

Washington Park Manor

Balance Sheet
As of 12/31/17

Page: 1

Date 01/13/18 Time:11:24:14

Washington Park Manor

Report #2883 Page: 1

A/P DISTRIBUTION TO G/L REPORT

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

| ASSETS | |
|---------------------------------------|---------------------|
| Cash Checking - Operating | \$ 8,436.02 |
| Cash Savings - Reserves | 10,738.42 |
| Dues Receivable | 15,568.76 |
| R & R Violation Receivable | 500.00 |
| Special Assmts. Receiv. | 8,083.42 |
| Late Fees Receivable | 150.00 |
| Work Order Receivable | 336.25 |
| <hr/> | |
| TOTAL ASSETS | \$ 43,812.87 |
| <hr/> | |
| LIABILITIES & EQUITY | |
| CURRENT LIABILITIES: | |
| Admin. Fees to HOA Mgmnt | \$ (10.00) |
| Prepaid Owner Dues | 861.16 |
| <hr/> | |
| Subtotal Current Liab. | \$ 851.16 |
| | |
| RESERVES: | |
| <hr/> | |
| Subtotal Reserves | \$.00 |
| | |
| EQUITY: | |
| Prior Year Net Inc./Loss | \$ 51,652.67 |
| Current Year Net Income/(Loss) | (8,690.96) |
| <hr/> | |
| Subtotal Equity | \$ 42,961.71 |
| | |
| TOTAL LIABILITIES & EQUITY | \$ 43,812.87 |
| <hr/> | |

| Account # | Date | Description | Vchr-# | Vend-# | Name | Invoice-# | Reference | Chk # | Amount |
|------------------------|----------|-------------------------|------------------------------|--------|-----------|-----------|----------------|-------|--------|
| Distribution in Detail | | | | | | | | | |
| 7010 | | Management Fees | | | | | | | |
| | 12/01/17 | 1707 CAPITO | CAPITOL HILL MANAGEMENT CO | | 120117 | | | | 595.00 |
| | | | | | | | Account Total: | | 595.00 |
| 7250 | | Bank Charges | | | | | | | |
| | 12/15/17 | 1727 CITYWI | CITYWIDE BANKS | | 121517 | | | | 18.26 |
| | | | | | | | Account Total: | | 18.26 |
| 7260 | | Postage & Mail | | | | | | | |
| | 12/01/17 | 1707 CAPITO | CAPITOL HILL MANAGEMENT CO | | 120117 | | | | 11.75 |
| | | | | | | | Account Total: | | 11.75 |
| 7280 | | Insurance | | | | | | | |
| | 12/01/17 | 1712 FRST I | FIRST INSURANCE FUNDING CORP | | 111017 | | | | 356.36 |
| | | | | | | | Account Total: | | 356.36 |
| 7400 | | Printing & Reproduction | | | | | | | |
| | 12/01/17 | 1707 CAPITO | CAPITOL HILL MANAGEMENT CO | | 120117 | | | | 37.60 |
| | | | | | | | Account Total: | | 37.60 |
| 7450 | | Other Taxes & Fees | | | | | | | |
| | 12/15/17 | 1716 MNG FI | MANAGER OF FINANCE | | 113017 | | | | 222.09 |
| | | | | | | | Account Total: | | 222.09 |
| 8910 | | Electricity | | | | | | | |
| | 12/04/17 | 1725 XCEL | XCEL ENERGY | | 569175320 | | | | 156.45 |
| | | | | | | | Account Total: | | 156.45 |
| 8930 | | Water & Sewer | | | | | | | |
| | 12/01/17 | 1709 DENV | DENVER WATER | | 112017 | | | | 288.27 |

