

Cheesman on the Park HOA

Balance Sheet
As of 10/31/17

ASSETS

1010	Cash Checking - Operating	\$ 7,133.71
1070	Cash Savings - Reserves	31,594.13
1075	Cash Savings - Time Deposit	445.97
1305	Dues Receivable	1,184.00
1345	NSF Fees Receivable	50.00
TOTAL ASSETS		<u>\$ 40,407.81</u>

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LIABILITIES & EQUITY

CURRENT LIABILITIES:

3070	Admin. Fees to HOA Mgmt	\$ 100.00
3305	Prepaid Owner Dues	796.00
Subtotal Current Liab.		<u>\$ 896.00</u>

RESERVES:

5010	Reserves - Unallocated	\$ 15,972.20
5015	Reserves - Income	2,035.42
Subtotal Reserves		<u>\$ 18,007.62</u>

EQUITY:

5510	Prior Year Net Inc./Loss	\$ 7,370.40
5520	Contrib. Capital - Owners	13,396.39
	Current Year Net Income/(Loss)	737.40
Subtotal Equity		<u>\$ 21,504.19</u>

TOTAL LIABILITIES & EQUITY \$ 40,407.81

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A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 10/01/17
Ending vendor #: "Last" Ending date: 10/31/17

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount	
Distribution in Detail										
7010		Management Fees								
	10/02/17	3481 CAPITO	CAPITOL HILL MANAGEMENT CO		100117				360.00	
									Account Total:	360.00
7260		Postage & Mail								
	10/02/17	3481 CAPITO	CAPITOL HILL MANAGEMENT CO		100117				2.82	
									Account Total:	2.82
7450		Other Taxes & Fees								
	10/15/17	3492 MNG FI	MANAGER OF FINANCE		092817				183.17	
									Account Total:	183.17
8070		Plumbing Repairs - Units								
	10/15/17	3488 CHOICE	CHOICE MECHANICAL		20131	#5			561.00	
									Account Total:	561.00
8905		Electricity & Gas								
	10/15/17	3493 XCEL	XCEL ENERGY		563802655				408.00	
									Account Total:	408.00
8930		Water & Sewer								
	10/02/17	3483 DENV	DENVER WATER		5267100000				272.62	
									Account Total:	272.62
9090		Street Light Repair								
	10/02/17	3480 BRYANT	ED BRYANT		100117				11.37	
									Account Total:	11.37
9148		Carpet Cleaning								
	10/02/17	3484 FIVE	FIVE STAR CARPET CLEANING INC		6538				350.00	

A/P DISTRIBUTION TO G/L REPORT

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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Account Total:									350.00
9155		Heating Maintenance							
	10/15/17		3489	CHOICE	CHOICE MECHANICAL	20077			1,333.08
Account Total:									1,333.08
9160		Sewer Maintenance							
	10/02/17		3482	COLSEW	COLORADO SEWER SERVICE	683036	#5		122.50
	10/15/17		3491	COLSEW	COLORADO SEWER SERVICE	683079	#5		80.00
Account Total:									202.50
9610		Lawn Maint. & Landscaping							
	10/02/17		3485	HIGPLA	HIGH PLAINS LAWN SERVICE	6965			160.00
Account Total:									160.00
9620		Roof Guard							
	10/02/17		3486	UNIT	UNITED MATERIALS, INC.	35095			55.00
Account Total:									55.00
9700		Trash Removal							
	10/02/17		3487	WAST	WASTE CONNECTIONS	3018867			432.31
Account Total:									432.31
9850		Janitorial Services							
	10/02/17		3480	BRYANT	ED BRYANT	100117			160.00
Account Total:									160.00
Section Total:									4,491.87

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 10/01/17
 Ending vendor #: "Last" Ending date: 10/31/17

