

Rianca Cavello

**Balance Sheet Report**  
**Bluff Country Village Townhomes Association**  
As of April 30, 2020

	<u>Operating</u>	<u>Reserves</u>	<u>Others</u>	<u>Total</u>
<b><u>Assets</u></b>				
<b>Operating Funds</b>				
1000 - UB OP #1469	54,279.46	0.00	0.00	54,279.46
<b>Total Operating Funds</b>	<b>54,279.46</b>	<b>0.00</b>	<b>0.00</b>	<b>54,279.46</b>
<b>Reserve Funds</b>				
1300 - UB RES #5874	0.00	355,108.66	0.00	355,108.66
1325 - SF MM #1980	0.00	202,692.31	0.00	202,692.31
<b>Total Reserve Funds</b>	<b>0.00</b>	<b>557,800.97</b>	<b>0.00</b>	<b>557,800.97</b>
<b>Accounts Receivable</b>				
1500 - Residential Assessments Receivable	8,834.24	0.00	0.00	8,834.24
1530 - Allowance for Doubtful accounts	(3,000.00)	0.00	0.00	(3,000.00)
<b>Total Accounts Receivable</b>	<b>5,834.24</b>	<b>0.00</b>	<b>0.00</b>	<b>5,834.24</b>
<b>Prepaid Expenses</b>				
1600 - Prepaid Insurance	23,267.98	0.00	0.00	23,267.98
<b>Total Prepaid Expenses</b>	<b>23,267.98</b>	<b>0.00</b>	<b>0.00</b>	<b>23,267.98</b>
<b>Other Current Assets</b>				
1799 - Clearing Account	(350.00)	0.00	0.00	(350.00)
<b>Total Other Current Assets</b>	<b>(350.00)</b>	<b>0.00</b>	<b>0.00</b>	<b>(350.00)</b>
<b>Total Assets</b>	<b>83,031.68</b>	<b>557,800.97</b>	<b>0.00</b>	<b>640,832.65</b>
<b><u>Liabilities</u></b>				
<b>Accounts Payable</b>				
2060 - Insurance Payable	16,912.00	0.00	0.00	16,912.00
<b>Total Accounts Payable</b>	<b>16,912.00</b>	<b>0.00</b>	<b>0.00</b>	<b>16,912.00</b>

**Balance Sheet Report**  
**Bluff Country Village Townhomes Association**  
As of April 30, 2020

	<u>Operating</u>	<u>Reserves</u>	<u>Others</u>	<u>Total</u>
<b><u>Liabilities</u></b>				
<b>Prepaid Assessments</b>				
2550 - Prepaid Assessments	3,241.00	0.00	0.00	3,241.00
<b>Total Prepaid Assessments</b>	<b>3,241.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,241.00</b>
<b>Total Liabilities</b>	<b>20,153.00</b>	<b>0.00</b>	<b>0.00</b>	<b>20,153.00</b>
<b><u>Owners' Equity</u></b>				
<b>Owners Equity - Prior Years</b>				
3000 - Owners Equity - Prior Years	63,896.16	0.00	0.00	63,896.16
3005 - Equity Adjustments - Prior Periods	(350.00)	0.00	0.00	(350.00)
<b>Total Owners Equity - Prior Years</b>	<b>63,546.16</b>	<b>0.00</b>	<b>0.00</b>	<b>63,546.16</b>
<b>Capital Reserves - Prior Years</b>				
3102 - Repair & Replacement Reserve - Prior Yrs	0.00	545,985.71	0.00	545,985.71
<b>Total Capital Reserves - Prior Years</b>	<b>0.00</b>	<b>545,985.71</b>	<b>0.00</b>	<b>545,985.71</b>
<b>Total Owners' Equity</b>	<b>63,546.16</b>	<b>545,985.71</b>	<b>0.00</b>	<b>609,531.87</b>
<b>Net Income / (Loss)</b>	<b>(667.48)</b>	<b>11,815.26</b>	<b>0.00</b>	<b>11,147.78</b>
<b>Total Liabilities and Equity</b>	<b>83,031.68</b>	<b>557,800.97</b>	<b>0.00</b>	<b>640,832.65</b>

Rianca Cavello

**Income Statement Report**  
**Bluff Country Village Townhomes Association**  
**Operating**

April 01, 2020 thru April 30, 2020

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Income</b>								
<b>Assessment Income</b>								
4000 - Residential Assessments	8,621.00	8,621.00	0.00	34,484.00	34,484.00	0.00	103,451.70	68,967.70
4065 - Master Assessments	4,329.00	4,329.00	0.00	17,316.00	17,316.00	0.00	51,948.16	34,632.16
<b>Total Assessment Income</b>	<b>12,950.00</b>	<b>12,950.00</b>	<b>0.00</b>	<b>51,800.00</b>	<b>51,800.00</b>	<b>0.00</b>	<b>155,399.86</b>	<b>103,599.86</b>
<b>Collections Income</b>								
4700 - Collection Processing Fees	100.00	0.00	100.00	225.00	0.00	225.00	0.00	(225.00)
<b>Total Collections Income</b>	<b>100.00</b>	<b>0.00</b>	<b>100.00</b>	<b>225.00</b>	<b>0.00</b>	<b>225.00</b>	<b>0.00</b>	<b>(225.00)</b>
<b>Other Income</b>								
4814 - Reimbursable Repairs	0.00	0.00	0.00	7,695.00	0.00	7,695.00	0.00	(7,695.00)
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>7,695.00</b>	<b>0.00</b>	<b>7,695.00</b>	<b>0.00</b>	<b>(7,695.00)</b>
<b>Total Operating Income</b>	<b>13,050.00</b>	<b>12,950.00</b>	<b>100.00</b>	<b>59,720.00</b>	<b>51,800.00</b>	<b>7,920.00</b>	<b>155,399.86</b>	<b>95,679.86</b>
<b>Expense</b>								
<b>Administrative</b>								
5000 - General Administrative	144.88	92.00	52.88	532.17	367.00	165.17	1,100.00	567.83
5010 - Bad Debt	0.00	0.00	0.00	13.00	0.00	13.00	0.00	(13.00)
5070 - Master Association Fee	4,329.00	4,329.00	0.00	17,316.00	17,316.00	0.00	51,948.16	34,632.16
<b>Total Administrative</b>	<b>4,473.88</b>	<b>4,421.00</b>	<b>52.88</b>	<b>17,861.17</b>	<b>17,683.00</b>	<b>178.17</b>	<b>53,048.16</b>	<b>35,186.99</b>
<b>Insurance</b>								
5400 - Insurance Premiums	2,196.77	2,520.00	(323.23)	8,867.36	10,081.00	(1,213.64)	30,243.70	21,376.34
<b>Total Insurance</b>	<b>2,196.77</b>	<b>2,520.00</b>	<b>(323.23)</b>	<b>8,867.36</b>	<b>10,081.00</b>	<b>(1,213.64)</b>	<b>30,243.70</b>	<b>21,376.34</b>
<b>Utilities</b>								
6035 - Trash and Recycling Service	662.50	587.00	75.50	2,499.44	2,349.00	150.44	7,047.00	4,547.56
<b>Total Utilities</b>	<b>662.50</b>	<b>587.00</b>	<b>75.50</b>	<b>2,499.44</b>	<b>2,349.00</b>	<b>150.44</b>	<b>7,047.00</b>	<b>4,547.56</b>
<b>Repair &amp; Maintenance</b>								
6600 - General Repair & Maintenance	636.55	417.00	219.55	9,866.06	1,667.00	8,199.06	5,000.00	(4,866.06)

