0.00 | -45.00 | 95.00 | 0.00 | -95.00 | 0.00 |
| Insurance Expense | 2,857.11 | 3,333.33 | 476.22 | 17,426.94 | 20,000.02 | 2,573.08 | 40,000.00 |
| Medical Insurance | 937.16 | 1,104.17 | 167.01 | 6,560.12 | 6,625.02 | 64.90 | 13,250.00 |
| Workman's Comp Insurance | -162.34 | 187.50 | 349.84 | 469.51 | 1,125.00 | 655.49 | 2,250.00 |
| Legal Fees - Collections | 0.00 | 0.00 | 0.00 | 1,283.00 | 0.00 | -1,283.00 | 0.00 |

## Annual Budget - Comparative $

| Account Name | MTD Actual | MTD Budget | MTD $ Var. | YTD Actual | YTD Budget | YTD $ Var. | Annual Budget |
|---|---|---|---|---|---|---|---|
| Legal Fees - General | 0.00 | 208.33 | 208.33 | 942.50 | 1,250.02 | 307.52 | 2,500.00 |
| Management Fees | 2,050.00 | 2,050.00 | 0.00 | 12,100.00 | 12,300.00 | 200.00 | 24,600.00 |
| Social Activities | 0.00 | 166.67 | 166.67 | 606.84 | 1,000.02 | 393.18 | 2,000.00 |
| **Total Administrative** | **6,713.78** | **7,769.59** | **1,055.81** | **43,535.45** | **46,617.62** | **3,082.17** | **93,235.00** |
| **Maintenance & Repairs** | | | | | | | |
| Elevator Contract | 708.54 | 650.00 | -58.54 | 4,148.04 | 3,900.00 | -248.04 | 7,800.00 |
| Pest / Exterminating Services | 230.00 | 230.42 | 0.42 | 1,150.00 | 1,382.52 | 232.52 | 2,765.00 |
| HVAC Contract | 257.00 | 583.33 | 326.33 | 1,522.00 | 3,500.02 | 1,978.02 | 7,000.00 |
| Clubhouse Cleaning | 0.00 | 16.67 | 16.67 | 0.00 | 100.02 | 100.02 | 200.00 |
| Janitorial Services | 1,848.00 | 1,625.00 | -223.00 | 10,584.00 | 9,750.00 | -834.00 | 19,500.00 |
| Janitorial Supplies | 15.00 | 125.00 | 110.00 | 660.99 | 750.00 | 89.01 | 1,500.00 |
| Snow Removal Services | 1,475.50 | 250.00 | -1,225.50 | 7,111.20 | 1,500.00 | -5,611.20 | 3,000.00 |
| Building Maint & Repairs | 63.55 | 625.00 | 561.45 | 544.60 | 3,750.00 | 3,205.40 | 7,500.00 |
| Carpet Cleaning/Maint/ Repairs | 0.00 | 9.58 | 9.58 | 0.00 | 57.52 | 57.52 | 115.00 |
| Elevator Maint & Repair | 2,559.98 | 0.00 | -2,559.98 | 2,559.98 | 0.00 | -2,559.98 | 0.00 |
| Inspections/License/Permits | 0.00 | 125.00 | 125.00 | 0.00 | 750.00 | 750.00 | 1,500.00 |
| Fire Alarm System Maint & Repair | 200.06 | 228.33 | 28.27 | 1,200.38 | 1,370.02 | 169.64 | 2,740.00 |
| Fitness/Rec Maint & Repairs | 413.75 | 97.92 | -315.83 | 571.29 | 587.52 | 16.23 | 1,175.00 |
| Garage Maint & Repairs | 2,102.17 | 309.17 | -1,793.00 | 2,384.12 | 1,855.02 | -529.10 | 3,710.00 |
| General Maint & Repairs | 0.00 | 0.00 | 0.00 | 78.23 | 0.00 | -78.23 | 0.00 |
| Grounds Maintenance | 1,618.04 | 433.33 | -1,184.71 | 2,467.21 | 2,600.02 | 132.81 | 5,200.00 |
| HVAC Maint & Repair | 0.00 | 19.58 | 19.58 | 2,044.41 | 117.52 | -1,926.89 | 235.00 |
| Irrigation Maint & Repair | 496.10 | 33.33 | -462.77 | 517.36 | 200.02 | -317.34 | 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 | 500.02 | 432.14 | 1,000.00 |
| Locks & Keys | 625.59 | 83.33 | -542.26 | 992.04 | 500.02 | -492.02 | 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 | 238.00 | 500.00 | 262.00 | 1,777.00 | 3,000.00 | 1,223.00 | 6,000.00 |
| Roof/Downspout Maint & Repairs | 0.00 | 20.83 | 20.83 | 0.00 | 125.02 | 125.02 | 250.00 |
| Surveillance System Maint & Repair | 188.00 | 0.00 | -188.00 | 188.00 | 0.00 | -188.00 | 0.00 |