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Account Payable in Detail									
3010		Accounts Payable							
	10/02/17		3480	BRYANT	ED BRYANT	100117			171.37
	10/02/17		3481	CAPITO	CAPITOL HILL MANAGEMENT CO	100117			362.82
	10/02/17		3482	COLSEW	COLORADO SEWER SERVICE	683036	#5		122.50
	10/02/17		3483	DENV	DENVER WATER	5267100000			272.62
	10/02/17		3484	FIVE	FIVE STAR CARPET CLEANING INC	6538			350.00
	10/02/17		3485	HIGPLA	HIGH PLAINS LAWN SERVICE	6965			160.00
	10/02/17		3486	UNIT	UNITED MATERIALS, INC.	35095			55.00
	10/02/17		3487	WAST	WASTE CONNECTIONS	3018867			432.31
	10/15/17		3488	CHOICE	CHOICE MECHANICAL	20131	#5		561.00
	10/15/17		3489	CHOICE	CHOICE MECHANICAL	20077			1,333.08
	10/15/17		3491	COLSEW	COLORADO SEWER SERVICE	683079	#5		80.00
	10/15/17		3492	MNG FI	MANAGER OF FINANCE	092817			183.17
	10/15/17		3493	XCEL	XCEL ENERGY	563802655			408.00
Account Total:									4,491.87
Section Total:									4,491.87

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 10/01/17
 Ending vendor #: "Last" Ending date: 10/31/17

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
A/P Checks in Detail									
1010		Cash Checking - Operating							
	10/02/17	3480 BRYANT ED BRYANT				100117		3396	171.37
	10/02/17	3481 CAPITO CAPITOL HILL MANAGEMENT CO				100117		3397	362.82
	10/02/17	3482 COLSEW COLORADO SEWER SERVICE				683036	#5	3398	122.50
	10/02/17	3483 DENV DENVER WATER				5267100000		3399	272.62
	10/02/17	3484 FIVE FIVE STAR CARPET CLEANING INC				6538		3400	350.00
	10/02/17	3485 HIGPLA HIGH PLAINS LAWN SERVICE				6965		3401	160.00
	10/02/17	3486 UNIT UNITED MATERIALS, INC.				35095		3402	55.00
	10/02/17	3487 WAST WASTE CONNECTIONS				3018867		3403	432.31
	10/15/17	3488 CHOICE CHOICE MECHANICAL				20131	#5	3404	561.00
	10/15/17	3489 CHOICE CHOICE MECHANICAL				20077		3404	1,333.08
	10/15/17	3491 COLSEW COLORADO SEWER SERVICE				683079	#5	3405	80.00
	10/15/17	3492 MNG FI MANAGER OF FINANCE				092817		3406	183.17
	10/15/17	3493 XCEL XCEL ENERGY				563802655		3407	408.00

Account Total: 4,491.87

Section Total: 4,491.87

Cheesman on the Park HOA

Income/Expense Statement
 Period: 10/01/17 to 10/31/17

Account	Current Period			Description	Year-To-Date			Yearly Budget
	Actual	Budget	Variance		Actual	Budget	Variance	
INCOME:								
06305	3,435.00	2,470.00	965.00	Dues	34,350.00	24,700.00	9,650.00	29,640.00
06315	2,409.32	.00	2,409.32	Insurance Reimbursement	2,409.32	.00	2,409.32	.00
06330	.00	516.08	(516.08)	Special Assmt. Income	.00	5,160.80	(5,160.80)	6,192.96
06350	.00	16.67	(16.67)	Legal Fees Reimbursement	.00	166.70	(166.70)	200.00
06810	183.44	.00	183.44	Laundry Income	827.18	.00	827.18	.00
06850	.00	.00	.00	Keys	10.00	.00	10.00	.00
06910	.00	64.58	(63.20)	Interest Income	12.75	645.80	(633.05)	775.00
06920	.00	110.33	(110.33)	Misc. Income	.00	1,103.30	(1,103.30)	1,324.00
	6,029.14	3,177.66	2,851.48	Subtotal Income	37,609.25	31,776.60	5,832.65	38,131.96
EXPENSES								
General & Administrative								
07010	360.00	288.00	(72.00)	Management Fees	3,600.00	2,880.00	(720.00)	3,456.00
07020	.00	16.66	16.66	Accounting Fees	220.00	166.60	(53.40)	200.00
07160	.00	16.66	16.66	Legal Fees	.00	166.60	166.60	200.00
07260	2.82	.00	(2.82)	Postage & Mail	93.37	.00	(93.37)	.00
07270	.00	.00	.00	inspections	155.50	.00	(155.50)	.00
07280	.00	454.79	454.79	Insurance	.00	4,547.90	4,547.90	5,457.51
07400	.00	.00	.00	Printing & Reproduction	1.80	.00	(1.80)	.00
07450	183.17	7.08	(176.09)	Other Taxes & Fees	416.34	70.80	(345.54)	85.00
	545.99	783.19	237.20	General & Administrativ	4,487.01	7,831.90	3,344.89	9,398.51
Community Room/Building								
08070	561.00	.00	(561.00)	Plumbing Repairs - Units	561.00	.00	(561.00)	.00
	561.00	.00	(561.00)	Community Room/Building	561.00	.00	(561.00)	.00
Site Improvement								
08510	.00	.00	.00	Landscaping	91.71	.00	(91.71)	.00
	.00	.00	.00	Site Improvement	91.71	.00	(91.71)	.00
Personnel Expense								
	.00	.00	.00	Personnel Expense	.00	.00	.00	.00
Utilities								
08905	408.00	.00	(408.00)	Electricity & Gas	4,254.71	.00	(4,254.71)	.00