# Income Statement Report

## Bluff Country Village Townhomes Association

### Operating

April 01, 2020 thru April 30, 2020

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Repair &amp; Maintenance</b>								
6690 - Pest Control Supply/Repair & Mainten	161.29	302.00	(140.71)	806.45	302.00	504.45	2,111.00	1,304.55
<b>Total Repair &amp; Maintenance</b>	<b>797.84</b>	<b>719.00</b>	<b>78.84</b>	<b>10,672.51</b>	<b>1,969.00</b>	<b>8,703.51</b>	<b>7,111.00</b>	<b>(3,561.51)</b>
<b>Professional Services</b>								
7000 - Audit & Tax Services	1,740.00	0.00	1,740.00	1,740.00	1,740.00	0.00	1,740.00	0.00
7025 - Legal Services - Collections	75.00	17.00	58.00	75.00	67.00	8.00	200.00	125.00
7040 - Management Fees	668.00	667.00	1.00	2,672.00	2,670.00	2.00	8,010.00	5,338.00
<b>Total Professional Services</b>	<b>2,483.00</b>	<b>684.00</b>	<b>1,799.00</b>	<b>4,487.00</b>	<b>4,477.00</b>	<b>10.00</b>	<b>9,950.00</b>	<b>5,463.00</b>
<b>Other Expenses</b>								
9105 - Reserve Contribution Expense	4,000.00	4,000.00	0.00	16,000.00	16,000.00	0.00	48,000.00	32,000.00
<b>Total Other Expenses</b>	<b>4,000.00</b>	<b>4,000.00</b>	<b>0.00</b>	<b>16,000.00</b>	<b>16,000.00</b>	<b>0.00</b>	<b>48,000.00</b>	<b>32,000.00</b>
<b>Total Operating Expense</b>	<b>14,613.99</b>	<b>12,931.00</b>	<b>1,682.99</b>	<b>60,387.48</b>	<b>52,559.00</b>	<b>7,828.48</b>	<b>155,399.86</b>	<b>95,012.38</b>
<b>Total Operating Income / (Loss)</b>	<b>(1,563.99)</b>	<b>19.00</b>	<b>(1,582.99)</b>	<b>(667.48)</b>	<b>(759.00)</b>	<b>91.52</b>	<b>0.00</b>	<b>667.48</b>

# Income Statement Report

## Bluff Country Village Townhomes Association

### Reserves

April 01, 2020 thru April 30, 2020

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Investment Income</b>								
4905 - Reserve Contribution Income	4,000.00	4,000.00	0.00	16,000.00	16,000.00	0.00	48,000.00	32,000.00
4910 - Interest Earned - Reserve Accounts	216.21	0.00	216.21	1,040.26	0.00	1,040.26	0.00	(1,040.26)
<b>Total Investment Income</b>	<b>4,216.21</b>	<b>4,000.00</b>	<b>216.21</b>	<b>17,040.26</b>	<b>16,000.00</b>	<b>1,040.26</b>	<b>48,000.00</b>	<b>30,959.74</b>
<b>Total Reserves Income</b>	<b>4,216.21</b>	<b>4,000.00</b>	<b>216.21</b>	<b>17,040.26</b>	<b>16,000.00</b>	<b>1,040.26</b>	<b>48,000.00</b>	<b>30,959.74</b>
<b><u>Expense</u></b>								
<b>Reserve Expenses</b>								
9838 - Deck Expenses	0.00	0.00	0.00	5,225.00	0.00	5,225.00	0.00	(5,225.00)
<b>Total Reserve Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5,225.00</b>	<b>0.00</b>	<b>5,225.00</b>	<b>0.00</b>	<b>(5,225.00)</b>
<b>Total Reserves Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5,225.00</b>	<b>0.00</b>	<b>5,225.00</b>	<b>0.00</b>	<b>(5,225.00)</b>
<b>Total Reserves Income / (Loss)</b>	<b>4,216.21</b>	<b>4,000.00</b>	<b>216.21</b>	<b>11,815.26</b>	<b>16,000.00</b>	<b>(4,184.74)</b>	<b>48,000.00</b>	<b>36,184.74</b>
<b>Total Association Net Income / (Loss)</b>	<b>2,652.22</b>	<b>4,019.00</b>	<b>(1,366.78)</b>	<b>11,147.78</b>	<b>15,241.00</b>	<b>(4,093.22)</b>	<b>48,000.00</b>	<b>36,852.22</b>

**Income and Expense Projection Report**  
**Bluff Country Village Townhomes Association**  
**Operating**  
As of April 30, 2020

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Projected	Total Budget
<b>Assessment Income</b>														
4000 - Residential Assessments	8,621	8,621	8,621	8,621	8,621	8,621	8,621	8,621	8,621	8,621	8,621	8,621	103,452	103,452
4065 - Master Assessments	4,329	4,329	4,329	4,329	4,329	4,329	4,329	4,329	4,329	4,329	4,329	4,329	51,948	51,948
<b>Total Assessment Income</b>	<b>12,950</b>	<b>12,950</b>	<b>12,950</b>	<b>12,950</b>	12,950	12,950	12,950	12,950	12,950	12,950	12,950	12,950	<b>155,400</b>	155,400
<b>Collections Income</b>														
4700 - Collection Processing Fees	50	(50)	125	100	0	0	0	0	0	0	0	0	225	0
<b>Total Collections Income</b>	<b>50</b>	<b>(50)</b>	<b>125</b>	<b>100</b>	0	0	0	0	0	0	0	0	<b>225</b>	0
<b>Other Income</b>														
4814 - Reimbursable Repairs	7,695	0	0	0	0	0	0	0	0	0	0	0	7,695	0
<b>Total Other Income</b>	<b>7,695</b>	<b>0</b>	<b>0</b>	<b>0</b>	0	0	0	0	0	0	0	0	<b>7,695</b>	0
<b>Total Income</b>	<b>20,695</b>	<b>12,900</b>	<b>13,075</b>	<b>13,050</b>	12,950	12,950	12,950	12,950	12,950	12,950	12,950	12,950	<b>163,320</b>	155,400
<b>Administrative</b>														
5000 - General Administrative	0	264	124	145	91	92	92	91	92	92	91	92	1,265	1,100
5010 - Bad Debt	0	13	0	0	0	0	0	0	0	0	0	0	13	0
5070 - Master Association Fee	4,329	4,329	4,329	4,329	4,329	4,329	4,329	4,329	4,329	4,329	4,329	4,329	51,948	51,948
<b>Total Administrative</b>	<b>4,329</b>	<b>4,606</b>	<b>4,453</b>	<b>4,474</b>	4,420	4,421	4,421	4,420	4,421	4,421	4,420	4,421	<b>53,226</b>	53,048
<b>Insurance</b>														
5400 - Insurance Premiums	2,224	2,224	2,224	2,197	2,521	2,520	2,520	2,520	2,521	2,520	2,520	2,521	29,030	30,244
<b>Total Insurance</b>	<b>2,224</b>	<b>2,224</b>	<b>2,224</b>	<b>2,197</b>	2,521	2,520	2,520	2,520	2,521	2,520	2,520	2,521	<b>29,030</b>	30,244
<b>Utilities</b>														
6035 - Trash and Recycling Service	587	587	663	663	587	588	587	587	587	588	587	587	7,197	7,047
<b>Total Utilities</b>	<b>587</b>	<b>587</b>	<b>663</b>	<b>663</b>	587	588	587	587	587	588	587	587	<b>7,197</b>	7,047
<b>Repair &amp; Maintenance</b>														
6600 - General Repair & Maintenance	1,005	0	8,225	637	416	417	417	416	417	417	416	417	13,199	5,000
6690 - Pest Control Supply/Repair & Maint	484	(161)	323	161	301	302	301	302	301	302	0	0	2,615	2,111
<b>Total Repair &amp; Maintenance</b>	<b>1,489</b>	<b>(161)</b>	<b>8,547</b>	<b>798</b>	717	719	718	718	718	719	416	417	<b>15,815</b>	7,111

**Income and Expense Projection Report**  
**Bluff Country Village Townhomes Association**  
**Operating**  
As of April 30, 2020

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Projected	Total Budget
<b>Professional Services</b>														
7000 - Audit & Tax Services	0	0	0	1,740	0	0	0	0	0	0	0	0	1,740	1,740
7025 - Legal Services - Collections	0	0	0	75	16	17	17	16	17	17	16	17	208	200
7040 - Management Fees	668	668	668	668	668	667	668	667	668	667	668	667	8,012	8,010
<b>Total Professional Services</b>	<b>668</b>	<b>668</b>	<b>668</b>	<b>2,483</b>	684	684	685	683	685	684	684	684	<b>9,960</b>	9,950
<b>Other Expenses</b>														
9105 - Reserve Contribution Expense	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	48,000	48,000
<b>Total Other Expenses</b>	<b>4,000</b>	<b>4,000</b>	<b>4,000</b>	<b>4,000</b>	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	<b>48,000</b>	48,000
<b>Total Expense</b>	<b>13,296</b>	<b>11,923</b>	<b>20,554</b>	<b>14,614</b>	12,929	12,932	12,931	12,928	12,932	12,932	12,627	12,630	<b>163,228</b>	155,400
<b>Total Operating</b>	<b>7,399</b>	<b>977</b>	<b>(7,479)</b>	<b>(1,564)</b>	21	18	19	22	18	18	323	320	<b>92</b>	(0)

