

**Cheesman on the Park HOA**

Balance Sheet  
As of 12/31/17

ASSETS

1010	Cash Checking - Operating	\$	540.95
1070	Cash Savings - Reserves		28,219.48
1075	Cash Savings - Time Deposit		445.97
1305	Dues Receivable		1,184.00
1345	NSF Fees Receivable		50.00
TOTAL ASSETS		\$	30,440.40

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3070	Admin. Fees to HOA Mgmnt	\$	100.00
3305	Prepaid Owner Dues		1,071.00
Subtotal Current Liab.		\$	1,171.00

RESERVES:

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

EQUITY:

5510	Prior Year Net Inc./Loss	\$	7,370.40
5520	Contrib. Capital - Owners		13,396.39
	Current Year Net Income/(Loss)		(9,505.01)
Subtotal Equity		\$	11,261.78

TOTAL LIABILITIES & EQUITY \$ 30,440.40

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 12/01/17  
Ending vendor #: "Last" Ending date: 12/31/17

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	12/01/17	3505 CAPITO			CAPITOL HILL MANAGEMENT CO	120117			360.00
							Account Total:		360.00
7260		Postage & Mail							
	12/01/17	3505 CAPITO			CAPITOL HILL MANAGEMENT CO	120117			3.29
							Account Total:		3.29
7280		Insurance							
	12/01/17	3507 ST. PA			ST. PAUL TRAVELERS	112217			6,189.00
							Account Total:		6,189.00
8090		Repairs - Units							
	12/15/17	3510 RESTOR			RESTORATION SERVICES	21472			7,313.54
							Account Total:		7,313.54
8905		Electricity & Gas							
	12/15/17	3511 XCEL			XCEL ENERGY	571487748			342.00
							Account Total:		342.00
8930		Water & Sewer							
	12/01/17	3506 DENV			DENVER WATER	112017			230.93
							Account Total:		230.93
9090		Street Light Repair							
	12/01/17	3504 BRYANT			ED BRYANT	120117			9.79
							Account Total:		9.79
9610		Lawn Maint. & Landscaping							
	12/15/17	3509 METMCM			METRO MCM INC	5331			70.00

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 12/01/17  
 Ending vendor #: "Last" Ending date: 12/31/17

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
						Account Total:		70.00
9700				Trash Removal				
	12/01/17	3508	WAST	WASTE CONNECTIONS	3060065			432.31
						Account Total:		432.31
9850				Janitorial Services				
	12/01/17	3503	BRYANT	ED BRYANT	120117			40.00
	12/01/17	3504	BRYANT	ED BRYANT	120117			160.00
						Account Total:		200.00
						Section Total:		15,150.86

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 12/01/17  
 Ending vendor #: "Last" Ending date: 12/31/17

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Account Payable in Detail								
3010				Accounts Payable				
	12/01/17	3503	BRYANT	ED BRYANT	120117			40.00
	12/01/17	3504	BRYANT	ED BRYANT	120117			169.79
	12/01/17	3505	CAPITO	CAPITOL HILL MANAGEMENT CO	120117			363.29
	12/01/17	3506	DENV	DENVER WATER	112017			230.93
	12/01/17	3507	ST. PA	ST. PAUL TRAVELERS	112217			6,189.00
	12/01/17	3508	WAST	WASTE CONNECTIONS	3060065			432.31
	12/15/17	3509	METMCM	METRO MCM INC	5331			70.00
	12/15/17	3510	RESTOR	RESTORATION SERVICES	21472			7,313.54
	12/15/17	3511	XCEL	XCEL ENERGY	571487748			342.00
						Account Total:		15,150.86
						Section Total:		15,150.86

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 12/01/17  
 Ending vendor #: "Last" Ending date: 12/31/17

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
A/P Checks in Detail									
1010		Cash Checking - Operating							
	12/01/17	3503 BRYANT ED BRYANT				120117		3417	40.00
	12/01/17	3504 BRYANT ED BRYANT				120117		3417	169.79
	12/01/17	3505 CAPITO CAPITOL HILL MANAGEMENT CO				120117		3418	363.29
	12/01/17	3506 DENV DENVER WATER				112017		3419	230.93
	12/01/17	3507 ST. PA ST. PAUL TRAVELERS				112217		3420	6,189.00
	12/01/17	3508 WAST WASTE CONNECTIONS				3060065		3421	432.31
	12/15/17	3509 METMCM METRO MCM INC				5331		3422	70.00
	12/15/17	3510 RESTOR RESTORATION SERVICES				21472		3423	7,313.54
	12/15/17	3511 XCEL XCEL ENERGY				571487748		3424	342.00

