

Washington Park Manor

Balance Sheet
As of 09/30/17

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Date 10/18/17 Time:17:38:59

Washington Park Manor

Report #2821 Page: 1

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 09/01/17
Ending vendor #: "Last" Ending date: 09/30/17

| ASSETS | | |
|---------------------------------------|---------------------|-------|
| Cash Checking - Operating | \$ 10,302.57 | |
| Cash Savings - Reserves | 5,727.26 | |
| Dues Receivable | 14,002.67 | |
| R & R Violation Receivable | 500.00 | |
| Special Assmts. Receiv. | 3,423.16 | |
| Late Fees Receivable | 100.00 | |
| Legal Fees Receivable | 18,937.88 | |
| Work Order Receivable | 167.25 | |
| TOTAL ASSETS | <u>\$ 53,160.79</u> | ===== |
| LIABILITIES & EQUITY | | |
| CURRENT LIABILITIES: | | |
| Admin. Fees to HOA Mgmnt | \$ (10.00) | |
| Prepaid Owner Dues | 1,018.37 | |
| Subtotal Current Liab. | <u>\$ 1,008.37</u> | |
| RESERVES: | | |
| Subtotal Reserves | <u>\$.00</u> | |
| EQUITY: | | |
| Prior Year Net Inc./Loss | \$ 51,652.67 | |
| Current Year Net Income/(Loss) | 499.75 | |
| Subtotal Equity | <u>\$ 52,152.42</u> | |
| TOTAL LIABILITIES & EQUITY | <u>\$ 53,160.79</u> | ===== |

| Account # | Date | Description | Vchr-# | Vend-# | Name | Invoice-# | Reference | Chk # | Amount |
|------------------------|----------|-----------------|------------------------------|--------|-----------|-----------|----------------|-------|--------|
| Distribution in Detail | | | | | | | | | |
| 7010 | | Management Fees | | | | | | | |
| | 09/01/17 | 1671 CAPITO | CAPITOL HILL MANAGEMENT CO | | 090117 | | | | 595.00 |
| | | | | | | | Account Total: | | 595.00 |
| 7250 | | Bank Charges | | | | | | | |
| | 09/05/17 | 1691 CITYWI | CITYWIDE BANKS | | 090517 | | | | 26.50 |
| | | | | | | | Account Total: | | 26.50 |
| 7260 | | Postage & Mail | | | | | | | |
| | 09/01/17 | 1671 CAPITO | CAPITOL HILL MANAGEMENT CO | | 090117 | | | | 2.82 |
| | | | | | | | Account Total: | | 2.82 |
| 7280 | | Insurance | | | | | | | |
| | 09/01/17 | 1675 FRST I | FIRST INSURANCE FUNDING CORP | | 081017 | | | | 356.36 |
| | | | | | | | Account Total: | | 356.36 |
| 8910 | | Electricity | | | | | | | |
| | 09/07/17 | 1692 XCEL | XCEL ENERGY | | 557990019 | | | | 193.31 |
| | | | | | | | Account Total: | | 193.31 |
| 8930 | | Water & Sewer | | | | | | | |
| | 09/01/17 | 1673 DENV | DENVER WATER | | 082117 | | | | 285.56 |
| | | | | | | | Account Total: | | 285.56 |
| 8950 | | Gas | | | | | | | |
| | 09/07/17 | 1692 XCEL | XCEL ENERGY | | 557990019 | | | | 147.59 |
| | | | | | | | Account Total: | | 147.59 |
| 8990 | | Telephone | | | | | | | |
| | 09/15/17 | 1678 CENT | CENTURYLINK | | 082517 | | | | 77.80 |

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 09/01/17
 Ending vendor #: "Last" Ending date: 09/30/17

| Account # | Date | Vchr-# | Vend-# | Name | Invoice-# | Reference | Chk # | Amount |
|-----------|----------|--------|--------|----------------------|-----------|----------------|-------|----------|
| | | | | | | Account Total: | | 77.80 |
| 9030 | | | | Elevator Maintenance | | | | |
| | 09/01/17 | 1672 | CENTRI | CENTRIC ELEVATOR | 251414 | | | 252.64 |
| | | | | | | Account Total: | | 252.64 |
| 9700 | | | | Trash Removal | | | | |
| | 09/15/17 | 1679 | FRONT | FRONT RANGE DISPOSAL | 083117 | | | 95.00 |
| | | | | | | Account Total: | | 95.00 |
| 9850 | | | | Janitorial Services | | | | |
| | 09/01/17 | 1670 | A FRES | A FRESH START | 22480 | | | 300.00 |
| | | | | | | Account Total: | | 300.00 |
| | | | | | | Section Total: | | 2,332.58 |