Cheesman on the Park HOA

Income/Expense Statement

Period: 10/01/17 to 10/31/17

Actual	Current Period		Account	Description	Actual	Year-To-Date		Yearly Budget
	Budget	Variance				Budget	Variance	
272.62	208.33	(64.29)	08930	Water & Sewer	2,376.57	2,083.30	(293.27)	2,500.00
.00	416.67	416.67	08940	Gas/Electric	.00	4,166.70	4,166.70	5,000.00
680.62	625.00	(55.62)		Utilities	6,631.28	6,250.00	(381.28)	7,500.00
Maintenance								
.00	16.66	16.66	09025	Sprinkler Maintenance	.00	166.60	166.60	200.00
11.37	.00	(11.37)	09090	Street Light Repair	70.23	.00	(70.23)	.00
.00	.00	.00	09110	Gen. Maint. & Repair	140.00	.00	(140.00)	.00
.00	12.67	12.67	09120	Asphalt Repair	.00	126.70	126.70	152.00
.00	166.67	166.67	09145	Ext. Bldg. Maint.	922.51	1,666.70	744.19	2,000.00
350.00	.00	(350.00)	09148	Carpet Cleaning	593.00	.00	(593.00)	.00
1,333.08	.00	(1,333.08)	09155	Heating Maintenance	4,755.13	.00	(4,755.13)	.00
202.50	.00	(202.50)	09160	Sewer Maintenance	202.50	.00	(202.50)	.00
.00	41.67	41.67	09180	Plumbing Repairs - Common	11,088.14	416.70	(10,671.44)	500.00
.00	41.67	41.67	09190	Electrical Repairs	.00	416.70	416.70	500.00
.00	26.75	26.75	09220	Hallway Maintenance	.00	267.50	267.50	321.00
.00	7.50	7.50	09580	Misc. Maintenance	.00	75.00	75.00	90.00
1,896.95	313.59	(1,583.36)		Maintenance	17,771.51	3,135.90	(14,635.61)	3,763.00
Contract Services								
160.00	101.66	(58.34)	09610	Lawn Maint. & Landscaping	968.35	1,016.60	48.25	1,220.00
55.00	40.00	(15.00)	09620	Roof Guard	420.00	400.00	(20.00)	480.00
432.31	162.50	(269.81)	09700	Trash Removal	4,212.78	1,625.00	(2,587.78)	1,950.00
.00	125.00	125.00	09800	Snow Removal	120.00	1,250.00	1,130.00	1,500.00
160.00	160.00	.00	09850	Janitorial Services	1,608.21	1,600.00	(8.21)	1,920.00
807.31	589.16	(218.15)		Contract Services	7,329.34	5,891.60	(1,437.74)	7,070.00
Reserve Contributions								
.00	.00	.00		Reserve Contributions	.00	.00	.00	.00
4,491.87	2,310.94	(2,180.93)		TOTAL EXPENSES	36,871.85	23,109.40	(13,762.45)	27,731.51
1,537.27	866.72	670.55		Current Year Net Income/(los)	737.40	8,667.20	(7,929.80)	10,400.45