# Income and Expense Projection Report

## Bluff Country Village Townhomes Association

### Reserves

As of April 30, 2020

Account Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Full Year	Total
	Actual	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Projected	Budget
<b>Investment Income</b>														
4905 - Reserve Contribution Income	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	48,000	48,000
4910 - Interest Earned - Reserve Accounts	314	265	245	216	0	0	0	0	0	0	0	0	1,040	0
<b>Total Investment Income</b>	<b>4,314</b>	<b>4,265</b>	<b>4,245</b>	<b>4,216</b>	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	<b>49,040</b>	48,000
<b>Total Income</b>	<b>4,314</b>	<b>4,265</b>	<b>4,245</b>	<b>4,216</b>	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	<b>49,040</b>	48,000
<b>Reserve Expenses</b>														
9838 - Deck Expenses	12,920	0	(7,695)	0	0	0	0	0	0	0	0	0	5,225	0
<b>Total Reserve Expenses</b>	<b>12,920</b>	<b>0</b>	<b>(7,695)</b>	<b>0</b>	0	0	0	0	0	0	0	0	<b>5,225</b>	0
<b>Total Expense</b>	<b>12,920</b>	<b>0</b>	<b>(7,695)</b>	<b>0</b>	0	0	0	0	0	0	0	0	<b>5,225</b>	0
<b>Total Reserves</b>	<b>(8,606)</b>	<b>4,265</b>	<b>11,940</b>	<b>4,216</b>	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	<b>43,815</b>	48,000



# Income and Expense Projection Report

## Bluff Country Village Townhomes Association

As of April 30, 2020

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Projected	Total Budget
<b>Assessment Income</b>														
4000 - Residential Assessments	8,621	8,621	8,621	8,621	8,621	8,621	8,621	8,621	8,621	8,621	8,621	8,621	103,452	103,452
4065 - Master Assessments	4,329	4,329	4,329	4,329	4,329	4,329	4,329	4,329	4,329	4,329	4,329	4,329	51,948	51,948
<b>Total Assessment Income</b>	<b>12,950</b>	<b>12,950</b>	<b>12,950</b>	<b>12,950</b>	12,950	12,950	12,950	12,950	12,950	12,950	12,950	12,950	<b>155,400</b>	155,400
<b>Collections Income</b>														
4700 - Collection Processing Fees	50	(50)	125	100	0	0	0	0	0	0	0	0	225	0
<b>Total Collections Income</b>	<b>50</b>	<b>(50)</b>	<b>125</b>	<b>100</b>	0	0	0	0	0	0	0	0	<b>225</b>	0
<b>Other Income</b>														
4814 - Reimbursable Repairs	7,695	0	0	0	0	0	0	0	0	0	0	0	7,695	0
<b>Total Other Income</b>	<b>7,695</b>	<b>0</b>	<b>0</b>	<b>0</b>	0	0	0	0	0	0	0	0	<b>7,695</b>	0
<b>Investment Income</b>														
4905 - Reserve Contribution Income	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	48,000	48,000
4910 - Interest Earned - Reserve Accounts	314	265	245	216	0	0	0	0	0	0	0	0	1,040	0
<b>Total Investment Income</b>	<b>4,314</b>	<b>4,265</b>	<b>4,245</b>	<b>4,216</b>	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	<b>49,040</b>	48,000
<b>Total Income</b>	<b>25,009</b>	<b>17,165</b>	<b>17,320</b>	<b>17,266</b>	16,950	16,950	16,950	16,950	16,950	16,950	16,950	16,950	<b>212,360</b>	203,400
<b>Administrative</b>														
5000 - General Administrative	0	264	124	145	91	92	92	91	92	92	91	92	1,265	1,100
5010 - Bad Debt	0	13	0	0	0	0	0	0	0	0	0	0	13	0
5070 - Master Association Fee	4,329	4,329	4,329	4,329	4,329	4,329	4,329	4,329	4,329	4,329	4,329	4,329	51,948	51,948
<b>Total Administrative</b>	<b>4,329</b>	<b>4,606</b>	<b>4,453</b>	<b>4,474</b>	4,420	4,421	4,421	4,420	4,421	4,421	4,420	4,421	<b>53,226</b>	53,048
<b>Insurance</b>														
5400 - Insurance Premiums	2,224	2,224	2,224	2,197	2,521	2,520	2,520	2,520	2,521	2,520	2,520	2,521	29,030	30,244
<b>Total Insurance</b>	<b>2,224</b>	<b>2,224</b>	<b>2,224</b>	<b>2,197</b>	2,521	2,520	2,520	2,520	2,521	2,520	2,520	2,521	<b>29,030</b>	30,244
<b>Utilities</b>														
6035 - Trash and Recycling Service	587	587	663	663	587	588	587	587	587	588	587	587	7,197	7,047
<b>Total Utilities</b>	<b>587</b>	<b>587</b>	<b>663</b>	<b>663</b>	587	588	587	587	587	588	587	587	<b>7,197</b>	7,047

**Income and Expense Projection Report**  
**Bluff Country Village Townhomes Association**  
As of April 30, 2020

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Projected	Total Budget
<b>Repair &amp; Maintenance</b>														
6600 - General Repair & Maintenance	1,005	0	8,225	637	416	417	417	416	417	417	416	417	13,199	5,000
6690 - Pest Control Supply/Repair & Maint	484	(161)	323	161	301	302	301	302	301	302	0	0	2,615	2,111
<b>Total Repair &amp; Maintenance</b>	<b>1,489</b>	<b>(161)</b>	<b>8,547</b>	<b>798</b>	<b>717</b>	<b>719</b>	<b>718</b>	<b>718</b>	<b>718</b>	<b>719</b>	<b>416</b>	<b>417</b>	<b>15,815</b>	<b>7,111</b>
<b>Professional Services</b>														
7000 - Audit & Tax Services	0	0	0	1,740	0	0	0	0	0	0	0	0	1,740	1,740
7025 - Legal Services - Collections	0	0	0	75	16	17	17	16	17	17	16	17	208	200
7040 - Management Fees	668	668	668	668	668	667	668	667	668	667	668	667	8,012	8,010
<b>Total Professional Services</b>	<b>668</b>	<b>668</b>	<b>668</b>	<b>2,483</b>	<b>684</b>	<b>684</b>	<b>685</b>	<b>683</b>	<b>685</b>	<b>684</b>	<b>684</b>	<b>684</b>	<b>9,960</b>	<b>9,950</b>
<b>Other Expenses</b>														
9105 - Reserve Contribution Expense	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	48,000	48,000
<b>Total Other Expenses</b>	<b>4,000</b>	<b>4,000</b>	<b>4,000</b>	<b>4,000</b>	<b>4,000</b>	<b>4,000</b>	<b>4,000</b>	<b>4,000</b>	<b>4,000</b>	<b>4,000</b>	<b>4,000</b>	<b>4,000</b>	<b>48,000</b>	<b>48,000</b>
<b>Reserve Expenses</b>														
9838 - Deck Expenses	12,920	0	(7,695)	0	0	0	0	0	0	0	0	0	5,225	0
<b>Total Reserve Expenses</b>	<b>12,920</b>	<b>0</b>	<b>(7,695)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,225</b>	<b>0</b>
<b>Total Expense</b>	<b>26,216</b>	<b>11,923</b>	<b>12,859</b>	<b>14,614</b>	<b>12,929</b>	<b>12,932</b>	<b>12,931</b>	<b>12,928</b>	<b>12,932</b>	<b>12,932</b>	<b>12,627</b>	<b>12,630</b>	<b>168,453</b>	<b>155,400</b>
<b>All Departments Summary</b>	<b>(1,208)</b>	<b>5,242</b>	<b>4,461</b>	<b>2,652</b>	<b>4,021</b>	<b>4,018</b>	<b>4,019</b>	<b>4,022</b>	<b>4,018</b>	<b>4,018</b>	<b>4,323</b>	<b>4,320</b>	<b>43,907</b>	<b>48,000</b>