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 09/01/17
 Ending vendor #: "Last" Ending date: 09/30/17

| Account # | Date | Vchr-# | Vend-# | Name | Invoice-# | Reference | Chk # | Amount |
|-----------|----------|--------|--------|------------------------------|-----------|----------------|-------|----------|
| | | | | | | Account Total: | | 1,965.18 |
| 3010 | | | | Accounts Payable | | | | |
| | 09/01/17 | 1670 | A FRES | A FRESH START | 22480 | | | 300.00 |
| | 09/01/17 | 1671 | CAPITO | CAPITOL HILL MANAGEMENT CO | 090117 | | | 597.82 |
| | 09/01/17 | 1672 | CENTRI | CENTRIC ELEVATOR | 251414 | | | 252.64 |
| | 09/01/17 | 1673 | DENV | DENVER WATER | 082117 | | | 285.56 |
| | 09/01/17 | 1675 | FRST I | FIRST INSURANCE FUNDING CORP | 081017 | | | 356.36 |
| | 09/15/17 | 1678 | CENT | CENTURYLINK | 082517 | | | 77.80 |
| | 09/15/17 | 1679 | FRONT | FRONT RANGE DISPOSAL | 083117 | | | 95.00 |
| | | | | | | Account Total: | | 1,965.18 |
| | | | | | | Section Total: | | 1,965.18 |

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 09/01/17
 Ending vendor #: "Last" Ending date: 09/30/17

| Account # | Description | | Name | Invoice # | Reference | Chk # | Amount |
|----------------------|---------------------------|--------|--------|------------------------------|-----------|-------|--------|
| | Date | Vchr-# | Vend-# | | | | |
| A/P Checks in Detail | | | | | | | |
| 1010 | Cash Checking - Operating | | | | | | |
| | 09/01/17 | 1670 | A FRES | A FRESH START | 22480 | 2368 | 300.00 |
| | 09/01/17 | 1671 | CAPITO | CAPITOL HILL MANAGEMENT CO | 090117 | 2369 | 597.82 |
| | 09/01/17 | 1672 | CENTRI | CENTRIC ELEVATOR | 251414 | 2370 | 252.64 |
| | 09/01/17 | 1673 | DENV | DENVER WATER | 082117 | 2371 | 285.56 |
| | 09/01/17 | 1675 | FRST I | FIRST INSURANCE FUNDING CORP | 081017 | 2372 | 356.36 |
| | 09/05/17 | 1691 | CITYWI | CITYWIDE BANKS | 090517 | 90517 | 26.50 |
| | 09/07/17 | 1692 | XCEL | XCEL ENERGY | 557990019 | 90717 | 340.90 |
| | 09/15/17 | 1678 | CENT | CENTURYLINK | 082517 | 2373 | 77.80 |
| | 09/15/17 | 1679 | FRONT | FRONT RANGE DISPOSAL | 083117 | 2374 | 95.00 |

