

Washington Park Manor

Balance Sheet
As of 10/31/17

Page: 1

Date 11/12/17 Time:10:55:25

Washington Park Manor

Report #2836 Page: 1

A/P DISTRIBUTION TO G/L REPORT

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

ASSETS		
Cash Checking - Operating	\$	10,641.45
Cash Savings - Reserves		5,730.06
Dues Receivable		14,518.03
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
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TOTAL ASSETS	\$	54,017.83
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LIABILITIES & EQUITY		
CURRENT LIABILITIES:		
Admin. Fees to HOA Mgmnt	\$	(10.00)
Prepaid Owner Dues		614.59
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Subtotal Current Liab.	\$	604.59
RESERVES:		
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Subtotal Reserves	\$.00
EQUITY:		
Prior Year Net Inc./Loss	\$	51,652.67
Current Year Net Income/(Loss)		1,760.57
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Subtotal Equity	\$	53,413.24
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TOTAL LIABILITIES & EQUITY	\$	54,017.83
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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	10/02/17	1681 CAPITO	CAPITOL HILL MANAGEMENT CO		100117				595.00
							Account Total:		595.00
7250		Bank Charges							
	10/04/17	1701 CITYWI	CITYWIDE BANKS		100417				27.19
							Account Total:		27.19
7260		Postage & Mail							
	10/02/17	1681 CAPITO	CAPITOL HILL MANAGEMENT CO		100117				2.82
							Account Total:		2.82
7280		Insurance							
	10/02/17	1686 FRST I	FIRST INSURANCE FUNDING CORP		090817				356.36
							Account Total:		356.36
7400		Printing & Reproduction							
	10/02/17	1681 CAPITO	CAPITOL HILL MANAGEMENT CO		100117				.40
							Account Total:		.40
8910		Electricity							
	10/05/17	1702 XCEL	XCEL ENERGY		561588204				210.89
							Account Total:		210.89
8930		Water & Sewer							
	10/02/17	1684 DENV	DENVER WATER		092017				277.43
							Account Total:		277.43
8950		Gas							
	10/05/17	1702 XCEL	XCEL ENERGY		561588204				143.76

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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		143.76
8990		Telephone							
	10/15/17		1687	CENT	CENTURYLINK	092517			83.01
							Account Total:		83.01
9015		Landscaping							
	10/02/17		1683	COPPER	COPPERLEAF	1289			350.00
	10/15/17		1688	COPPER	COPPERLEAF	1292			65.00
							Account Total:		415.00
9030		Elevator Maintenance							
	10/02/17		1682	CENTRI	CENTRIC ELEVATOR	251995			252.64
							Account Total:		252.64
9035		Alarms							
	10/15/17		1689	FIRE A	FIRE ALARM SERVICES INC	B71010037			262.50
							Account Total:		262.50
9700		Trash Removal							
	10/15/17		1690	FRONT	FRONT RANGE DISPOSAL	093017			95.00
							Account Total:		95.00
9850		Janitorial Services							
	10/02/17		1680	A FRES	A FRESH START	22608			300.00
							Account Total:		300.00
							Section Total:		3,022.00

A/P DISTRIBUTION TO G/L REPORT

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 Ending vendor #: "Last" Ending date: 10/31/17

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		2,640.16
3010		Accounts Payable							
	10/02/17	1680 A FRES			A FRESH START	22608			300.00
	10/02/17	1681 CAPITO			CAPITOL HILL MANAGEMENT CO	100117			598.22
	10/02/17	1682 CENTRI			CENTRIC ELEVATOR	251995			252.64
	10/02/17	1683 COPPER			COPPERLEAF	1289			350.00
	10/02/17	1684 DENV			DENVER WATER	092017			277.43
	10/02/17	1686 FRST I			FIRST INSURANCE FUNDING CORP	090817			356.36
	10/15/17	1687 CENT			CENTURYLINK	092517			83.01
	10/15/17	1688 COPPER			COPPERLEAF	1292			65.00
	10/15/17	1689 FIRE A			FIRE ALARM SERVICES INC	B71010037			262.50
	10/15/17	1690 FRONT			FRONT RANGE DISPOSAL	093017			95.00
							Account Total:		2,640.16
							Section Total:		2,640.16

A/P DISTRIBUTION TO G/L REPORT

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Account #	Description		Invoice #	Reference	Chk #	Amount
	Date	Vchr-# Vend-#	Name			
A/P Checks in Detail						
1010	Cash Checking - Operating					
	10/02/17	1680 A FRES	A FRESH START	22608	2375	300.00
	10/02/17	1681 CAPITO	CAPITOL HILL MANAGEMENT CO	100117	2376	598.22
	10/02/17	1682 CENTRI	CENTRIC ELEVATOR	251995	2377	252.64
	10/02/17	1683 COPPER	COPPERLEAF	1289	2378	350.00
	10/02/17	1684 DENV	DENVER WATER	092017	2379	277.43
	10/02/17	1686 FRST I	FIRST INSURANCE FUNDING CORP	090817	2380	356.36
	10/04/17	1701 CITYWI	CITYWIDE BANKS	100417	100417	27.19
	10/05/17	1702 XCEL	XCEL ENERGY	561588204	100517	354.65
	10/15/17	1687 CENT	CENTURYLINK	092517	2381	83.01
	10/15/17	1688 COPPER	COPPERLEAF	1292	2382	65.00
	10/15/17	1689 FIRE A	FIRE ALARM SERVICES INC	B71010037	2383	262.50
	10/15/17	1690 FRONT	FRONT RANGE DISPOSAL	093017	2384	95.00
			Account Total:			3,022.00
			Section Total:			3,022.00

