

Cheesman on the Park HOA

Balance Sheet
As of 02/28/18

ASSETS

1010	Cash Checking - Operating	\$	1,982.43
1070	Cash Savings - Reserves		28,844.72
1075	Cash Savings - Time Deposit		445.97
1305	Dues Receivable		1,184.00
1345	NSF Fees Receivable		50.00
TOTAL ASSETS		\$	32,507.12

LIABILITIES & EQUITY

CURRENT LIABILITIES:

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

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	\$	(2,134.61)
5520	Contrib. Capital - Owners		13,396.39
	Current Year Net Income/(Loss)		2,341.72
Subtotal Equity		\$	13,603.50

TOTAL LIABILITIES & EQUITY \$ 32,507.12

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 02/01/18
Ending vendor #: "Last" Ending date: 02/28/18

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	02/02/18	3524 CAPITO	CAPITOL HILL MANAGEMENT CO		020118				360.00
Account Total:									360.00
7260		Postage & Mail							
	02/02/18	3524 CAPITO	CAPITOL HILL MANAGEMENT CO		020118				3.76
Account Total:									3.76
8070		Plumbing Repairs - Units							
	02/02/18	3525 CHOICE	CHOICE MECHANICAL		20635		#6 and #2		191.00
Account Total:									191.00
8905		Electricity & Gas							
	02/14/18	3531 XCEL	XCEL ENERGY		579088438				410.00
Account Total:									410.00
8930		Water & Sewer							
	02/02/18	3527 DENV	DENVER WATER		011918				216.95
Account Total:									216.95
9155		Heating Maintenance							
	02/02/18	3526 CHOICE	CHOICE MECHANICAL		20604				146.25
Account Total:									146.25
9700		Trash Removal							
	02/02/18	3528 WAST	WASTE CONNECTIONS		3100904				432.31
	02/14/18	3530 VALV	VALVERDE PROPERTY SERVICES		604				70.00
Account Total:									502.31
9800		Snow Removal							
	02/14/18	3529 HIGPLA	HIGH PLAINS LAWN SERVICE		8059				44.00

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 02/01/18
 Ending vendor #: "Last" Ending date: 02/28/18

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
						Account Total:		44.00
9850				Janitorial Services				
	02/02/18	3523	BRYANT	ED BRYANT	020118			167.34
						Account Total:		167.34
						Section Total:		2,041.61

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 02/01/18
 Ending vendor #: "Last" Ending date: 02/28/18

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Account Payable in Detail								
3010				Accounts Payable				
	02/02/18	3523	BRYANT	ED BRYANT	020118			167.34
	02/02/18	3524	CAPITO	CAPITOL HILL MANAGEMENT CO	020118			363.76
	02/02/18	3525	CHOICE	CHOICE MECHANICAL	20635	#6 and #2		191.00
	02/02/18	3526	CHOICE	CHOICE MECHANICAL	20604			146.25
	02/02/18	3527	DENV	DENVER WATER	011918			216.95
	02/02/18	3528	WAST	WASTE CONNECTIONS	3100904			432.31
	02/14/18	3529	HIGPLA	HIGH PLAINS LAWN SERVICE	8059			44.00
	02/14/18	3530	VALV	VALVERDE PROPERTY SERVICES	604			70.00
	02/14/18	3531	XCEL	XCEL ENERGY	579088438			410.00
						Account Total:		2,041.61
						Section Total:		2,041.61

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 02/01/18
 Ending vendor #: "Last" Ending date: 02/28/18

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
A/P Checks in Detail									
1010		Cash Checking - Operating							
	02/02/18	3523 BRYANT	ED BRYANT		020118			3435	167.34
	02/02/18	3524 CAPITO	CAPITOL HILL MANAGEMENT CO		020118			3436	363.76
	02/02/18	3525 CHOICE	CHOICE MECHANICAL		20635	#6 and #2		3437	191.00
	02/02/18	3526 CHOICE	CHOICE MECHANICAL		20604			3437	146.25
	02/02/18	3527 DENV	DENVER WATER		011918			3438	216.95
	02/02/18	3528 WAST	WASTE CONNECTIONS		3100904			3439	432.31
	02/14/18	3529 HIGPLA	HIGH PLAINS LAWN SERVICE		8059			3440	44.00
	02/14/18	3530 VALV	VALVERDE PROPERTY SERVICES		604			3441	70.00
	02/14/18	3531 XCEL	XCEL ENERGY		579088438			3442	410.00

