

Washington Park Manor

Balance Sheet
As of 11/30/17

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Washington Park Manor

Report #2866 Page: 1

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 11/01/17
Ending vendor #: "Last" Ending date: 11/30/17

ASSETS	
Cash Checking - Operating	\$ 7,221.59
Cash Savings - Reserves	10,734.17
Dues Receivable	15,038.40
R & R Violation Receivable	500.00
Special Assmts. Receiv.	3,698.41
Late Fees Receivable	150.00
Work Order Receivable	336.25
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TOTAL ASSETS	\$ 37,678.82
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LIABILITIES & EQUITY	
CURRENT LIABILITIES:	
Admin. Fees to HOA Mgmnt	\$ (10.00)
Prepaid Owner Dues	867.94
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Subtotal Current Liab.	\$ 857.94
 RESERVES:	
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Subtotal Reserves	\$.00
 EQUITY:	
Prior Year Net Inc./Loss	\$ 51,652.67
Current Year Net Income/(Loss)	(14,831.79)
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Subtotal Equity	\$ 36,820.88
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TOTAL LIABILITIES & EQUITY	\$ 37,678.82
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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	11/01/17	1694 CAPITO	CAPITOL HILL MANAGEMENT CO		110117				595.00
							Account Total:		595.00
7260		Postage & Mail							
	11/01/17	1694 CAPITO	CAPITOL HILL MANAGEMENT CO		110117				12.22
							Account Total:		12.22
7270		Inspections							
	11/01/17	1700 SENT	SENTRY FIRE & SAFETY		8405-98329				318.25
							Account Total:		318.25
7280		Insurance							
	11/01/17	1699 FRST I	FIRST INSURANCE FUNDING CORP		101017				356.36
							Account Total:		356.36
7400		Printing & Reproduction							
	11/01/17	1694 CAPITO	CAPITOL HILL MANAGEMENT CO		110117				10.20
							Account Total:		10.20
7450		Other Taxes & Fees							
	11/01/17	1694 CAPITO	CAPITOL HILL MANAGEMENT CO		110117				10.00
							Account Total:		10.00
8910		Electricity							
	11/03/17	1713 XCEL	XCEL ENERGY		565398121				190.71
							Account Total:		190.71
8930		Water & Sewer							
	11/01/17	1697 DENV	DENVER WATER		101917				285.56

A/P DISTRIBUTION TO G/L REPORT

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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		285.56
8950		Gas							
	11/03/17		1713	XCEL	XCEL ENERGY	565398121			265.44
							Account Total:		265.44
8990		Telephone							
	11/01/17		1696	CENT	CENTURYLINK	102517			83.66
							Account Total:		83.66
9030		Elevator Maintenance							
	11/01/17		1695	CENTRI	CENTRIC ELEVATOR	252689			262.96
							Account Total:		262.96
9110		Gen. Maint. & Repair							
	11/15/17		1704	VALV	VALVERDE PROPERTY SERVICES	541			70.00
							Account Total:		70.00
9700		Trash Removal							
	11/15/17		1703	FRONT	FRONT RANGE DISPOSAL	103117			95.00
							Account Total:		95.00
9850		Janitorial Services							
	11/01/17		1693	A FRES	A FRESH START	16224			300.00
							Account Total:		300.00
							Section Total:		2,855.36

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 11/01/17
 Ending vendor #: "Last" Ending date: 11/30/17

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		285.56
3010		Accounts Payable							
	11/01/17	1693	A FRES	A FRESH START		16224			300.00
	11/01/17	1694	CAPITO	CAPITOL HILL MANAGEMENT CO		110117			627.42
	11/01/17	1696	CENT	CENTURYLINK		102517			83.66
	11/01/17	1695	CENTRI	CENTRIC ELEVATOR		252689			262.96
	11/01/17	1697	DENV	DENVER WATER		101917			285.56
	11/01/17	1699	FRST I	FIRST INSURANCE FUNDING CORP		101017			356.36
	11/01/17	1700	SENT	SENTRY FIRE & SAFETY		8405-98329			318.25
	11/15/17	1703	FRONT	FRONT RANGE DISPOSAL		103117			95.00
	11/15/17	1704	VALV	VALVERDE PROPERTY SERVICES		541			70.00

Account Payable in Detail

Account Total: 2,399.21

Section Total: 2,399.21

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 11/01/17
 Ending vendor #: "Last" Ending date: 11/30/17

Account #	Description		Invoice #	Reference	Chk #	Amount	
Account #	Date	Vchr-# Vnd-#	Name	Invoice #	Reference	Chk #	Amount
A/P Checks in Detail							
1010	Cash Checking - Operating						
11/01/17	1693	A FRES	A FRESH START	16224		2385	300.00
11/01/17	1694	CAPITO	CAPITOL HILL MANAGEMENT CO	110117		2386	627.42
11/01/17	1696	CENT	CENTURYLINK	102517		2387	83.66
11/01/17	1695	CENTRI	CENTRIC ELEVATOR	252689		2388	262.96
11/01/17	1697	DENV	DENVER WATER	101917		2389	285.56
11/01/17	1699	FRST I	FIRST INSURANCE FUNDING CORP	101017		2390	356.36
11/01/17	1700	SENT	SENTRY FIRE & SAFETY	8405-98329		2391	318.25
11/03/17	1713	XCEL	XCEL ENERGY	565398121		110317	456.15
11/15/17	1703	FRONT	FRONT RANGE DISPOSAL	103117		2392	95.00
11/15/17	1704	VALV	VALVERDE PROPERTY SERVICES	541		2393	70.00