UNAUDITED - FOR MANAGEMENT PURPOSES ONLY

## Annual Budget - Comparative $

| Account Name | MTD Actual | MTD Budget | MTD $ Var. | YTD Actual | YTD Budget | YTD $ Var. | Annual Budget |
|---|---|---|---|---|---|---|---|
| Supplies | 0.00 | 167.50 | 167.50 | 894.53 | 1,005.00 | 110.47 | 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 | 500.02 | 500.02 | 1,000.00 |
| **Total Maintenance & Repairs** | **13,039.28** | **6,299.98** | **-6,739.30** | **43,882.64** | **37,800.28** | **-6,082.36** | **75,600.00** |
| **Payroll** | | | | | | | |
| Gross Payroll Expense | 4,326.66 | 4,810.83 | 484.17 | 26,874.96 | 28,865.02 | 1,990.06 | 57,730.00 |
| Employee Expenses | 50.00 | 0.00 | -50.00 | 300.00 | 0.00 | -300.00 | 0.00 |
| Payroll Preparation Services | 118.52 | 125.00 | 6.48 | 753.77 | 750.00 | -3.77 | 1,500.00 |
| Payroll Taxes | 348.15 | 365.83 | 17.68 | 2,295.64 | 2,195.02 | -100.62 | 4,390.00 |
| **Total Payroll** | **4,843.33** | **5,301.66** | **458.33** | **30,224.37** | **31,810.04** | **1,585.67** | **63,620.00** |
| **Reserve Contribution Expense** | | | | | | | |
| General Reserve Contributions | 7,271.50 | 7,271.50 | 0.00 | 43,629.00 | 43,629.00 | 0.00 | 87,258.00 |
| **Total Reserve Contribution Expense** | **7,271.50** | **7,271.50** | **0.00** | **43,629.00** | **43,629.00** | **0.00** | **87,258.00** |
| **Utilities** | | | | | | | |
| Electric Service | 4,470.16 | 2,775.83 | -1,694.33 | 12,896.13 | 16,655.02 | 3,758.89 | 33,310.00 |
| Internet Services | 1,115.59 | 1,166.67 | 51.08 | 6,680.37 | 7,000.02 | 319.65 | 14,000.00 |
| Natural Gas Services | 778.42 | 1,327.08 | 548.66 | 11,464.76 | 7,962.52 | -3,502.24 | 15,925.00 |
| Storm Drain/Wastewater Services | 242.89 | 227.08 | -15.81 | 1,439.74 | 1,362.52 | -77.22 | 2,725.00 |
| Telephone Services | 455.89 | 500.00 | 44.11 | 2,789.21 | 3,000.00 | 210.79 | 6,000.00 |
| Trash Removal Services | 1,262.00 | 1,384.58 | 122.58 | 7,879.52 | 8,307.52 | 428.00 | 16,615.00 |
| Water/Sewer Services | 2,790.27 | 2,729.58 | -60.69 | 17,405.20 | 16,377.52 | -1,027.68 | 32,755.00 |
| **Total Utilities** | **11,115.22** | **10,110.82** | **-1,004.40** | **60,554.93** | **60,665.12** | **110.19** | **121,330.00** |
| **Total Operating Expense** | **42,983.11** | **36,753.55** | **-6,229.56** | **221,826.39** | **220,522.06** | **-1,304.33** | **441,043.00** |
| Total Operating Income | 37,244.89 | 36,753.59 | 491.30 | 221,441.79 | 220,521.58 | 920.21 | 441,043.00 |
| Total Operating Expense | 42,983.11 | 36,753.55 | -6,229.56 | 221,826.39 | 220,522.06 | -1,304.33 | 441,043.00 |
| **NOI - Net Operating Income** | **-5,738.22** | **0.04** | **-5,738.26** | **-384.60** | **-0.48** | **-384.12** | **0.00** |
| **Other Income** | | | | | | | |
| **Reserve Fund Income** | | | | | | | |
| Reserve Fund Contribution | 7,271.50 | 7,271.50 | 0.00 | 43,629.00 | 43,629.00 | 0.00 | 87,258.00 |
| Reserve Fund Interest | 28.92 | 0.00 | 28.92 | 267.77 | 0.00 | 267.77 | 0.00 |