**Accounts Payable Open Items**  
**Bluff Country Village Townhomes Association**  
As of Thu Apr 30, 2020

Period	Invoice Date - Number	Dept - Account	Trans Date	Paid Date	Comment	Reference	Amount
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**There are no open items selected as of the date of this report.**

## Delinquency and Prepaid Report

### Bluff Country Village Townhomes Association

As Of: Thu Apr 30, 2020

#### Outstanding Balances

Account Id	Name	Address	Legal Description	30 day	31-60 day	61-90 day	91-120 day	120+ day	Total Balance
<b>084-0000-7964</b>	<b>Settled - Roxanne Berg-Ingvalson</b>	<b>9682 Belmont Lane</b>		0.00	0.00	350.00	0.00	0.00	350.00
084-0000-8060	Tara Christensen	9750 Belmont Lane		5.00	0.00	0.00	0.00	0.00	5.00
084-0000-8141	Jay Herman	9800 Belmont Lane		22.00	0.00	0.00	0.00	0.00	22.00
084-0000-8154	Paul Tanis Jr.	9802 Belmont Lane		400.00	258.36	350.00	-300.00	1,900.00	2,608.36
084-0000-8167	Jason Carter	9820 Belmont Lane		350.00	0.00	0.00	0.00	0.00	350.00
084-0000-8183	Marjolaine Dahl	9824 Belmont Lane		50.00	0.00	0.00	0.00	75.00	125.00
<b>084-0023-7789</b>	<b>Settled - Joseph Bauman</b>	<b>9680 Belmont Lane</b>		0.00	0.00	0.00	0.00	5,373.88	5,373.88
<b>Outstanding Balance:</b>				<b>827.00</b>	<b>258.36</b>	<b>700.00</b>	<b>-300.00</b>	<b>7,348.88</b>	<b>8,834.24</b>
<b>Percentage of Balance:</b>				<b>9.36%</b>	<b>2.92%</b>	<b>7.92%</b>	<b>-3.40%</b>	<b>83.19%</b>	<b>100.00%</b>
<b>Total Accounts:</b>				<b>3</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>3</b>	<b>7</b>

#### Prepaid Balances

Account Id	Name	Address	Legal Description	30 day	31-60 day	61-90 day	91-120 day	120+ day	Total Balance
084-0000-7854	HP Minnesota LLC	9798 Belmont Lane		-350.00	0.00	0.00	0.00	-3.00	-353.00
084-0000-7935	James Sillery	9676 Belmont Lane		-350.00	0.00	0.00	0.00	0.00	-350.00
084-0000-7948	Yi-Ling Yao	9678 Belmont Lane		-350.00	0.00	0.00	0.00	0.00	-350.00
084-0000-7980	Randi Helgesen	9702 Belmont Lane		-350.00	0.00	0.00	0.00	0.00	-350.00
084-0000-8015	Tariq Hameed	9724 Belmont Lane		-350.00	0.00	0.00	0.00	0.00	-350.00
084-0000-8138	Lammert Bottema	9796 Belmont Lane		-350.00	0.00	0.00	0.00	0.00	-350.00
084-0000-8170	Olufemi Banjoko	9822 Belmont Lane		-338.00	0.00	0.00	0.00	0.00	-338.00
084-0000-8206	Linda Schraufnagel	9834 Belmont Lane		-450.00	0.00	0.00	0.00	0.00	-450.00
084-0025-3187	Jordan Lippitt	9632 Belmont Lane		-350.00	0.00	0.00	0.00	0.00	-350.00
<b>Prepaid Balance:</b>				<b>-3,238.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-3.00</b>	<b>-3,241.00</b>
<b>Percentage of Balance:</b>				<b>99.91%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.09%</b>	<b>100.00%</b>
<b>Total Accounts:</b>				<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>9</b>
<b>Balance:</b>				<b>-2,411.00</b>	<b>258.36</b>	<b>700.00</b>	<b>-300.00</b>	<b>7,345.88</b>	<b>5,593.24</b>
<b>Percentage of Total Balance:</b>				<b>-43.11%</b>	<b>4.62%</b>	<b>12.52%</b>	<b>-5.36%</b>	<b>131.33%</b>	<b>100.00%</b>

**General Ledger Report**  
**Bluff Country Village Townhomes Association**  
From April 01, 2020 To April 30, 2020

Date	Batch	Source	Project	Description	Reference	Amount
<b>Assets</b>						
<b>1000 - UB OP #1469 - Operating</b>						<b>Opening Balance: 61,398.97</b>
04/01/2020	201874	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	350.00
	202395	AP Check Run 04-01-2020		Associa Minnesota	Check No 02000045	(668.00)
	202396	AP Check Run 04-01-2020		Bluff Country TH UB RES 5874	Check No 02000046	(4,000.00)
	202397	AP Check Run 04-01-2020		Bluff Country Village Master UB OP 1444	Check No 02000047	(4,329.00)
	203635	C3 Lock Box Receipts		003 Items on Lock Box File	Lock Box Receipts	1,050.00
04/02/2020	204397	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	350.00
04/03/2020	204149	C3 Direct Debit		015 Items on Direct Debit	Direct Debit	5,250.00
	204540	C3 ACH Payment		ATGPay Online Payment	ACH Payment	350.00
	206016	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	350.00
04/05/2020	205542	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	350.00
	205835	C3 ACH Payment		ATGPay Online Payment	ACH Payment	350.00
04/06/2020	207099	AP Check Run 04-06-2020		Associa Minnesota	Check No 02000048	(109.59)
	207417	C3 Lock Box Receipts		003 Items on Lock Box File	Lock Box Receipts	1,050.00
04/07/2020	208084	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	350.00
04/08/2020	208692	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	350.00
04/09/2020	209130	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	350.00
04/16/2020	212867	AP Check Run 04-16-2020		Dick's/Lakeville Sanitation	Check No 01000025	(662.50)
04/20/2020	214362	AP Check Run 04-20-2020		XPS Inc	Check No 01000026	(161.29)
	214363	AP Check Run 04-20-2020		Darian Klein, Ltd.	Check No 02000049	(1,740.00)
	214721	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	350.00
04/21/2020	215446	AP Check Run 04-21-2020		Community Association Underwriters	Check No 01000027	(8,427.29)
04/22/2020	216066	C3 Credit Card Payment		ATGPay Online Payment	Credit Card Payment	725.00
04/23/2020	216850	AP Check Run 04-23-2020		KMS Airduct Cleaning Companies	Check No 01000028	(636.55)
	217126	C3 Lock Box Receipts		002 Items on Lock Box File	Lock Box Receipts	1,100.00
04/27/2020	218111	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	350.00
04/28/2020	219531	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	350.00
04/29/2020	219041	AP Check Run 04-29-2020		Associa Minnesota	Check No 02000050	(110.29)
04/30/2020	220327	C3 Lock Box Receipts		001 Items on Lock Box File	Lock Box Receipts	350.00
<b>Total April, 2020:</b>						<b>(7,119.51)</b>
<b>Ending Balance 1000 - UB OP #1469 - Operating:</b>						<b>54,279.46</b>
<b>1300 - UB RES #5874 - Reserves</b>						<b>Opening Balance: 350,963.24</b>
04/01/2020	202392	AP Bluff Country TH UB RES 5874		2020 Reserves Contribution		4,000.00
04/30/2020	220699	JE INTEREST EARNED		INTEREST EARNED UNION #5874	04-30-2020	145.42
<b>Total April, 2020:</b>						<b>4,145.42</b>
<b>Ending Balance 1300 - UB RES #5874 - Reserves:</b>						<b>355,108.66</b>

