

Washington Park Manor

Balance Sheet
As of 08/31/17

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Washington Park Manor

Report #2805 Page: 1

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 08/01/17
Ending vendor #: "Last" Ending date: 08/31/17

ASSETS	
Cash Checking - Operating	\$ 5,752.02
Cash Savings - Reserves	5,724.71
Dues Receivable	13,472.31
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	\$ 48,002.33
=====	
LIABILITIES & EQUITY	
CURRENT LIABILITIES:	
Admin. Fees to HOA Mgmnt	\$ (10.00)
Prepaid Owner Dues	375.00
Subtotal Current Liab.	\$ 365.00
RESERVES:	
Subtotal Reserves	\$.00
EQUITY:	
Prior Year Net Inc./Loss	\$ 51,652.67
Current Year Net Income/(Loss)	(4,015.34)
Subtotal Equity	\$ 47,637.33
TOTAL LIABILITIES & EQUITY	\$ 48,002.33
=====	

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	08/01/17	1662 CAPITO	CAPITOL HILL MANAGEMENT CO		080117				595.00
							Account Total:		595.00
7250		Bank Charges							
	08/02/17	1676 CITYWI	CITYWIDE BANKS		080217				28.15
							Account Total:		28.15
7260		Postage & Mail							
	08/01/17	1662 CAPITO	CAPITOL HILL MANAGEMENT CO		080117				5.64
							Account Total:		5.64
7280		Insurance							
	08/01/17	1665 FRST I	FIRST INSURANCE FUNDING CORP		071017				356.36
							Account Total:		356.36
8910		Electricity							
	08/07/17	1677 XCEL	XCEL ENERGY		554183622				213.32
							Account Total:		213.32
8930		Water & Sewer							
	08/01/17	1663 DENV	DENVER WATER		072017				277.43
							Account Total:		277.43
8950		Gas							
	08/07/17	1677 XCEL	XCEL ENERGY		554183622				147.35
							Account Total:		147.35
8990		Telephone							
	08/15/17	1668 CENT	CENTURYLINK		072517				78.35

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Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Account Total:								78.35
9030	Elevator Maintenance							
	08/01/17	1664	CENTRI	CENTRIC ELEVATOR	250763			252.64
Account Total:								252.64
9700	Trash Removal							
	08/15/17	1669	FRONT	FRONT RANGE DISPOSAL	073117			95.00
Account Total:								95.00
9850	Janitorial Services							
	08/01/17	1661	A FRES	A FRESH START	22343			300.00
Account Total:								300.00
Section Total:								2,349.24

A/P DISTRIBUTION TO G/L REPORT

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Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Account Payable in Detail								
3010	Accounts Payable							
	08/01/17	1661	A FRES	A FRESH START	22343			300.00
	08/01/17	1662	CAPITO	CAPITOL HILL MANAGEMENT CO	080117			600.64
	08/01/17	1664	CENTRI	CENTRIC ELEVATOR	250763			252.64
	08/01/17	1663	DENV	DENVER WATER	072017			277.43
	08/01/17	1665	FRST I	FIRST INSURANCE FUNDING CORP	071017			356.36
	08/15/17	1668	CENT	CENTURYLINK	072517			78.35
	08/15/17	1669	FRONT	FRONT RANGE DISPOSAL	073117			95.00
Account Total:								1,960.42
Section Total:								1,960.42

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 08/01/17
 Ending vendor #: "Last" Ending date: 08/31/17

Account #	Description		Invoice #	Reference	Chk #	Amount
	Date	Vchr-# Vend-#	Name			
A/P Checks in Detail						
1010	Cash Checking - Operating					
	08/01/17	1661 A FRES	A FRESH START	22343	2361	300.00
	08/01/17	1662 CAPITO	CAPITOL HILL MANAGEMENT CO	080117	2362	600.64
	08/01/17	1664 CENTRI	CENTRIC ELEVATOR	250763	2363	252.64
	08/01/17	1663 DENV	DENVER WATER	072017	2364	277.43
	08/01/17	1665 FRST I	FIRST INSURANCE FUNDING CORP	071017	2365	356.36
	08/02/17	1676 CITYWI	CITYWIDE BANKS	080217	80217	28.15
	08/07/17	1677 XCEL	XCEL ENERGY	554183622	80717	360.67
	08/15/17	1668 CENT	CENTURYLINK	072517	2366	78.35
	08/15/17	1669 FRONT	FRONT RANGE DISPOSAL	073117	2367	95.00