UNAUDITED - FOR MANAGEMENT PURPOSES ONLY

## Annual Budget - Comparative $

| Account Name | MTD Actual | MTD Budget | MTD $ Var. | YTD Actual | YTD Budget | YTD $ Var. | Annual Budget |
|---|---|---|---|---|---|---|---|
| **Total Reserve Fund Income** | 7,300.42 | 7,271.50 | 28.92 | 43,896.77 | 43,629.00 | 267.77 | 87,258.00 |
| **Total Other Income** | 7,300.42 | 7,271.50 | 28.92 | 43,896.77 | 43,629.00 | 267.77 | 87,258.00 |
| **Other Expense** | | | | | | | |
| **Reserve Fund Expenses** | | | | | | | |
| Reserve Elevator Rpr/ Rplcmnt | 16,299.42 | 0.00 | -16,299.42 | 27,490.60 | 0.00 | -27,490.60 | 0.00 |
| Reserve General Expense | 23,000.00 | 0.00 | -23,000.00 | 34,352.72 | 0.00 | -34,352.72 | 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 | 1,050.00 | 0.00 | -1,050.00 | 14,947.37 | 0.00 | -14,947.37 | 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 | 0.00 | 0.00 | 0.00 | 2,860.96 | 0.00 | -2,860.96 | 0.00 |
| **Total Reserve Fund Expenses** | 40,349.42 | 0.00 | -40,349.42 | 85,149.38 | 0.00 | -85,149.38 | 0.00 |
| **Total Other Expense** | 40,349.42 | 0.00 | -40,349.42 | 85,149.38 | 0.00 | -85,149.38 | 0.00 |
| **Net Other Income** | -33,049.00 | 7,271.50 | -40,320.50 | -41,252.61 | 43,629.00 | -84,881.61 | 87,258.00 |
| Total Income | 44,545.31 | 44,025.09 | 520.22 | 265,338.56 | 264,150.58 | 1,187.98 | 528,301.00 |
| Total Expense | 83,332.53 | 36,753.55 | -46,578.98 | 306,975.77 | 220,522.06 | -86,453.71 | 441,043.00 |
| **Net Income** | -38,787.22 | 7,271.54 | -46,058.76 | -41,637.21 | 43,628.52 | -85,265.73 | 87,258.00 |