# General Ledger Report

## Bluff Country Village Townhomes Association

From April 01, 2020 To April 30, 2020

Date	Batch	Source	Project	Description	Reference	Amount
<b>Assets</b>						
<b>1325 - SF MM #1980 - Reserves</b>						<b>Opening Balance: 202,621.52</b>
04/30/2020	229698	JE	INTEREST EARNED - SF MM #1980	INTEREST EARNED - SF MM #1980	4/2020	70.79
<b>Total April, 2020:</b>						<b>70.79</b>
<b>Ending Balance 1325 - SF MM #1980 - Reserves:</b>						<b>202,692.31</b>
 <b>1500 - Residential Assessments Receivable - Operating</b>						<b>Opening Balance: 8,759.24</b>
04/01/2020	197843	C3	Billing Batch	037 Units, Master Assn Fee	Billing Batch	4,329.00
				037 Units, Reserve Income Asmt	Billing Batch	4,000.07
				037 Units, Residential Assessment	Billing Batch	4,620.93
	201874	C3	Credit Card Payment	ATGPay Online Payment	Credit Card Payment	(350.00)
	203635	C3	Lock Box Receipts	003 Items on Lock Box File	Lock Box Receipts	(1,050.00)
	206538	RV	System AR to Prepaid Reclassification	Reverse March AR Reclass to Prepaid	Reclass	(2,491.00)
04/02/2020	204397	C3	Lock Box Receipts	001 Items on Lock Box File	Lock Box Receipts	(350.00)
04/03/2020	204149	C3	Direct Debit	015 Items on Direct Debit	Direct Debit	(5,250.00)
	204540	C3	ACH Payment	ATGPay Online Payment	ACH Payment	(350.00)
	206016	C3	Lock Box Receipts	001 Items on Lock Box File	Lock Box Receipts	(350.00)
04/05/2020	205542	C3	Credit Card Payment	ATGPay Online Payment	Credit Card Payment	(350.00)
	205835	C3	ACH Payment	ATGPay Online Payment	ACH Payment	(350.00)
04/06/2020	207417	C3	Lock Box Receipts	003 Items on Lock Box File	Lock Box Receipts	(1,050.00)
04/07/2020	208084	C3	Lock Box Receipts	001 Items on Lock Box File	Lock Box Receipts	(350.00)
04/08/2020	208692	C3	Lock Box Receipts	001 Items on Lock Box File	Lock Box Receipts	(350.00)
04/09/2020	209130	C3	Lock Box Receipts	001 Items on Lock Box File	Lock Box Receipts	(350.00)
04/13/2020	210316	C3	AR Adjustment - Delinq Proc Fee - Assn	Adjust Account 084-0000-8183	AR Adjust Batch	25.00
	210341	C3	AR Adjustment - Delinq Proc Fee - Assn	Adjust Account 084-0000-8086	AR Adjust Batch	25.00
04/20/2020	214721	C3	Lock Box Receipts	001 Items on Lock Box File	Lock Box Receipts	(350.00)
04/22/2020	216066	C3	Credit Card Payment	ATGPay Online Payment	Credit Card Payment	(725.00)
04/23/2020	217126	C3	Lock Box Receipts	002 Items on Lock Box File	Lock Box Receipts	(1,100.00)
04/27/2020	218111	C3	Lock Box Receipts	001 Items on Lock Box File	Lock Box Receipts	(350.00)
04/28/2020	219531	C3	Lock Box Receipts	001 Items on Lock Box File	Lock Box Receipts	(350.00)
04/30/2020	220327	C3	Lock Box Receipts	001 Items on Lock Box File	Lock Box Receipts	(350.00)
	224147	C3	Monthly Delinquency Process Charges	001 Items - Handling Fee	April, 2020	50.00
	224623	RV	System AR to Prepaid Reclassification	April AR Reclass to Prepaid	Reclass	3,241.00
<b>Total April, 2020:</b>						<b>75.00</b>
<b>Ending Balance 1500 - Residential Assessments Receivable - Operating:</b>						<b>8,834.24</b>
 <b>1530 - Allowance for Doubtful accounts - Operating</b>						<b>Opening Balance: (3,000.00)</b>
No Activity this period						0.00
<b>Ending Balance 1530 - Allowance for Doubtful accounts - Operating:</b>						<b>(3,000.00)</b>

**General Ledger Report**  
**Bluff Country Village Townhomes Association**  
From April 01, 2020 To April 30, 2020

Date	Batch	Source	Project	Description	Reference	Amount
<b>Assets</b>						
<b>1600 - Prepaid Insurance - Operating</b>						<b>Opening Balance: 125.46</b>
04/30/2020	211650	JE		Monthly Insurance Amortization	WC Insurance	(26.50)
	229692	JE		Monthly Insurance Amortization	CAU Insurance	(2,106.27)
	229695	JE		Setup Insurance PPD/Payable	Setup CAU Insurance Payable	25,275.29
<b>Total April, 2020:</b>						<b>23,142.52</b>
<b>Ending Balance 1600 - Prepaid Insurance - Operating:</b>						<b>23,267.98</b>
<b>1799 - Clearing Account - Operating</b>						<b>Opening Balance: (350.00)</b>
No Activity this period						0.00
						<b>0.00</b>
<b>Ending Balance 1799 - Clearing Account - Operating:</b>						<b>(350.00)</b>
<b>Liabilities</b>						
<b>2000 - Accounts Payable - Operating</b>						<b>Opening Balance: 0.00</b>
04/01/2020	202392	AP	Bluff Country TH UB RES 5874	2020 Reserves Contribution		4,000.00
				2020 Reserves Contribution		(4,000.00)
				2020 Reserves Contribution		(4,000.00)
	202393	AP	Bluff Country Village Master UB OP 1444	Monthly Master Dues Transfer - ACH Trans		(4,329.00)
	202394	AP	Associa Minnesota	Condo/TH Mgmt Fees For April 2020		(668.00)
	202395	AP	Associa Minnesota	Condo/TH Mgmt Fees For April 2020		668.00
	202396	AP	Bluff Country TH UB RES 5874	2020 Reserves Contribution		4,000.00
				2020 Reserves Contribution		4,000.00
				2020 Reserves Contribution		(4,000.00)
	202397	AP	Bluff Country Village Master UB OP 1444	Monthly Master Dues Transfer - ACH Trans		4,329.00
	207098	AP	Associa Minnesota	Mileage Charge		(25.00)
				Late Payment Processing Fee		(25.00)
				CSSC Postage First Class - 1oz.		(1.10)
				Copy/Prints/Scans - B/W		(4.00)
				Electronic Data Storage		(8.99)
				1099/1096 Tax Processing		(25.00)
				Storage of Association Records (per box)		(20.00)
				Envelope - Window		(0.25)
				Envelope - Standard		(0.25)
				vent cleaning		(636.55)
04/06/2020	216849	AP	KMS Airduct Cleaning Companies	1099/1096 Tax Processing		25.00
	207099	AP	Associa Minnesota	Copy/Prints/Scans - B/W		4.00
				CSSC Postage First Class - 1oz.		1.10
				Electronic Data Storage		8.99
				Envelope - Standard		0.25
				Envelope - Window		0.25
				Late Payment Processing Fee		25.00

**General Ledger Report**  
**Bluff Country Village Townhomes Association**  
From April 01, 2020 To April 30, 2020

Date	Batch	Source	Project	Description	Reference	Amount
<b>Liabilities</b>						
<b>2000 - Accounts Payable - Operating</b>						<b>Balance From Previous Page: (681.55)</b>
04/06/2020	207099	AP Associa Minnesota		Mileage Charge		25.00
				Storage of Association Records (per box)		20.00
04/10/2020	212866	AP Dick's/Lakeville Sanitation		Bluff Country Village Townhomes	38456.1	(662.50)
	215445	AP Community Association Underwriters		CAU401971-2		(8,427.29)
04/14/2020	214361	AP Darian Klein, Ltd.		Preparation Reviewed Financial Statement		(1,740.00)
04/15/2020	214360	AP XPS Inc		Monthly Pest Control		(161.29)
04/16/2020	212867	AP Dick's/Lakeville Sanitation		Bluff Country Village Townhomes	38456.1	662.50
04/20/2020	214362	AP XPS Inc		Monthly Pest Control		161.29
	214363	AP Darian Klein, Ltd.		Preparation Reviewed Financial Statement		1,740.00
04/21/2020	215446	AP Community Association Underwriters		CAU401971-2		8,427.29
04/23/2020	216850	AP KMS Airduct Cleaning Companies		vent cleaning		636.55
04/28/2020	219040	AP Associa Minnesota		Electronic Data Storage		(8.99)
				Late Payment Processing Fee		(50.00)
				CSSC Postage First Class - 1oz.		(3.30)
				Envelope - Window		(1.00)
				Storage of Association Records (per box)		(20.00)
				Mileage Charge		(25.00)
				Copy/Prints/Scans - B/W		(1.50)
				Envelope - Standard		(0.50)
04/29/2020	219041	AP Associa Minnesota		Copy/Prints/Scans - B/W		1.50
				CSSC Postage First Class - 1oz.		3.30
				Electronic Data Storage		8.99
				Envelope - Standard		0.50
				Envelope - Window		1.00
				Late Payment Processing Fee		50.00
				Mileage Charge		25.00
				Storage of Association Records (per box)		20.00
<b>Total April, 2020:</b>						<b>0.00</b>
<b>Ending Balance 2000 - Accounts Payable - Operating:</b>						<b>0.00</b>
<b>2060 - Insurance Payable - Operating</b>						<b>Opening Balance: 0.00</b>
04/30/2020	229693	JE Reclass Insurance Installments		Reclass Insurance Installments	04/01/20-04/01/21	8,427.29
	229695	JE Setup Insurance PPD/Payable		CAU Renewal Fees/Charges	04/01/20-04/01/21	(25,339.29)
<b>Total April, 2020:</b>						<b>(16,912.00)</b>
<b>Ending Balance 2060 - Insurance Payable - Operating:</b>						<b>(16,912.00)</b>
<b>2550 - Prepaid Assessments - Operating</b>						<b>Opening Balance: (2,491.00)</b>
04/01/2020	206538	RV System AR to Prepaid Reclassification		Reverse March AR Reclass to Prepaid	Reclass	2,491.00