Account Total: 2,349.24

Section Total: 2,349.24

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06305	Dues	4,082.64	3,359.87	722.77	32,661.12	26,878.96	5,782.16	40,318.44
06315	Insurance Reimbursement	.00	.00	.00	486.00	.00	486.00	.00
06340	Late Fee Income	.00	25.00	(25.00)	25.00	200.00	(175.00)	300.00
06365	Parking Income	164.90	180.00	(15.10)	1,420.79	1,440.00	(19.21)	2,160.00
06810	Laundry Income	54.15	110.00	(55.85)	527.11	880.00	(352.89)	1,320.00
06910	Interest Income	2.55	4.83	(2.28)	24.09	38.64	(14.55)	58.00
06915	Verizon Lease	.00	600.00	(600.00)	.00	4,800.00	(4,800.00)	7,200.00
	Subtotal Income	4,304.24	4,279.70	24.54	35,144.11	34,237.60	906.51	51,356.44
EXPENSES								
General & Administrative								
07010	Management Fees	595.00	510.00	(85.00)	4,760.00	4,080.00	(680.00)	6,120.00
07020	Accounting Fees	.00	.00	.00	220.00	.00	(220.00)	.00
07140	Audit Fees	.00	20.83	20.83	.00	166.64	166.64	250.00
07160	Legal Fees	.00	.00	.00	8,667.50	.00	(8,667.50)	.00
07250	Bank Charges	28.15	.00	(28.15)	225.92	.00	(225.92)	.00
07260	Postage & Mail	5.64	20.28	14.64	63.07	162.24	99.17	243.44
07270	Inspections	.00	.00	.00	110.50	.00	(110.50)	.00
07280	Insurance	356.36	524.58	168.22	5,650.04	4,196.64	(1,453.40)	6,295.00
07320	Office Supplies	.00	25.00	25.00	.00	200.00	200.00	300.00
07400	Printing & Reproduction	.00	.00	.00	.15	.00	(.15)	.00
07450	Other Taxes & Fees	.00	.00	.00	562.09	.00	(562.09)	.00
	General & Administrative	985.15	1,100.69	115.54	20,259.27	8,805.52	(11,453.75)	13,208.44
Unit Expenses								
	Unit Expenses	.00	.00	.00	.00	.00	.00	.00
Site Improvement								
	Site Improvement	.00	.00	.00	.00	.00	.00	.00
Utilities								
08905	Electricity & Gas	.00	1,012.50	1,012.50	.00	8,100.00	8,100.00	12,150.00
08910	Electricity	213.32	.00	(213.32)	2,177.56	.00	(2,177.56)	.00
08930	Water & Sewer	277.43	200.00	(77.43)	2,360.52	1,600.00	(760.52)	2,400.00
08950	Gas	147.35	.00	(147.35)	3,169.69	.00	(3,169.69)	.00
08990	Telephone	78.35	110.00	31.65	615.55	880.00	264.45	1,320.00
	Utilities	716.45	1,322.50	606.05	8,323.32	10,580.00	2,256.68	15,870.00

Washington Park Manor

Income/Expense Statement
 Period: 08/01/17 to 08/31/17

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	890.00	890.00	1,335.00
09030	Elevator Maintenance	252.64	.00	(252.64)	2,146.12	.00	(2,146.12)	.00
09035	Alarms	.00	.00	.00	360.00	.00	(360.00)	.00
09050	Boiler	.00	66.66	66.66	.00	533.28	533.28	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	1,833.28	1,763.28	2,750.00
09140	Roof Repairs	.00	70.83	70.83	.00	566.64	566.64	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	.00	.00	.00	1,538.95	.00	(1,538.95)	.00
09160	Sewer Maintenance	.00	53.75	53.75	.00	430.00	430.00	645.00
	Maintenance	252.64	531.65	279.01	6,583.20	4,253.20	(2,330.00)	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	698.64	698.64	1,048.00
09650	Security Services	.00	30.00	30.00	.00	240.00	240.00	360.00
09700	Trash Removal	95.00	85.00	(10.00)	732.00	680.00	(52.00)	1,020.00
09800	Snow Removal	.00	111.66	111.66	806.66	893.28	86.62	1,340.00
09850	Janitorial Services	300.00	345.83	45.83	2,400.00	2,766.64	366.64	4,150.00
	Contract Services	395.00	659.82	264.82	3,993.66	5,278.56	1,284.90	7,918.00
Reserve Contributions								
09910	Reserves - Unallocated	.00	650.00	650.00	.00	5,200.00	5,200.00	7,800.00
	Reserve Contributions	.00	650.00	650.00	.00	5,200.00	5,200.00	7,800.00
TOTAL EXPENSES		2,349.24	4,264.66	1,915.42	39,159.45	34,117.28	(5,042.17)	51,176.44
Current Year Net Income/(loss)		1,955.00	15.04	1,939.96	(4,015.34)	120.32	(4,135.66)	180.00