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 |
|-----------|----------|----------------------|--------|--------|-------------------------------|-----------|----------------|-------|--------|
| | | | | | | | Account Total: | | 288.27 |
| 8950 | | Gas | | | | | | | |
| | 12/04/17 | | 1725 | XCEL | XCEL ENERGY | 569175320 | | | 419.26 |
| | | | | | | | Account Total: | | 419.26 |
| 8990 | | Telephone | | | | | | | |
| | 12/15/17 | | 1718 | CENT | CENTURYLINK | 112517 | | | 83.70 |
| | | | | | | | Account Total: | | 83.70 |
| 9030 | | Elevator Maintenance | | | | | | | |
| | 12/15/17 | | 1714 | ELEVAT | ELEVATOR SAFETY SERVICES, LLC | 3345 | | | 185.00 |
| | | | | | | | Account Total: | | 185.00 |
| 9035 | | Alarms | | | | | | | |
| | 12/01/17 | | 1710 | FIRE A | FIRE ALARM SERVICES INC | 181590 | | | 267.86 |
| | | | | | | | Account Total: | | 267.86 |
| 9160 | | Sewer Maintenance | | | | | | | |
| | 12/01/17 | | 1706 | BACKFL | BACKFLOWTECH | 98357 | | | 70.00 |
| | | | | | | | Account Total: | | 70.00 |
| 9620 | | Elevator | | | | | | | |
| | 12/15/17 | | 1717 | CENTRI | CENTRIC ELEVATOR | 253284 | | | 262.96 |
| | | | | | | | Account Total: | | 262.96 |
| 9700 | | Trash Removal | | | | | | | |
| | 12/15/17 | | 1715 | FRONT | FRONT RANGE DISPOSAL | 113017 | | | 95.00 |
| | | | | | | | Account Total: | | 95.00 |
| 9850 | | Janitorial Services | | | | | | | |
| | 12/01/17 | | 1705 | A FRES | A FRESH START | 228607 | | | 300.00 |

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 | Description | Vchr-# | Vend-# | Name | Invoice-# | Reference | Chk # | Amount |
|-----------|------|-------------|--------|--------|------|-----------|----------------|-------|----------|
| | | | | | | | Account Total: | | 300.00 |
| | | | | | | | Section Total: | | 3,369.56 |

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 | 1705 | A FRES | A FRESH START | | 228607 | | | 300.00 |
| 12/01/17 | 1706 | BACKFL | BACKFLOWTECH | | 98357 | | | 70.00 |
| 12/01/17 | 1707 | CAPITO | CAPITOL HILL MANAGEMENT CO | | 120117 | | | 644.35 |
| 12/01/17 | 1709 | DENV | DENVER WATER | | 112017 | | | 288.27 |
| 12/01/17 | 1710 | FIRE A | FIRE ALARM SERVICES INC | | 181590 | | | 267.86 |
| 12/01/17 | 1712 | FRST I | FIRST INSURANCE FUNDING CORP | | 111017 | | | 356.36 |
| 12/15/17 | 1718 | CENT | CENTURYLINK | | 112517 | | | 83.70 |
| 12/15/17 | 1717 | CENTRI | CENTRIC ELEVATOR | | 253284 | | | 262.96 |
| 12/15/17 | 1714 | ELEVAT | ELEVATOR SAFETY SERVICES, LLC | | 3345 | | | 185.00 |
| 12/15/17 | 1715 | FRONT | FRONT RANGE DISPOSAL | | 113017 | | | 95.00 |
| 12/15/17 | 1716 | MNG FI | MANAGER OF FINANCE | | 113017 | | | 222.09 |
| | | | | | Account Total: | | | 2,775.59 |
| | | | | | Section Total: | | | 2,775.59 |

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 |
|-----------|------|--------|--------|------|-----------|-----------|-------|--------|
|-----------|------|--------|--------|------|-----------|-----------|-------|--------|

A/P Checks in Detail

| | | | | | | | | |
|----------|---------------------------|--------|-------------------------------|--|----------------|--|--------|----------|
| 1010 | Cash Checking - Operating | | | | | | | |
| 12/01/17 | 1705 | A FRES | A FRESH START | | 228607 | | 2394 | 300.00 |
| 12/01/17 | 1706 | BACKFL | BACKFLOWTECH | | 98357 | | 2395 | 70.00 |
| 12/01/17 | 1707 | CAPITO | CAPITOL HILL MANAGEMENT CO | | 120117 | | 2396 | 644.35 |
| 12/01/17 | 1709 | DENV | DENVER WATER | | 112017 | | 2397 | 288.27 |
| 12/01/17 | 1710 | FIRE A | FIRE ALARM SERVICES INC | | 181590 | | 2398 | 267.86 |
| 12/01/17 | 1712 | FRST I | FIRST INSURANCE FUNDING CORP | | 111017 | | 2399 | 356.36 |
| 12/04/17 | 1725 | XCEL | XCEL ENERGY | | 569175320 | | 120417 | 575.71 |
| 12/15/17 | 1718 | CENT | CENTURYLINK | | 112517 | | 2400 | 83.70 |
| 12/15/17 | 1717 | CENTRI | CENTRIC ELEVATOR | | 253284 | | 2401 | 262.96 |
| 12/15/17 | 1727 | CITYWI | CITYWIDE BANKS | | 121517 | | 121517 | 18.26 |
| 12/15/17 | 1714 | ELEVAT | ELEVATOR SAFETY SERVICES, LLC | | 3345 | | 2402 | 185.00 |
| 12/15/17 | 1715 | FRONT | FRONT RANGE DISPOSAL | | 113017 | | 2403 | 95.00 |
| 12/15/17 | 1716 | MNG FI | MANAGER OF FINANCE | | 113017 | | 2404 | 222.09 |
| | | | | | Account Total: | | | 3,369.56 |
| | | | | | Section Total: | | | 3,369.56 |