**General Ledger Report**  
**Bluff Country Village Townhomes Association**  
From April 01, 2020 To April 30, 2020

Date	Batch	Source	Project	Description	Reference	Amount
<b>Liabilities</b>						
<b>2550 - Prepaid Assessments - Operating</b>						<b>Balance From Previous Page: 0.00</b>
04/30/2020	224623	RV System AR to Prepaid		Reclassification	Reclass	(3,241.00)
						<b>Total April, 2020: (750.00)</b>
<b>Ending Balance 2550 - Prepaid Assessments - Operating:</b>						<b>(3,241.00)</b>
<b>Owners' Equity</b>						
<b>3000 - Owners Equity - Prior Years - Operating</b>						<b>Opening Balance: (63,896.16)</b>
No Activity this period						0.00
						<b>0.00</b>
<b>Ending Balance 3000 - Owners Equity - Prior Years - Operating:</b>						<b>(63,896.16)</b>
<b>3005 - Equity Adjustments - Prior Periods - Operating</b>						<b>Opening Balance: 350.00</b>
No Activity this period						0.00
						<b>0.00</b>
<b>Ending Balance 3005 - Equity Adjustments - Prior Periods - Operating:</b>						<b>350.00</b>
<b>3102 - Repair &amp; Replacement Reserve - Prior Yrs - Reserves</b>						<b>Opening Balance: (545,985.71)</b>
No Activity this period						0.00
						<b>0.00</b>
<b>Ending Balance 3102 - Repair &amp; Replacement Reserve - Prior Yrs - Reserves:</b>						<b>(545,985.71)</b>
<b>Income</b>						
<b>4000 - Residential Assessments - Operating</b>						<b>Opening Balance: (25,863.00)</b>
04/01/2020	197843	C3 Billing Batch		037 Units, Reserve Income Asmt	Billing Batch	(4,000.07)
				037 Units, Residential Assessment	Billing Batch	(4,620.93)
						<b>Total April, 2020: (8,621.00)</b>
<b>Ending Balance 4000 - Residential Assessments - Operating:</b>						<b>(34,484.00)</b>
<b>4065 - Master Assessments - Operating</b>						<b>Opening Balance: (12,987.00)</b>
04/01/2020	197843	C3 Billing Batch		037 Units, Master Assn Fee	Billing Batch	(4,329.00)
						<b>Total April, 2020: (4,329.00)</b>
<b>Ending Balance 4065 - Master Assessments - Operating:</b>						<b>(17,316.00)</b>
<b>4700 - Collection Processing Fees - Operating</b>						<b>Opening Balance: (125.00)</b>
04/13/2020	210316	C3 AR Adjustment - Delinq Proc Fee - Assn		Adjust Account 084-0000-8183	AR Adjust Batch	(25.00)

# General Ledger Report

## Bluff Country Village Townhomes Association

From April 01, 2020 To April 30, 2020

Date	Batch	Source	Project	Description	Reference	Amount
<b>Income</b>						
<b>4700 - Collection Processing Fees - Operating</b>						<b>Balance From Previous Page: (150.00)</b>
04/13/2020	210341	C3		AR Adjustment - Delinq Proc Fee - Assn	Adjust Account 084-0000-8086	AR Adjust Batch (25.00)
04/30/2020	224147	C3		Monthly Delinquency Process Charges	001 Items - Handling Fee	April, 2020 (50.00)
<b>Total April, 2020:</b>						<b>(100.00)</b>
<b>Ending Balance 4700 - Collection Processing Fees - Operating:</b>						<b>(225.00)</b>
<b>4814 - Reimbursable Repairs - Operating</b>						<b>Opening Balance: (7,695.00)</b>
No Activity this period						0.00
						<b>0.00</b>
<b>Ending Balance 4814 - Reimbursable Repairs - Operating:</b>						<b>(7,695.00)</b>
<b>4905 - Reserve Contribution Income - Reserves</b>						<b>Opening Balance: (12,000.00)</b>
04/01/2020	202392	AP		Bluff Country TH UB RES 5874	2020 Reserves Contribution	(4,000.00)
<b>Total April, 2020:</b>						<b>(4,000.00)</b>
<b>Ending Balance 4905 - Reserve Contribution Income - Reserves:</b>						<b>(16,000.00)</b>
<b>4910 - Interest Earned - Reserve Accounts - Reserves</b>						<b>Opening Balance: (824.05)</b>
04/30/2020	220699	JE		INTEREST EARNED	INTEREST EARNED UNION #5874	04-30-2020 (145.42)
	229698	JE		INTEREST EARNED - SF MM #1980	INTEREST EARNED - SF MM #1980	4/2020 (70.79)
<b>Total April, 2020:</b>						<b>(216.21)</b>
<b>Ending Balance 4910 - Interest Earned - Reserve Accounts - Reserves:</b>						<b>(1,040.26)</b>
<b>Expenses</b>						
<b>5000 - General Administrative - Operating</b>						<b>Opening Balance: 387.29</b>
04/01/2020	207098	AP		Associa Minnesota	Mileage Charge	25.00
						1.10
						4.00
						8.99
						25.00
						20.00
						0.25
						0.25
04/28/2020	219040	AP		Associa Minnesota	Electronic Data Storage	8.99
						3.30
						1.00
						20.00
						25.00
						1.50

# General Ledger Report

## Bluff Country Village Townhomes Association

From April 01, 2020 To April 30, 2020

Date	Batch	Source	Project	Description	Reference	Amount
<b>Expenses</b>						
<b>5000 - General Administrative - Operating</b>						<b>Balance From Previous Page: 531.67</b>
04/28/2020	219040	AP Associa Minnesota		Envelope - Standard		0.50
						<b>Total April, 2020: 144.88</b>
<b>Ending Balance 5000 - General Administrative - Operating:</b>						<b>532.17</b>
<b>5010 - Bad Debt - Operating</b>						<b>Opening Balance: 13.00</b>
				No Activity this period		0.00
						<b>0.00</b>
<b>Ending Balance 5010 - Bad Debt - Operating:</b>						<b>13.00</b>
<b>5070 - Master Association Fee - Operating</b>						<b>Opening Balance: 12,987.00</b>
04/01/2020	202393	AP Bluff Country Village Master UB OP 1444		Monthly Master Dues Transfer - ACH Trans		4,329.00
						<b>Total April, 2020: 4,329.00</b>
<b>Ending Balance 5070 - Master Association Fee - Operating:</b>						<b>17,316.00</b>
<b>5400 - Insurance Premiums - Operating</b>						<b>Opening Balance: 6,670.59</b>
04/10/2020	215445	AP Community Association Underwriters		CAU401971-2		8,427.29
04/30/2020	211650	JE Monthly Insurance Amortization		WC Insurance	01/01/20-01/01/21	26.50
	229692	JE Monthly Insurance Amortization		CAU Insurance	04/01/20-04/01/21	2,106.27
	229693	JE Reclass Insurance Installments		Reclass Insurance Installments	04/01/20-04/01/21	(8,427.29)
	229695	JE Setup Insurance PPD/Payable		Setup CAU Insurance Payable	04/01/20-04/01/21	64.00
						<b>Total April, 2020: 2,196.77</b>
<b>Ending Balance 5400 - Insurance Premiums - Operating:</b>						<b>8,867.36</b>
<b>6035 - Trash and Recycling Service - Operating</b>						<b>Opening Balance: 1,836.94</b>
04/10/2020	212866	AP Dick's/Lakeville Sanitation		Bluff Country Village Townhomes	38456.1	662.50
						<b>Total April, 2020: 662.50</b>
<b>Ending Balance 6035 - Trash and Recycling Service - Operating:</b>						<b>2,499.44</b>
<b>6600 - General Repair &amp; Maintenance - Operating</b>						<b>Opening Balance: 9,229.51</b>
04/01/2020	216849	AP KMS Airduct Cleaning Companies		vent cleaning		636.55
						<b>Total April, 2020: 636.55</b>
<b>Ending Balance 6600 - General Repair &amp; Maintenance - Operating:</b>						<b>9,866.06</b>