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

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	40,826.40	33,598.70	7,227.70	40,318.44
06315	Insurance Reimbursement	.00	.00	.00	2,461.00	.00	2,461.00	.00
06340	Late Fee Income	.00	25.00	(25.00)	100.00	250.00	(150.00)	300.00
06365	Parking Income	150.00	180.00	(30.00)	1,735.89	1,800.00	(64.11)	2,160.00
06810	Laundry Income	47.38	110.00	(62.62)	621.87	1,100.00	(478.13)	1,320.00
06910	Interest Income	2.80	4.83	(2.03)	29.44	48.30	(18.86)	58.00
06915	Verizon Lease	.00	600.00	(600.00)	.00	6,000.00	(6,000.00)	7,200.00
06930	Movein/out	.00	.00	.00	500.00	.00	500.00	.00
	Subtotal Income	4,282.82	4,279.70	3.12	46,274.60	42,797.00	3,477.60	51,356.44
EXPENSES								
General & Administrative								
07010	Management Fees	595.00	510.00	(85.00)	5,950.00	5,100.00	(850.00)	6,120.00
07020	Accounting Fees	.00	.00	.00	220.00	.00	(220.00)	.00
07140	Audit Fees	.00	20.83	20.83	.00	208.30	208.30	250.00
07160	Legal Fees	.00	.00	.00	8,667.50	.00	(8,667.50)	.00
07250	Bank Charges	27.19	.00	(27.19)	279.61	.00	(279.61)	.00
07260	Postage & Mail	2.82	20.28	17.46	68.71	202.80	134.09	243.44
07270	Inspections	.00	.00	.00	110.50	.00	(110.50)	.00
07280	Insurance	356.36	524.58	168.22	6,362.76	5,245.80	(1,116.96)	6,295.00
07320	Office Supplies	.00	25.00	25.00	.00	250.00	250.00	300.00
07400	Printing & Reproduction	.40	.00	(.40)	.55	.00	(.55)	.00
07450	Other Taxes & Fees	.00	.00	.00	562.09	.00	(562.09)	.00
	General & Administrative	981.77	1,100.69	118.92	22,221.72	11,006.90	(11,214.82)	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	10,125.00	10,125.00	12,150.00
08910	Electricity	210.89	.00	(210.89)	2,581.76	.00	(2,581.76)	.00
08930	Water & Sewer	277.43	200.00	(77.43)	2,923.51	2,000.00	(923.51)	2,400.00
08950	Gas	143.76	.00	(143.76)	3,461.04	.00	(3,461.04)	.00
08990	Telephone	83.01	110.00	26.99	776.36	1,100.00	323.64	1,320.00

Washington Park Manor

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

Account	Description	Actual	Current Period		Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance	
	Utilities	715.09	1,322.50	607.41	9,742.67	13,225.00	3,482.33	15,870.00
Maintenance								
09015	Landscaping	415.00	.00	(415.00)	672.76	.00	(672.76)	.00
09020	Grounds Maintenance	.00	111.25	111.25	.00	1,112.50	1,112.50	1,335.00
09030	Elevator Maintenance	252.64	.00	(252.64)	2,651.40	.00	(2,651.40)	.00
09035	Alarms	262.50	.00	(262.50)	622.50	.00	(622.50)	.00
09050	Boiler	.00	66.66	66.66	.00	666.60	666.60	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	2,291.60	2,221.60	2,750.00
09140	Roof Repairs	.00	70.83	70.83	.00	708.30	708.30	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	537.50	537.50	645.00
	Maintenance	930.14	531.65	(398.49)	7,765.98	5,316.50	(2,449.48)	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	873.30	873.30	1,048.00
09650	Security Services	.00	30.00	30.00	.00	300.00	300.00	360.00
09700	Trash Removal	95.00	85.00	(10.00)	922.00	850.00	(72.00)	1,020.00
09800	Snow Removal	.00	111.66	111.66	806.66	1,116.60	309.94	1,340.00
09850	Janitorial Services	300.00	345.83	45.83	3,000.00	3,458.30	458.30	4,150.00
	Contract Services	395.00	659.82	264.82	4,783.66	6,598.20	1,814.54	7,918.00
Reserve Contributions								
09910	Reserves - Unallocated	.00	650.00	650.00	.00	6,500.00	6,500.00	7,800.00
	Reserve Contributions	.00	650.00	650.00	.00	6,500.00	6,500.00	7,800.00
	TOTAL EXPENSES	3,022.00	4,264.66	1,242.66	44,514.03	42,646.60	(1,867.43)	51,176.44
	Current Year Net Income/(loss)	1,260.82	15.04	1,245.78	1,760.57	150.40	1,610.17	180.00