Washington Park Manor
Income/Expense Statement
Period: 12/01/17 to 12/31/17

Page: 1

| Account | Description | Actual | Current Period | | Year-To-Date | | Yearly Budget | |
|--------------------------|--------------------------|----------|----------------|----------|--------------|-----------|---------------|-----------|
| | | | Budget | Variance | Actual | Budget | | Variance |
| INCOME: | | | | | | | | |
| 06305 | Dues | 4,082.64 | 4,076.75 | 5.89 | 48,991.68 | 48,921.00 | 70.68 | 48,921.00 |
| 06315 | Insurance Reimbursement | .00 | .00 | .00 | 2,461.00 | .00 | 2,461.00 | .00 |
| 06330 | Special Assmt. Income | 5,191.37 | .00 | 5,191.37 | 5,553.23 | .00 | 5,553.23 | .00 |
| 06340 | Late Fee Income | .00 | .00 | .00 | 150.00 | .00 | 150.00 | .00 |
| 06350 | Legal Fees Reimbursement | .00 | .00 | .00 | (18,624.49) | .00 | (18,624.49) | .00 |
| 06365 | Parking Income | 165.00 | 180.00 | (15.00) | 2,055.90 | 2,160.00 | (104.10) | 2,160.00 |
| 06460 | Work Order Income | .00 | .00 | .00 | 169.00 | .00 | 169.00 | .00 |
| 06810 | Laundry Income | 67.13 | 80.00 | (12.87) | 753.87 | 960.00 | (206.13) | 960.00 |
| 06910 | Interest Income | 4.25 | .00 | 4.25 | 37.80 | .00 | 37.80 | .00 |
| 06930 | Movein/out | .00 | .00 | .00 | 500.00 | .00 | 500.00 | .00 |
| | Subtotal Income | 9,510.39 | 4,336.75 | 5,173.64 | 42,047.99 | 52,041.00 | (9,993.01) | 52,041.00 |
| EXPENSES | | | | | | | | |
| General & Administrative | | | | | | | | |
| 07010 | Management Fees | 595.00 | 510.00 | (85.00) | 7,140.00 | 6,120.00 | (1,020.00) | 6,120.00 |
| 07020 | Accounting Fees | .00 | 18.37 | 18.37 | 220.00 | 220.00 | .00 | 220.00 |
| 07160 | Legal Fees | .00 | .00 | .00 | 8,667.50 | .00 | (8,667.50) | .00 |
| 07250 | Bank Charges | 18.26 | 29.13 | 10.87 | 297.87 | 350.00 | 52.13 | 350.00 |
| 07260 | Postage & Mail | 11.75 | 20.36 | 8.61 | 92.68 | 243.44 | 150.76 | 243.44 |
| 07270 | Inspections | .00 | .00 | .00 | 428.75 | .00 | (428.75) | .00 |
| 07280 | Insurance | 356.36 | 524.62 | 168.26 | 7,075.48 | 6,295.00 | (780.48) | 6,295.00 |
| 07320 | Office Supplies | .00 | 25.00 | 25.00 | .00 | 300.00 | 300.00 | 300.00 |
| 07400 | Printing & Reproduction | 37.60 | .00 | (37.60) | 48.35 | .00 | (48.35) | .00 |
| 07450 | Other Taxes & Fees | 222.09 | .00 | (222.09) | 794.18 | .00 | (794.18) | .00 |
| | General & Administrative | 1,241.06 | 1,127.48 | (113.58) | 24,764.81 | 13,528.44 | (11,236.37) | 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 | 12,150.00 | 12,150.00 | 12,150.00 |
| 08910 | Electricity | 156.45 | .00 | (156.45) | 2,928.92 | .00 | (2,928.92) | .00 |
| 08930 | Water & Sewer | 288.27 | 200.00 | (88.27) | 3,497.34 | 2,400.00 | (1,097.34) | 2,400.00 |
| 08950 | Gas | 419.26 | .00 | (419.26) | 4,145.74 | .00 | (4,145.74) | .00 |
| 08990 | Telephone | 83.70 | 110.00 | 26.30 | 943.72 | 1,320.00 | 376.28 | 1,320.00 |