**General Ledger Report**  
**Bluff Country Village Townhomes Association**  
From April 01, 2020 To April 30, 2020

Date	Batch	Source	Project	Description	Reference	Amount	
<b>Expenses</b>							
<b>6690 - Pest Control Supply/Repair &amp; Maintenance - Operating</b>						<b>Opening Balance:</b>	<b>645.16</b>
04/15/2020	214360	AP XPS Inc		Monthly Pest Control		161.29	
						<u>161.29</u>	
<b>Total April, 2020:</b>						<b>161.29</b>	
<b>Ending Balance 6690 - Pest Control Supply/Repair &amp; Maintenance - Operating:</b>						<b>806.45</b>	
<b>7000 - Audit &amp; Tax Services - Operating</b>						<b>Opening Balance:</b>	<b>0.00</b>
04/14/2020	214361	AP Darian Klein, Ltd.		Preparation Reviewed Financial Statement		1,740.00	
						<u>1,740.00</u>	
<b>Total April, 2020:</b>						<b>1,740.00</b>	
<b>Ending Balance 7000 - Audit &amp; Tax Services - Operating:</b>						<b>1,740.00</b>	
<b>7025 - Legal Services - Collections - Operating</b>						<b>Opening Balance:</b>	<b>0.00</b>
04/01/2020	207098	AP Associa Minnesota		Late Payment Processing Fee		25.00	
04/28/2020	219040	AP Associa Minnesota		Late Payment Processing Fee		50.00	
						<u>75.00</u>	
<b>Total April, 2020:</b>						<b>75.00</b>	
<b>Ending Balance 7025 - Legal Services - Collections - Operating:</b>						<b>75.00</b>	
<b>7040 - Management Fees - Operating</b>						<b>Opening Balance:</b>	<b>2,004.00</b>
04/01/2020	202394	AP Associa Minnesota		Condo/TH Mgmt Fees For April 2020		668.00	
						<u>668.00</u>	
<b>Total April, 2020:</b>						<b>668.00</b>	
<b>Ending Balance 7040 - Management Fees - Operating:</b>						<b>2,672.00</b>	
<b>9105 - Reserve Contribution Expense - Operating</b>						<b>Opening Balance:</b>	<b>12,000.00</b>
04/01/2020	202392	AP Bluff Country TH UB RES 5874		2020 Reserves Contribution		4,000.00	
						<u>4,000.00</u>	
<b>Total April, 2020:</b>						<b>4,000.00</b>	
<b>Ending Balance 9105 - Reserve Contribution Expense - Operating:</b>						<b>16,000.00</b>	
<b>9838 - Deck Expenses - Reserves</b>						<b>Opening Balance:</b>	<b>5,225.00</b>
				No Activity this period		0.00	
						<u>0.00</u>	
<b>Ending Balance 9838 - Deck Expenses - Reserves:</b>						<b>5,225.00</b>	
<b>General Ledger Balance:</b>						<b>0.00</b>	

## Check Disbursement Report

### Bluff Country Village Townhomes Association

Wed Apr 01, 2020 thru Thu Apr 30, 2020

Vendor	Check Date	Check Status	Amount
<b>Union Bank</b>			
Associa Minnesota	0002000045 04/01/2020	Issued	668.00
Bluff Country TH UB RES 5874	0002000046 04/01/2020	Issued	4,000.00
Bluff Country Village Master UB OP 1444	0002000047 04/01/2020	Issued	4,329.00
<b>Total Computer checks for 04/01/2020</b>			<b>8,997.00</b>
Associa Minnesota	0002000048 04/06/2020	Issued	109.59
<b>Total Computer checks for 04/06/2020</b>			<b>109.59</b>
Dick's/Lakeville Sanitation	0001000025 04/16/2020	Issued	662.50
<b>Total Computer checks for 04/16/2020</b>			<b>662.50</b>
XPS Inc	0001000026 04/20/2020	Issued	161.29
Darian Klein, Ltd.	0002000049 04/20/2020	Issued	1,740.00
<b>Total Computer checks for 04/20/2020</b>			<b>1,901.29</b>
Community Association Underwriters	0001000027 04/21/2020	Issued	8,427.29
<b>Total Computer checks for 04/21/2020</b>			<b>8,427.29</b>
KMS Airduct Cleaning Companies	0001000028 04/23/2020	Issued	636.55
<b>Total Computer checks for 04/23/2020</b>			<b>636.55</b>
Associa Minnesota	0002000050 04/29/2020	Issued	110.29
<b>Total Computer checks for 04/29/2020</b>			<b>110.29</b>
<b>Total Computer checks for Union Bank</b>			<b>20,844.51</b>
<b>Total for Union Bank</b>			<b>20,844.51</b>
<b>Total for Bluff Country TH</b>			<b>20,844.51</b>

## Investment Listing Report

### Bluff Country Village Townhomes Association

As of Thu Apr 30, 2020

GI Account \ Institution	Bank Account	Investment Type	Current Balance	Rate	Purchase Date	Term	Maturity Date
<b>Operating Funds</b>							
1000 - UB OP #1469 Union Bank	****1469	Mutual Funds	54,279.46	0.001%	04/10/2019		0
<b>Total Operating Funds:</b>			<u><b>54,279.46</b></u>				
<b>Reserve Funds</b>							
1300 - UB RES #5874 Union Bank	****5874	Other	355,108.66	0.001%	04/10/2019		0
1325 - SF MM #1980 State Farm Bank	****1980 Other Money Mkt Rese	Investment Bonds	202,692.31	0.001%	01/01/2019		0
<b>Total Reserve Funds:</b>			<u><b>557,800.97</b></u>				
<b>Total Bluff Country TH:</b>			<u><u><b>612,080.43</b></u></u>				

*Bianca Cavello*

# Bank Reconciliation

## Bluff Country Village Townhomes Association

Account: 1000 -- UB OP #1469 -- Operating

Batch	Date	Comment	Reference	Amount	Balance
				<b>Balance per Bank:</b>	<b>53,929.46</b>
<b>Plus deposits and outstanding debits:</b>					
220327	04/30/2020	001 Items on Lock Box File	Lock Box Receipts	350.00	
<b>Total deposits and outstanding debits:</b>				350.00	54,279.46
<b>Less outstanding checks:</b>					
No outstanding checks.				0.00	
<b>Total outstanding checks:</b>				0.00	54,279.46
<b>Ending balance General Ledger:</b>					<b>54,279.46</b>
				<b>Difference:</b>	<b>0.00</b>

# Bank Reconciliation

## Bluff Country Village Townhomes Association

Account: 1300 -- UB RES #5874 -- Reserves

Batch	Date	Comment	Reference	Amount	Balance
				<b>Balance per Bank:</b>	<b>355,108.66</b>
<b>Plus deposits and outstanding debits:</b>					
		No outstanding deposits.		0.00	
				<b>Total deposits and outstanding debits:</b>	<b>355,108.66</b>
<b>Less outstanding checks:</b>					
		No outstanding checks.		0.00	
				<b>Total outstanding checks:</b>	<b>355,108.66</b>
				<b>Ending balance General Ledger:</b>	<b>355,108.66</b>
				<b>Difference:</b>	<b>0.00</b>