Account Total: 2,855.36

Section Total: 2,855.36

Income/Expense Statement
 Period: 11/01/17 to 11/30/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06305	Dues	4,082.64	4,076.75	5.89	44,909.04	44,844.25	64.79	48,921.00
06315	Insurance Reimbursement	.00	.00	.00	2,461.00	.00	2,461.00	.00
06330	Special Assmt. Income	361.86	.00	361.86	361.86	.00	361.86	.00
06340	Late Fee Income	50.00	.00	50.00	150.00	.00	150.00	.00
06350	Legal Fees Reimbursement	(18,624.49)	.00	(18,624.49)	(18,624.49)	.00	(18,624.49)	.00
06365	Parking Income	155.01	180.00	(24.99)	1,890.90	1,980.00	(89.10)	2,160.00
06460	Work Order Income	169.00	.00	169.00	169.00	.00	169.00	.00
06810	Laundry Income	64.87	80.00	(15.13)	686.74	880.00	(193.26)	960.00
06910	Interest Income	4.11	.00	4.11	33.55	.00	33.55	.00
06930	Movein/out	.00	.00	.00	500.00	.00	500.00	.00
	Subtotal Income	(13,737.00)	4,336.75	(18,073.75)	32,537.60	47,704.25	(15,166.65)	52,041.00
EXPENSES								
General & Administrative								
07010	Management Fees	595.00	510.00	(85.00)	6,545.00	5,610.00	(935.00)	6,120.00
07020	Accounting Fees	.00	18.33	18.33	220.00	201.63	(18.37)	220.00
07160	Legal Fees	.00	.00	.00	8,667.50	.00	(8,667.50)	.00
07250	Bank Charges	.00	29.17	29.17	279.61	320.87	41.26	350.00
07260	Postage & Mail	12.22	20.28	8.06	80.93	223.08	142.15	243.44
07270	Inspections	318.25	.00	(318.25)	428.75	.00	(428.75)	.00
07280	Insurance	356.36	524.58	168.22	6,719.12	5,770.38	(948.74)	6,295.00
07320	Office Supplies	.00	25.00	25.00	.00	275.00	275.00	300.00
07400	Printing & Reproduction	10.20	.00	(10.20)	10.75	.00	(10.75)	.00
07450	Other Taxes & Fees	10.00	.00	(10.00)	572.09	.00	(572.09)	.00
	General & Administrative	1,302.03	1,127.36	(174.67)	23,523.75	12,400.96	(11,122.79)	13,528.44
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	11,137.50	11,137.50	12,150.00
08910	Electricity	190.71	.00	(190.71)	2,772.47	.00	(2,772.47)	.00
08930	Water & Sewer	285.56	200.00	(85.56)	3,209.07	2,200.00	(1,009.07)	2,400.00
08950	Gas	265.44	.00	(265.44)	3,726.48	.00	(3,726.48)	.00
08990	Telephone	83.66	110.00	26.34	860.02	1,210.00	349.98	1,320.00

Washington Park Manor

Income/Expense Statement
 Period: 11/01/17 to 11/30/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	Utilities	825.37	1,322.50	497.13	10,568.04	14,547.50	3,979.46	15,870.00
Maintenance								
09015	Landscaping	.00	.00	.00	672.76	.00	(672.76)	.00
09030	Elevator Maintenance	262.96	.00	(262.96)	2,914.36	.00	(2,914.36)	.00
09035	Alarms	.00	.00	.00	622.50	.00	(622.50)	.00
09090	Light Repair	.00	.00	.00	62.37	.00	(62.37)	.00
09110	Gen. Maint. & Repair	70.00	229.16	159.16	140.00	2,520.76	2,380.76	2,750.00
09140	Roof Repairs	.00	70.83	70.83	.00	779.13	779.13	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	66.67	66.67	1,538.95	733.37	(805.58)	800.00
09160	Sewer Maintenance	.00	53.75	53.75	.00	591.25	591.25	645.00
	Maintenance	332.96	420.41	87.45	8,098.94	4,624.51	(3,474.43)	5,045.00
Contract Services								
09610	Lawn Maint. & Landscaping	.00	.00	.00	55.00	.00	(55.00)	.00
09620	Elevator	.00	87.33	87.33	.00	960.63	960.63	1,048.00
09650	Security Services	.00	30.00	30.00	.00	330.00	330.00	360.00
09700	Trash Removal	95.00	85.00	(10.00)	1,017.00	935.00	(82.00)	1,020.00
09800	Snow Removal	.00	111.66	111.66	806.66	1,228.26	421.60	1,340.00
09850	Janitorial Services	300.00	345.83	45.83	3,300.00	3,804.13	504.13	4,150.00
	Contract Services	395.00	659.82	264.82	5,178.66	7,258.02	2,079.36	7,918.00
Reserve Contributions								
09910	Reserves - Unallocated	.00	650.00	650.00	.00	7,150.00	7,150.00	7,800.00
	Reserve Contributions	.00	650.00	650.00	.00	7,150.00	7,150.00	7,800.00
	TOTAL EXPENSES	2,855.36	4,180.09	1,324.73	47,369.39	45,980.99	(1,388.40)	50,161.44
	Current Year Net Income/(loss)	(16,592.36)	156.66	(16,749.02)	(14,831.79)	1,723.26	(16,555.05)	1,879.56