Account Total: 15,150.86

Section Total: 15,150.86

Cheesman on the Park HOA

Income/Expense Statement

Period: 12/01/17 to 12/31/17

Actual	Current Period		Account	Description	Actual	Year-To-Date		Yearly Budget
	Budget	Variance				Budget	Variance	
INCOME:								
3,435.00	2,470.00	965.00	06305	Dues	41,220.00	29,640.00	11,580.00	29,640.00
.00	.00	.00	06315	Insurance Reimbursement	2,409.32	.00	2,409.32	.00
.00	516.08	(516.08)	06330	Special Assmt. Income	.00	6,192.96	(6,192.96)	6,192.96
.00	16.63	(16.63)	06350	Legal Fees Reimbursement	.00	200.00	(200.00)	200.00
.00	.00	.00	06810	Laundry Income	827.18	.00	827.18	.00
20.00	.00	20.00	06850	Keys	30.00	.00	30.00	.00
1.20	64.62	(63.42)	06910	Interest Income	15.26	775.00	(759.74)	775.00
.00	110.37	(110.37)	06920	Misc. Income	.00	1,324.00	(1,324.00)	1,324.00
3,456.20	3,177.70	278.50		Subtotal Income	44,501.76	38,131.96	6,369.80	38,131.96

EXPENSES

General & Administrative								
360.00	288.00	(72.00)	07010	Management Fees	4,320.00	3,456.00	(864.00)	3,456.00
.00	16.74	16.74	07020	Accounting Fees	220.00	200.00	(20.00)	200.00
.00	16.74	16.74	07160	Legal Fees	.00	200.00	200.00	200.00
3.29	.00	(3.29)	07260	Postage & Mail	101.36	.00	(101.36)	.00
.00	.00	.00	07270	inspections	155.50	.00	(155.50)	.00
6,189.00	454.82	(5,734.18)	07280	Insurance	6,189.00	5,457.51	(731.49)	5,457.51
.00	.00	.00	07400	Printing & Reproduction	1.80	.00	(1.80)	.00
.00	7.12	7.12	07450	Other Taxes & Fees	416.34	85.00	(331.34)	85.00
6,552.29	783.42	(5,768.87)		General & Administrativ	11,404.00	9,398.51	(2,005.49)	9,398.51
Community Room/Building								
.00	.00	.00	08070	Plumbing Repairs - Units	707.25	.00	(707.25)	.00
7,313.54	.00	(7,313.54)	08090	Repairs - Units	7,313.54	.00	(7,313.54)	.00
7,313.54	.00	(7,313.54)		Community Room/Building	8,020.79	.00	(8,020.79)	.00
Site Improvement								
.00	.00	.00	08510	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

**Cheesman on the Park HOA**

Income/Expense Statement

Period: 12/01/17 to 12/31/17

Actual	Current Period		Account	Description	Actual	Year-To-Date		Yearly Budget
	Budget	Variance				Budget	Variance	
342.00	.00	(342.00)	08905	Electricity & Gas	4,938.71	.00	(4,938.71)	.00
230.93	208.37	(22.56)	08930	Water & Sewer	2,846.01	2,500.00	(346.01)	2,500.00
.00	416.63	416.63	08940	Gas/Electric	.00	5,000.00	5,000.00	5,000.00
572.93	625.00	52.07		Utilities	7,784.72	7,500.00	(284.72)	7,500.00
<b>Maintenance</b>								
.00	16.74	16.74	09025	Sprinkler Maintenance	.00	200.00	200.00	200.00
9.79	.00	(9.79)	09090	Street Light Repair	82.81	.00	(82.81)	.00
.00	.00	.00	09110	Gen. Maint. & Repair	140.00	.00	(140.00)	.00
.00	12.63	12.63	09120	Asphalt Repair	.00	152.00	152.00	152.00
.00	166.63	166.63	09145	Ext. Bldg. Maint.	922.51	2,000.00	1,077.49	2,000.00
.00	.00	.00	09148	Carpet Cleaning	593.00	.00	(593.00)	.00
.00	.00	.00	09155	Heating Maintenance	4,755.13	.00	(4,755.13)	.00
.00	.00	.00	09160	Sewer Maintenance	325.00	.00	(325.00)	.00
.00	41.63	41.63	09180	Plumbing Repairs - Common	11,088.14	500.00	(10,588.14)	500.00
.00	41.63	41.63	09190	Electrical Repairs	.00	500.00	500.00	500.00
.00	26.75	26.75	09220	Hallway Maintenance	.00	321.00	321.00	321.00
.00	7.50	7.50	09580	Misc. Maintenance	.00	90.00	90.00	90.00
9.79	313.51	303.72		Maintenance	17,906.59	3,763.00	(14,143.59)	3,763.00
<b>Contract Services</b>								
70.00	101.74	31.74	09610	Lawn Maint. & Landscaping	1,158.35	1,220.00	61.65	1,220.00
.00	40.00	40.00	09620	Roof Guard	475.00	480.00	5.00	480.00
432.31	162.50	(269.81)	09700	Trash Removal	5,077.40	1,950.00	(3,127.40)	1,950.00
.00	125.00	125.00	09800	Snow Removal	120.00	1,500.00	1,380.00	1,500.00
200.00	160.00	(40.00)	09850	Janitorial Services	1,968.21	1,920.00	(48.21)	1,920.00
702.31	589.24	(113.07)		Contract Services	8,798.96	7,070.00	(1,728.96)	7,070.00
<b>Reserve Contributions</b>								
.00	.00	.00		Reserve Contributions	.00	.00	.00	.00
15,150.86	2,311.17	(12,839.69)		TOTAL EXPENSES	54,006.77	27,731.51	(26,275.26)	27,731.51
(11,694.66)	866.53	(12,561.19)		Current Year Net Income/(los)	(9,505.01)	10,400.45	(19,905.46)	10,400.45
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