# Bank Reconciliation

## Bluff Country Village Townhomes Association

Account: 1325 -- SF MM #1980 -- Reserves

Batch	Date	Comment	Reference	Amount	Balance
				<b>Balance per Bank:</b>	<b>202,692.31</b>
<b>Plus deposits and outstanding debits:</b>					
		No outstanding deposits.		0.00	
<b>Total deposits and outstanding debits:</b>				0.00	202,692.31
<b>Less outstanding checks:</b>					
		No outstanding checks.		0.00	
<b>Total outstanding checks:</b>				0.00	202,692.31
<b>Ending balance General Ledger:</b>					<b>202,692.31</b>
				<b>Difference:</b>	<b>0.00</b>

Statement  
of Accounts

UNION BANK  
SAN FRANCISCO MAIN 0001  
PO BOX 512380  
LOS ANGELES CA 90051-0380

Page: 1 of 2  
Statement Number: 0033451469  
04/01/20 -04/30/20

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BLUFF COUNTRY VILLAGE TOWNHOMES  
ASSOCIATION  
OPERATING  
C/O ASSOCIA COMMUNITY DEVELOPMENT, INC.  
7100 NORTHLAND CIRCLE N #300  
BROOKLYN PARK MN 55428

## Analyzed Business Checking Summary

Account number: 0033451469

Days in statement period: 30

<b>Beginning Balance on 04/01</b>		<b>61,398.97</b>
<b>Total Credits</b>		<b>13,375.00</b>
Electronic Credits(17)	13,375.00	
<b>Total Debits</b>		<b>-20,844.51</b>
Electronic Debits(10)	-20,844.51	
<b>Ending Balance on 04/30</b>		<b>53,929.46</b>

### Credits

Electronic Credits	Date	Description	Reference	Amount
	04/02	UNION BANK ASSN CR CCD 0473-00840015	57546560	1,050.00
	04/03	ATGPay Online Pa ATGPay Onl CCD ST-U1Y9D3B9Z1U2	59566833	350.00
	04/03	UNION BANK ASSN CR CCD 0473-00840015	59016830	350.00
	04/03	BLUFFCOUNTRYTH PAYMENTS PPD *****2493	50645082	5,250.00
	04/06	UNION BANK ASSN CR CCD 0473-00840015	50582360	350.00
	04/06	ATGPay Online Pa ATGPay Onl CCD ST-Y1R3D3V6N1G2	51223611	350.00
	04/07	UNION BANK ASSN CR CCD 0473-00840015	52254910	1,050.00
	04/07	ATGPay Online Pa ATGPay Onl CCD ST-G3K0X0S5K3N5	53014670	350.00
	04/08	UNION BANK ASSN CR CCD 0473-00840015	53941285	350.00
	04/08	ATGPay Online Pa ATGPay Onl CCD ST-D5V7P4A6J6J4	54309898	350.00
	04/09	UNION BANK ASSN CR CCD 0473-00840015	55125286	350.00
	04/10	UNION BANK ASSN CR CCD 0473-00840015	56295754	350.00
	04/21	UNION BANK ASSN CR CCD 0473-00840015	56343330	350.00
	04/24	UNION BANK ASSN CR CCD 0473-00840015	59732289	1,100.00
	04/24	ATGPay Online Pa ATGPay Onl CCD ST-U2N7P6M1R6L0	50011647	725.00
	04/28	UNION BANK ASSN CR CCD 0473-00840015	52571077	350.00
	04/29	UNION BANK ASSN CR CCD 0473-00840015	54358135	350.00
		<b>17 Electronic Credits</b>		<b>13,375.00</b>

**Debits**

Electronic Debits	Date	Description	Reference	Amount
	04/02	BluffCountryTH VendorPymt CCD 0033451469	57442836	668.00
	04/02	BluffCountryTH VendorPymt CCD 0033451469	57442840	4,329.00
	04/02	BluffCountryTH VendorPymt CCD 0033451469	57442838	4,000.00
	04/07	BluffCountryTH VendorPymt CCD 0033451469	52401295	109.59
	04/17	AVIDPAY SERVICE AVIDPAY CCD CK1000025	53785156	662.50
	04/21	AVIDPAY SERVICE AVIDPAY CCD CK1000026	56449823	161.29
	04/21	BluffCountryTH VendorPymt CCD 0033451469	56369752	1,740.00
	04/22	AVIDPAY SERVICE AVIDPAY CCD CK1000027	57896842	8,427.29
	04/24	AVIDPAY SERVICE AVIDPAY CCD CK1000028	59959732	636.55
	04/30	BluffCountryTH VendorPymt CCD 0033451469	56113908	110.29
<b>10 Electronic Debits</b>				<b>20,844.51</b>

**Daily Balance**

Date	Ledger balance	Date	Ledger balance	Date	Ledger balance
04/01	61,398.97	04/02	53,451.97	04/03 - 04/05	59,401.97
04/06	60,101.97	04/07	61,392.38	04/08	62,092.38
04/09	62,442.38	04/10 - 04/16	62,792.38	04/17 - 04/20	62,129.88
04/21	60,578.59	04/22 - 04/23	52,151.30	04/24 - 04/27	53,339.75
04/28	53,689.75	04/29	54,039.75	04/30	53,929.46

Statement  
of Accounts

UNION BANK  
SAN FRANCISCO MAIN 0001  
PO BOX 512380  
LOS ANGELES CA 90051-0380

Page: 1 of 1  
Statement Number: 0033455874  
04/01/20 -04/30/20

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BLUFF COUNTRY VILLAGE TOWNHOMES  
ASSOCIATION  
RESERVE  
C/O ASSOCIA COMMUNITY DEVELOPMENT, INC.  
7100 NORTHLAND CIRCLE N #300  
BROOKLYN PARK MN 55428

## Business MoneyMarket Account Summary

Account number: 0033455874

Days in statement period: 30

<b>Beginning Balance on 04/01</b>		<b>350,963.24</b>	<b>Interest</b>	
<b>Total Credits</b>		<b>4,145.42</b>	Paid this period	145.42
Other Credits(1)	145.42		Paid year-to-date	568.79
Electronic Credits(1)	4,000.00		<b>Interest Rates</b>	
<b>Ending Balance on 04/30</b>		<b>355,108.66</b>	Annual Percentage Yield Earned	0.50%

### Credits

Electronic Credits	Date	Description	Reference	Amount
	04/02	BluffCountryTH VendorPymt CCD 0033455874	57442837	4,000.00
		<b>1 Electronic Credits</b>		<b>4,000.00</b>
Other Credits	Date	Description	Reference	Amount
	04/30	INTEREST PAYMENT		145.42
		<b>1 Other Credits</b>		<b>145.42</b>

### Daily Balance

Date	Ledger balance	Date	Ledger balance	Date	Ledger balance
04/01	350,963.24	04/02 - 04/29	354,963.24	04/30	355,108.66



P.O. Box 2316  
Bloomington, Illinois 61702-2316

Last statement: March 31, 2020  
This statement: April 30, 2020  
Total days in statement period: 30

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1008011980  
(0)

00007029 MSFDDAM0050120015408 000001 000000 0

Direct inquiries to:  
877 734-2265



BLUFF COUNTRY VILLAGE TOWNHOMES ASSN  
C/O COMMUNITY DEVELOPMENT INC  
7100 NORTHLAND CIR N SUITE 300  
MINNEAPOLIS MN 55428-1583

State Farm Bank  
PO Box 2316  
Bloomington IL 61702-2316

### Business Money Market

Account number	1008011980	Beginning balance	\$202,621.52
Low balance	\$202,621.52	Total additions	70.79
Average balance	\$202,621.52	Total subtractions	0.00
Avg collected balance	\$202,621	Ending balance	\$202,692.31
Interest paid year to date	\$471.47		

### INTEREST RATES

Effective dates	Interest Rate
03-31-20	0.500%
04-22-20	0.250%

### CREDITS

Date	Description	Additions
04-30	Interest	70.79

### DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
03-31	202,621.52	04-30	202,692.31		

### INTEREST INFORMATION

Annual percentage yield earned	0.43%
Interest-bearing days	30
Average balance for APY	\$202,621.52
Interest earned	\$70.79

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*NEA*