Account Total: 2,041.61

Section Total: 2,041.61

Cheesman on the Park HOA

Income/Expense Statement
 Period: 02/01/18 to 02/28/18

Actual	Current Period		Account	Description	Actual	Year-To-Date		Yearly Budget
	Budget	Variance				Budget	Variance	
INCOME:								
3,435.00	3,620.83	(185.83)	06305	Dues	6,870.00	7,241.66	(371.66)	43,450.00
.00	516.08	(516.08)	06330	Special Assmt. Income	.00	1,032.16	(1,032.16)	6,192.96
.00	16.67	(16.67)	06350	Legal Fees Reimbursement	.00	33.34	(33.34)	200.00
.00	.00	.00	06810	Laundry Income	228.56	.00	228.56	.00
1.11	64.58	(63.47)	06910	Interest Income	2.40	129.16	(126.76)	775.00
.00	110.33	(110.33)	06920	Misc. Income	.00	220.66	(220.66)	1,324.00
3,436.11	4,328.49	(892.38)		Subtotal Income	7,100.96	8,656.98	(1,556.02)	51,941.96
EXPENSES								
General & Administrative								
360.00	360.00	.00	07010	Management Fees	720.00	720.00	.00	4,320.00
.00	18.33	18.33	07020	Accounting Fees	.00	36.66	36.66	220.00
3.76	6.67	2.91	07260	Postage & Mail	12.22	13.34	1.12	80.00
.00	16.67	16.67	07270	inspections	93.25	33.34	(59.91)	200.00
.00	516.67	516.67	07280	Insurance	.00	1,033.34	1,033.34	6,200.00
.00	18.33	18.33	07320	Office Supplies	.00	36.66	36.66	220.00
.00	1.67	1.67	07400	Printing & Reproduction	4.80	3.34	(1.46)	20.00
.00	38.33	38.33	07450	Other Taxes & Fees	.00	76.66	76.66	460.00
363.76	976.67	612.91		General & Administrativ	830.27	1,953.34	1,123.07	11,720.00
Community Room/Building								
191.00	.00	(191.00)	08070	Plumbing Repairs - Units	191.00	.00	(191.00)	.00
.00	.00	.00	08090	Repairs - Units	745.45	.00	(745.45)	.00
191.00	.00	(191.00)		Community Room/Building	936.45	.00	(936.45)	.00
Site Improvement								
.00	.00	.00		Site Improvement	.00	.00	.00	.00
Personnel Expense								
.00	.00	.00		Personnel Expense	.00	.00	.00	.00
Utilities								
410.00	433.33	23.33	08905	Electricity & Gas	871.27	866.66	(4.61)	5,200.00
216.95	250.00	33.05	08930	Water & Sewer	436.51	500.00	63.49	3,000.00

Cheesman on the Park HOA

Income/Expense Statement

Period: 02/01/18 to 02/28/18

Actual	Current Period		Account	Description	Actual	Year-To-Date		Yearly Budget
	Budget	Variance				Budget	Variance	
626.95	683.33	56.38		Utilities	1,307.78	1,366.66	58.88	8,200.00
Maintenance								
.00	20.00	20.00	09025	Sprinkler Maintenance	.00	40.00	40.00	240.00
.00	.00	.00	09090	Street Light Repair	11.95	.00	(11.95)	.00
.00	833.33	833.33	09110	Gen. Maint. & Repair	.00	1,666.66	1,666.66	10,000.00
.00	.00	.00	09145	Ext. Bldg. Maint.	43.08	.00	(43.08)	.00
146.25	.00	(146.25)	09155	Heating Maintenance	146.25	.00	(146.25)	.00
.00	.00	.00	09160	Sewer Maintenance	122.50	.00	(122.50)	.00
<u>146.25</u>	<u>853.33</u>	<u>707.08</u>		Maintenance	<u>323.78</u>	<u>1,706.66</u>	<u>1,382.88</u>	<u>10,240.00</u>
Contract Services								
.00	101.67	101.67	09610	Lawn Maint. & Landscaping	.00	203.34	203.34	1,220.00
.00	41.67	41.67	09620	Roof Guard	55.00	83.34	28.34	500.00
502.31	416.67	(85.64)	09700	Trash Removal	934.62	833.34	(101.28)	5,000.00
44.00	58.33	14.33	09800	Snow Removal	44.00	116.66	72.66	700.00
167.34	160.00	(7.34)	09850	Janitorial Services	327.34	320.00	(7.34)	1,920.00
<u>713.65</u>	<u>778.34</u>	<u>64.69</u>		Contract Services	<u>1,360.96</u>	<u>1,556.68</u>	<u>195.72</u>	<u>9,340.00</u>
Reserve Contributions								
.00	.00	.00		Reserve Contributions	.00	.00	.00	.00
2,041.61	3,291.67	1,250.06		TOTAL EXPENSES	4,759.24	6,583.34	1,824.10	39,500.00
1,394.50	1,036.82	357.68		Current Year Net Income/(los)	2,341.72	2,073.64	268.08	12,441.96
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