

Washington Park Manor

Balance Sheet
As of 07/31/17

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Washington Park Manor

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A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 07/01/17
Ending vendor #: "Last" Ending date: 07/31/17

ASSETS	
Cash Checking - Operating	\$ 4,973.10
Cash Savings - Reserves	5,722.16
Dues Receivable	12,941.95
R & R Violation Receivable	500.00
Special Assmts. Receiv.	3,423.16
Late Fees Receivable	25.00
Legal Fees Receivable	18,937.88
Work Order Receivable	167.25
TOTAL ASSETS	\$ 46,690.50
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LIABILITIES & EQUITY	
CURRENT LIABILITIES:	
Admin. Fees to HOA Mgmnt	\$ (10.00)
Prepaid Owner Dues	1,018.17
Subtotal Current Liab.	\$ 1,008.17
RESERVES:	
Subtotal Reserves	\$.00
EQUITY:	
Prior Year Net Inc./Loss	\$ 51,652.67
Current Year Net Income/(Loss)	(5,970.34)
Subtotal Equity	\$ 45,682.33
TOTAL LIABILITIES & EQUITY	\$ 46,690.50
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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	07/03/17	1650 CAPITO	CAPITOL HILL MANAGEMENT CO		070117				595.00
							Account Total:		595.00
7160		Legal Fees							
	07/03/17	1654 MESREE	MESSNER REEVES, LLP		457004				3,162.00
							Account Total:		3,162.00
7250		Bank Charges							
	07/05/17	1666 CITYWI	CITYWIDE BANKS		070517				27.11
							Account Total:		27.11
7260		Postage & Mail							
	07/03/17	1650 CAPITO	CAPITOL HILL MANAGEMENT CO		070117				4.70
							Account Total:		4.70
7280		Insurance							
	07/03/17	1649 ASSURD	ASSURED PARTNERS OF COLORADO		062317				2,684.32
							Account Total:		2,684.32
8910		Electricity							
	07/10/17	1667 XCEL	XCEL ENERGY		550401917				216.96
							Account Total:		216.96
8930		Water & Sewer							
	07/03/17	1652 DENV	DENVER WATER		062017				324.01
							Account Total:		324.01
8950		Gas							
	07/10/17	1667 XCEL	XCEL ENERGY		550401917				235.32

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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		235.32
8990		Telephone							
	07/14/17		1660	CENT	CENTURLINK	062517			77.34
							Account Total:		77.34
9030		Elevator Maintenance							
	07/03/17		1653	ELEVAT	ELEVATOR SAFETY SERVICES, LLC	2928			125.00
	07/14/17		1659	CENTRI	CENTRIC ELEVATOR	250267			252.64
							Account Total:		377.64
9035		Alarms							
	07/14/17		1657	FIRE A	FIRE ALARM SERVICES INC	172950			360.00
							Account Total:		360.00
9155		Heating Maintenance							
	07/03/17		1651	CHOICE	CHOICE MECHANICAL	19596			101.50
							Account Total:		101.50
9700		Trash Removal							
	07/14/17		1658	FRONT	FRONT RANGE DISPOSAL	063017			91.00
							Account Total:		91.00
9850		Janitorial Services							
	07/03/17		1648	A FRES	A FRESH START	070117			300.00
							Account Total:		300.00
							Section Total:		8,556.90

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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		235.32
3010		Accounts Payable							
	07/03/17		1648	A FRES	A FRESH START	070117			300.00
	07/03/17		1649	ASSURD	ASSURED PARTNERS OF COLORADO	062317			2,684.32
	07/03/17		1650	CAPITO	CAPITOL HILL MANAGEMENT CO	070117			599.70
	07/03/17		1651	CHOICE	CHOICE MECHANICAL	19596			101.50
	07/03/17		1652	DENV	DENVER WATER	062017			324.01
	07/03/17		1653	ELEVAT	ELEVATOR SAFETY SERVICES, LLC	2928			125.00
	07/03/17		1654	MESREE	MESSNER REEVES, LLP	457004			3,162.00
	07/14/17		1660	CENT	CENTURLINK	062517			77.34
	07/14/17		1659	CENTRI	CENTRIC ELEVATOR	250267			252.64
	07/14/17		1657	FIRE A	FIRE ALARM SERVICES INC	172950			360.00
	07/14/17		1658	FRONT	FRONT RANGE DISPOSAL	063017			91.00
							Account Total:		8,077.51
							Section Total:		8,077.51

Washington Park Manor

Income/Expense Statement
 Period: 07/01/17 to 07/31/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
Maintenance								
09015	Landscaping	.00	.00	.00	257.76	.00	(257.76)	.00
09020	Grounds Maintenance	.00	111.25	111.25	.00	778.75	778.75	1,335.00
09030	Elevator Maintenance	377.64	.00	(377.64)	1,893.48	.00	(1,893.48)	.00
09035	Alarms	360.00	.00	(360.00)	360.00	.00	(360.00)	.00
09050	Boiler	.00	66.66	66.66	.00	466.62	466.62	800.00
09090	Light Repair	.00	.00	.00	62.37	.00	(62.37)	.00
09110	Gen. Maint. & Repair	.00	229.16	229.16	70.00	1,604.12	1,534.12	2,750.00
09140	Roof Repairs	.00	70.83	70.83	.00	495.81	495.81	850.00
09145	Ext. Bldg. Maint.	.00	.00	.00	173.00	.00	(173.00)	.00
09147	Garage Door Maintenance	.00	.00	.00	1,975.00	.00	(1,975.00)	.00
09155	Heating Maintenance	101.50	.00	(101.50)	1,538.95	.00	(1,538.95)	.00
09160	Sewer Maintenance	.00	53.75	53.75	.00	376.25	376.25	645.00
	Maintenance	839.14	531.65	(307.49)	6,330.56	3,721.55	(2,609.01)	6,380.00
Contract Services								
09610	Lawn Maint. & Landscaping	.00	.00	.00	55.00	.00	(55.00)	.00
09620	Elevator	.00	87.33	87.33	.00	611.31	611.31	1,048.00
09650	Security Services	.00	30.00	30.00	.00	210.00	210.00	360.00
09700	Trash Removal	91.00	85.00	(6.00)	637.00	595.00	(42.00)	1,020.00
09800	Snow Removal	.00	111.66	111.66	806.66	781.62	(25.04)	1,340.00
09850	Janitorial Services	300.00	345.83	45.83	2,100.00	2,420.81	320.81	4,150.00
	Contract Services	391.00	659.82	268.82	3,598.66	4,618.74	1,020.08	7,918.00
Reserve Contributions								
09910	Reserves - Unallocated	.00	650.00	650.00	.00	4,550.00	4,550.00	7,800.00
	Reserve Contributions	.00	650.00	650.00	.00	4,550.00	4,550.00	7,800.00
	TOTAL EXPENSES	8,556.90	4,264.66	(4,292.24)	36,810.21	29,852.62	(6,957.59)	51,176.44
	Current Year Net Income/(loss)	(3,779.13)	15.04	(3,794.17)	(5,970.34)	105.28	(6,075.62)	180.00