Washington Park Manor
Income/Expense Statement
Period: 12/01/17 to 12/31/17

Page: 2

| Account | Description | Actual | Current Period | | Year-To-Date | | Yearly Budget | |
|-----------------------|--------------------------------|----------|----------------|----------|--------------|-----------|---------------|-----------|
| | | | Budget | Variance | Actual | Budget | | Variance |
| | Utilities | 947.68 | 1,322.50 | 374.82 | 11,515.72 | 15,870.00 | 4,354.28 | 15,870.00 |
| Maintenance | | | | | | | | |
| 09015 | Landscaping | .00 | .00 | .00 | 672.76 | .00 | (672.76) | .00 |
| 09030 | Elevator Maintenance | 185.00 | .00 | (185.00) | 3,099.36 | .00 | (3,099.36) | .00 |
| 09035 | Alarms | 267.86 | .00 | (267.86) | 890.36 | .00 | (890.36) | .00 |
| 09090 | Light Repair | .00 | .00 | .00 | 62.37 | .00 | (62.37) | .00 |
| 09110 | Gen. Maint. & Repair | .00 | 229.24 | 229.24 | 140.00 | 2,750.00 | 2,610.00 | 2,750.00 |
| 09140 | Roof Repairs | .00 | 70.87 | 70.87 | .00 | 850.00 | 850.00 | 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 | 66.63 | 66.63 | 1,538.95 | 800.00 | (738.95) | 800.00 |
| 09160 | Sewer Maintenance | 70.00 | 53.75 | (16.25) | 70.00 | 645.00 | 575.00 | 645.00 |
| | Maintenance | 522.86 | 420.49 | (102.37) | 8,621.80 | 5,045.00 | (3,576.80) | 5,045.00 |
| Contract Services | | | | | | | | |
| 09610 | Lawn Maint. & Landscaping | .00 | .00 | .00 | 55.00 | .00 | (55.00) | .00 |
| 09620 | Elevator | 262.96 | 87.37 | (175.59) | 262.96 | 1,048.00 | 785.04 | 1,048.00 |
| 09650 | Security Services | .00 | 30.00 | 30.00 | .00 | 360.00 | 360.00 | 360.00 |
| 09700 | Trash Removal | 95.00 | 85.00 | (10.00) | 1,112.00 | 1,020.00 | (92.00) | 1,020.00 |
| 09800 | Snow Removal | .00 | 111.74 | 111.74 | 806.66 | 1,340.00 | 533.34 | 1,340.00 |
| 09850 | Janitorial Services | 300.00 | 345.87 | 45.87 | 3,600.00 | 4,150.00 | 550.00 | 4,150.00 |
| | Contract Services | 657.96 | 659.98 | 2.02 | 5,836.62 | 7,918.00 | 2,081.38 | 7,918.00 |
| Reserve Contributions | | | | | | | | |
| 09910 | Reserves - Unallocated | .00 | 650.00 | 650.00 | .00 | 7,800.00 | 7,800.00 | 7,800.00 |
| | Reserve Contributions | .00 | 650.00 | 650.00 | .00 | 7,800.00 | 7,800.00 | 7,800.00 |
| | TOTAL EXPENSES | 3,369.56 | 4,180.45 | 810.89 | 50,738.95 | 50,161.44 | (577.51) | 50,161.44 |
| | Current Year Net Income/(loss) | 6,140.83 | 156.30 | 5,984.53 | (8,690.96) | 1,879.56 | (10,570.52) | 1,879.56 |