UNAUDITED - FOR MANAGEMENT PURPOSES ONLY

## Income Statement with Acct #'s

**Weststar Management Corp**

**Properties:** The Towers at Cheesman Park Condominium Association Inc - 1433 N Williams Street Denver, CO 80218

**Period Range:** Jan 2021 to Jun 2021

**Accounting Basis:** Accrual

**GL Account Map:** * HOA GL Account Map - MM

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

UNAUDITED - FOR MANAGEMENT PURPOSES ONLY

| Account Number | Account Name | Jan 2021 | Feb 2021 | Mar 2021 | Apr 2021 | May 2021 | Jun 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 | 36,455.87 | 215,083.92 |
| 43350.00 | Bank Interest Earned | 0.00 | 0.00 | 0.00 | 0.00 | 9.67 | 1.62 | 11.29 |
| 43600.00 | Late Fees | 2.38 | 77.30 | 51.69 | 101.57 | -57.94 | 100.00 | 275.00 |
| 43700.00 | Laundry Income | 469.50 | 564.84 | 610.85 | 616.42 | 609.70 | 637.36 | 3,508.67 |
| 43800.10 | Miscellaneous Income | 11.90 | 0.00 | 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 | 0.00 | -6.06 |
| 43800.60 | Charging Station Fees | 77.57 | 0.00 | 86.85 | 0.00 | 59.61 | 50.04 | 274.07 |
| 43900.00 | Move In / Move Out Fees | 150.00 | 150.00 | 0.00 | 600.00 | 0.00 | 0.00 | 900.00 |
| 44200.00 | Legal Fees Reimbursement | 465.00 | 247.00 | 460.00 | 55.00 | 56.00 | 0.00 | 1,283.00 |
| 44300.00 | NSF Fee Reimbursement | 80.00 | 20.00 | 0.00 | 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** | **37,244.89** | **221,441.79** |
| | **Total Operating Income** | **36,981.96** | **36,784.75** | **36,935.00** | **37,098.60** | **36,396.59** | **37,244.89** | **221,441.79** |
| | **Expense** | | | | | | | |
| | **Administrative** | | | | | | | |
| 50020.00 | Bank Fees | 40.00 | 10.00 | 10.00 | 0.00 | 0.00 | 0.00 | 60.00 |
| 50040.10 | General Adminstrative Expense | 408.02 | 153.66 | 164.75 | 322.67 | 243.73 | 452.17 | 1,745.00 |
| 50040.20 | Copies/ Postage/ Supplies | 637.76 | 488.05 | 70.89 | 390.00 | 125.16 | 175.52 | 1,887.38 |
| 50040.60 | Miscellaneous Admin | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 359.16 | 359.16 |
| 50050.00 | Income Tax Expense | 0.00 | 0.00 | 0.00 | 50.00 | 0.00 | 45.00 | 95.00 |
| 50055.10 | Insurance Expense | 3,141.35 | 2,857.12 | 2,857.12 | 2,857.12 | 2,857.12 | 2,857.11 | 17,426.94 |
| 50055.70 | Medical Insurance | 937.16 | 937.16 | 1,874.32 | 937.16 | 937.16 | 937.16 | 6,560.12 |

## Income Statement with Acct #'s

| Account Number | Account Name | Jan 2021 | Feb 2021 | Mar 2021 | Apr 2021 | May 2021 | Jun 2021 | Total |
|---|---|---|---|---|---|---|---|---|
| 50055.95 | Workman's Comp Insurance | 181.17 | 181.17 | 181.17 | -92.83 | 181.17 | -162.34 | 469.51 |
| 50070.10 | Legal Fees - Collections | 465.00 | 247.00 | 460.00 | 55.00 | 56.00 | 0.00 | 1,283.00 |
| 50070.20 | Legal Fees - General | 130.00 | 325.00 | 32.50 | 422.50 | 32.50 | 0.00 | 942.50 |
| 50075.00 | Management Fees | 2,000.00 | 2,000.00 | 2,000.00 | 2,000.00 | 2,050.00 | 2,050.00 | 12,100.00 |
| 50130.00 | Social Activities | 0.00 | 0.00 | 70.65 | 361.19 | 175.00 | 0.00 | 606.84 |
| | **Total Administrative** | **7,940.46** | **7,199.16** | **7,721.40** | **7,302.81** | **6,657.84** | **6,713.78** | **43,535.45** |
| | **Maintenance & Repairs** | | | | | | | |
| 51100.00 | Elevator Contract | 687.90 | 687.90 | 687.90 | 687.90 | 687.90 | 708.54 | 4,148.04 |
| 51150.00 | Pest / Exterminating Services | 230.00 | 230.00 | 230.00 | 230.00 | 0.00 | 230.00 | 1,150.00 |
| 51250.00 | HVAC Contract | 252.00 | 252.00 | 252.00 | 252.00 | 257.00 | 257.00 | 1,522.00 |
| 51300.60 | Janitorial Services | 1,512.00 | 1,680.00 | 1,932.00 | 1,848.00 | 1,764.00 | 1,848.00 | 10,584.00 |
| 51300.90 | Janitorial Supplies | 283.21 | 66.00 | 50.13 | 165.65 | 81.00 | 15.00 | 660.99 |
| 51650.00 | Snow Removal Services | 728.50 | 2,422.70 | 1,924.50 | 560.00 | 0.00 | 1,475.50 | 7,111.20 |
| 52350.00 | Building Maint & Repairs | 328.63 | 0.00 | 0.00 | 0.00 | 152.42 | 63.55 | 544.60 |
| 52600.00 | Elevator Maint & Repair | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,559.98 | 2,559.98 |
| 52850.00 | Fire Alarm System Maint & Repair | 200.06 | 200.07 | 200.06 | 200.06 | 200.07 | 200.06 | 1,200.38 |
| 53000.00 | Fitness/Rec Maint & Repairs | 0.00 | 58.87 | 30.88 | 37.37 | 30.42 | 413.75 | 571.29 |
| 53050.00 | Garage Maint & Repairs | 0.00 | 177.61 | 0.00 | 52.17 | 52.17 | 2,102.17 | 2,384.12 |
| 53150.00 | General Maint & Repairs | 0.00 | 78.23 | 0.00 | 0.00 | 0.00 | 0.00 | 78.23 |
| 53200.00 | Grounds Maintenance | 78.81 | 0.00 | 0.00 | 251.34 | 519.02 | 1,618.04 | 2,467.21 |
| 53300.00 | HVAC Maint & Repair | 0.00 | 325.00 | 0.00 | 0.00 | 1,719.41 | 0.00 | 2,044.41 |
| 53350.00 | Irrigation Maint & Repair | 0.00 | 0.00 | 0.00 | 0.00 | 21.26 | 496.10 | 517.36 |
| 53450.45 | Landscape Maint & Repairs | 0.00 | 0.00 | 0.00 | 256.00 | 0.00 | 0.00 | 256.00 |
| 53500.30 | Lighting Maint & Repairs | 0.00 | 34.99 | 32.89 | 0.00 | 0.00 | 0.00 | 67.88 |
| 53550.00 | Locks & Keys | 11.90 | 175.00 | 0.00 | 0.00 | 179.55 | 625.59 | 992.04 |
| 53600.00 | Painting | 0.00 | 18.48 | 0.00 | 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 | 0.00 | 9.90 |
| 53750.00 | Plumbing Maint & Repairs | 238.00 | 238.00 | 463.00 | 0.00 | 600.00 | 238.00 | 1,777.00 |
| 54350.00 | Surveillance System Maint & Repair | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 188.00 | 188.00 |