Account Total: 2,332.58

Section Total: 2,332.58

Income/Expense Statement
 Period: 09/01/17 to 09/30/17

| 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 | 36,743.76 | 30,238.83 | 6,504.93 | 40,318.44 |
| 06315 | Insurance Reimbursement | 1,975.00 | .00 | 1,975.00 | 2,461.00 | .00 | 2,461.00 | .00 |
| 06340 | Late Fee Income | 75.00 | 25.00 | 50.00 | 100.00 | 225.00 | (125.00) | 300.00 |
| 06365 | Parking Income | 165.10 | 180.00 | (14.90) | 1,585.89 | 1,620.00 | (34.11) | 2,160.00 |
| 06810 | Laundry Income | 47.38 | 110.00 | (62.62) | 574.49 | 990.00 | (415.51) | 1,320.00 |
| 06910 | Interest Income | 2.55 | 4.83 | (2.28) | 26.64 | 43.47 | (16.83) | 58.00 |
| 06915 | Verizon Lease | .00 | 600.00 | (600.00) | .00 | 5,400.00 | (5,400.00) | 7,200.00 |
| 06930 | Movein/out | 500.00 | .00 | 500.00 | 500.00 | .00 | 500.00 | .00 |
| | Subtotal Income | 6,847.67 | 4,279.70 | 2,567.97 | 41,991.78 | 38,517.30 | 3,474.48 | 51,356.44 |
| EXPENSES | | | | | | | | |
| General & Administrative | | | | | | | | |
| 07010 | Management Fees | 595.00 | 510.00 | (85.00) | 5,355.00 | 4,590.00 | (765.00) | 6,120.00 |
| 07020 | Accounting Fees | .00 | .00 | .00 | 220.00 | .00 | (220.00) | .00 |
| 07140 | Audit Fees | .00 | 20.83 | 20.83 | .00 | 187.47 | 187.47 | 250.00 |
| 07160 | Legal Fees | .00 | .00 | .00 | 8,667.50 | .00 | (8,667.50) | .00 |
| 07250 | Bank Charges | 26.50 | .00 | (26.50) | 252.42 | .00 | (252.42) | .00 |
| 07260 | Postage & Mail | 2.82 | 20.28 | 17.46 | 65.89 | 182.52 | 116.63 | 243.44 |
| 07270 | Inspections | .00 | .00 | .00 | 110.50 | .00 | (110.50) | .00 |
| 07280 | Insurance | 356.36 | 524.58 | 168.22 | 6,006.40 | 4,721.22 | (1,285.18) | 6,295.00 |
| 07320 | Office Supplies | .00 | 25.00 | 25.00 | .00 | 225.00 | 225.00 | 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 | 980.68 | 1,100.69 | 120.01 | 21,239.95 | 9,906.21 | (11,333.74) | 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 | 9,112.50 | 9,112.50 | 12,150.00 |
| 08910 | Electricity | 193.31 | .00 | (193.31) | 2,370.87 | .00 | (2,370.87) | .00 |
| 08930 | Water & Sewer | 285.56 | 200.00 | (85.56) | 2,646.08 | 1,800.00 | (846.08) | 2,400.00 |
| 08950 | Gas | 147.59 | .00 | (147.59) | 3,317.28 | .00 | (3,317.28) | .00 |
| 08990 | Telephone | 77.80 | 110.00 | 32.20 | 693.35 | 990.00 | 296.65 | 1,320.00 |

Washington Park Manor

Income/Expense Statement
 Period: 09/01/17 to 09/30/17

| Account | Description | Actual | Current Period | | Actual | Year-To-Date | | Yearly Budget |
|-----------------------|--------------------------------|----------|----------------|----------|-----------|--------------|------------|---------------|
| | | | Budget | Variance | | Budget | Variance | |
| | Utilities | 704.26 | 1,322.50 | 618.24 | 9,027.58 | 11,902.50 | 2,874.92 | 15,870.00 |
| Maintenance | | | | | | | | |
| 09015 | Landscaping | .00 | .00 | .00 | 257.76 | .00 | (257.76) | .00 |
| 09020 | Grounds Maintenance | .00 | 111.25 | 111.25 | .00 | 1,001.25 | 1,001.25 | 1,335.00 |
| 09030 | Elevator Maintenance | 252.64 | .00 | (252.64) | 2,398.76 | .00 | (2,398.76) | .00 |
| 09035 | Alarms | .00 | .00 | .00 | 360.00 | .00 | (360.00) | .00 |
| 09050 | Boiler | .00 | 66.66 | 66.66 | .00 | 599.94 | 599.94 | 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 | 2,062.44 | 1,992.44 | 2,750.00 |
| 09140 | Roof Repairs | .00 | 70.83 | 70.83 | .00 | 637.47 | 637.47 | 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 | 483.75 | 483.75 | 645.00 |
| | Maintenance | 252.64 | 531.65 | 279.01 | 6,835.84 | 4,784.85 | (2,050.99) | 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 | 785.97 | 785.97 | 1,048.00 |
| 09650 | Security Services | .00 | 30.00 | 30.00 | .00 | 270.00 | 270.00 | 360.00 |
| 09700 | Trash Removal | 95.00 | 85.00 | (10.00) | 827.00 | 765.00 | (62.00) | 1,020.00 |
| 09800 | Snow Removal | .00 | 111.66 | 111.66 | 806.66 | 1,004.94 | 198.28 | 1,340.00 |
| 09850 | Janitorial Services | 300.00 | 345.83 | 45.83 | 2,700.00 | 3,112.47 | 412.47 | 4,150.00 |
| | Contract Services | 395.00 | 659.82 | 264.82 | 4,388.66 | 5,938.38 | 1,549.72 | 7,918.00 |
| Reserve Contributions | | | | | | | | |
| 09910 | Reserves - Unallocated | .00 | 650.00 | 650.00 | .00 | 5,850.00 | 5,850.00 | 7,800.00 |
| | Reserve Contributions | .00 | 650.00 | 650.00 | .00 | 5,850.00 | 5,850.00 | 7,800.00 |
| | TOTAL EXPENSES | 2,332.58 | 4,264.66 | 1,932.08 | 41,492.03 | 38,381.94 | (3,110.09) | 51,176.44 |
| | Current Year Net Income/(loss) | 4,515.09 | 15.04 | 4,500.05 | 499.75 | 135.36 | 364.39 | 180.00 |