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## Income Statement with Acct #'s

| Account Number | Account Name | Jan 2021 | Feb 2021 | Mar 2021 | Apr 2021 | May 2021 | Jun 2021 | Total |
|---|---|---|---|---|---|---|---|---|
| 54425.00 | Supplies | 0.00 | 58.43 | 114.93 | 721.17 | 0.00 | 0.00 | 894.53 |
| 54500.00 | Tree & Shrub Maint & Repairs | 0.00 | 0.00 | 0.00 | 2,135.00 | 0.00 | 0.00 | 2,135.00 |
| | **Total Maintenance & Repairs** | **4,551.01** | **6,703.28** | **5,928.19** | **7,396.66** | **6,264.22** | **13,039.28** | **43,882.64** |
| | **Payroll** | | | | | | | |
| 55100.00 | Gross Payroll Expense | 4,563.66 | 4,638.66 | 4,386.66 | 4,482.66 | 4,476.66 | 4,326.66 | 26,874.96 |
| 55200.00 | Employee Expenses | 0.00 | 100.00 | 50.00 | 50.00 | 50.00 | 50.00 | 300.00 |
| 55600.00 | Payroll Preparation Services | 125.70 | 127.95 | 127.95 | 127.95 | 125.70 | 118.52 | 753.77 |
| 55700.00 | Payroll Taxes | 420.54 | 414.33 | 382.55 | 368.34 | 361.73 | 348.15 | 2,295.64 |
| | **Total Payroll** | **5,109.90** | **5,280.94** | **4,947.16** | **5,028.95** | **5,014.09** | **4,843.33** | **30,224.37** |
| | **Reserve Contribution Expense** | | | | | | | |
| 56200.00 | General Reserve Contributions | 7,271.50 | 7,271.50 | 7,271.50 | 7,271.50 | 7,271.50 | 7,271.50 | 43,629.00 |
| | **Total Reserve Contribution Expense** | **7,271.50** | **7,271.50** | **7,271.50** | **7,271.50** | **7,271.50** | **7,271.50** | **43,629.00** |
| | **Utilities** | | | | | | | |
| 57100.30 | Electric Service | 1,503.58 | 1,490.52 | 1,454.08 | 1,457.61 | 2,520.18 | 4,470.16 | 12,896.13 |
| 57300.00 | Internet Services | 1,097.20 | 1,117.82 | 1,118.58 | 1,115.59 | 1,115.59 | 1,115.59 | 6,680.37 |
| 57400.40 | Natural Gas Services | 1,517.22 | 3,537.47 | 2,294.87 | 1,596.43 | 1,740.35 | 778.42 | 11,464.76 |
| 57700.20 | Storm Drain/Wastewater Services | 235.50 | 235.50 | 235.49 | 247.47 | 242.89 | 242.89 | 1,439.74 |
| 57800.00 | Telephone Services | 455.27 | 466.80 | 467.76 | 471.74 | 471.75 | 455.89 | 2,789.21 |
| 57900.00 | Trash Removal Services | 1,288.11 | 1,353.03 | 1,417.95 | 1,267.85 | 1,290.58 | 1,262.00 | 7,879.52 |
| 58100.15 | Water/Sewer Services | 2,921.99 | 2,856.71 | 3,159.79 | 2,921.79 | 2,754.65 | 2,790.27 | 17,405.20 |
| | **Total Utilities** | **9,018.87** | **11,057.85** | **10,148.52** | **9,078.48** | **10,135.99** | **11,115.22** | **60,554.93** |
| | **Total Operating Expense** | **33,891.74** | **37,512.73** | **36,016.77** | **36,078.40** | **35,343.64** | **42,983.11** | **221,826.39** |
| | **NOI - Net Operating Income** | **3,090.22** | **-727.98** | **918.23** | **1,020.20** | **1,052.95** | **-5,738.22** | **-384.60** |
| | **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 | 7,271.50 | 43,629.00 |

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## Income Statement with Acct #'s

| Account Number | Account Name | Jan 2021 | Feb 2021 | Mar 2021 | Apr 2021 | May 2021 | Jun 2021 | Total |
|---|---|---|---|---|---|---|---|---|
| 80400.00 | Reserve Fund Interest | 54.07 | 49.53 | 49.89 | 43.66 | 41.70 | 28.92 | 267.77 |
| | **Total Reserve Fund Income** | **7,325.57** | **7,321.03** | **7,321.39** | **7,315.16** | **7,313.20** | **7,300.42** | **43,896.77** |
| | **Total Other Income** | **7,325.57** | **7,321.03** | **7,321.39** | **7,315.16** | **7,313.20** | **7,300.42** | **43,896.77** |
| | **Other Expense** | | | | | | | |
| | **Reserve Fund Expenses** | | | | | | | |
| 82550.00 | Reserve Elevator Rpr/ Rplcmnt | 0.00 | 0.00 | 0.00 | 0.00 | 11,191.18 | 16,299.42 | 27,490.60 |
| 83000.00 | Reserve General Expense | 0.00 | 0.00 | 1,500.00 | 9,852.72 | 0.00 | 23,000.00 | 34,352.72 |
| 83200.00 | Reserve HVAC Repair/ Rplcmnt | 2,697.73 | 0.00 | 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 | 1,050.00 | 14,947.37 |
| 83900.00 | Reserve Plumbing Repair/Rplcmnt | 750.00 | 0.00 | 2,050.00 | 0.00 | 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 | 0.00 | 2,860.96 |
| | **Total Reserve Fund Expenses** | **3,447.73** | **0.00** | **5,150.00** | **22,619.01** | **13,583.22** | **40,349.42** | **85,149.38** |
| | **Total Other Expense** | **3,447.73** | **0.00** | **5,150.00** | **22,619.01** | **13,583.22** | **40,349.42** | **85,149.38** |
| | **Net Other Income** | **3,877.84** | **7,321.03** | **2,171.39** | **-15,303.85** | **-6,270.02** | **-33,049.00** | **-41,252.61** |
| | Total Income | 44,307.53 | 44,105.78 | 44,256.39 | 44,413.76 | 43,709.79 | 44,545.31 | 265,338.56 |
| | Total Expense | 37,339.47 | 37,512.73 | 41,166.77 | 58,697.41 | 48,926.86 | 83,332.53 | 306,975.77 |
| | Net Income | **6,968.06** | **6,593.05** | **3,089.62** | **-14,283.65** | **-5,217.07** | **-38,787.22** | **-41,637.21** |

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