

Washington Park Manor

Balance Sheet
As of 02/28/18

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Washington Park Manor

Report #2915 Page: 1

A/P DISTRIBUTION TO G/L REPORT

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

ASSETS	
Cash Checking - Operating	\$ 9,626.82
Cash Savings - Reserves	10,746.51
Dues Receivable	16,629.48
R & R Violation Receivable	500.00
Special Assmts. Receiv.	4,278.26
Late Fees Receivable	175.00
Owner Admin. Fees Receiv.	675.73
Work Order Receivable	336.25
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TOTAL ASSETS	\$ 42,968.05
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LIABILITIES & EQUITY	
CURRENT LIABILITIES:	
Admin. Fees to HOA Mgmnt	\$ (10.00)
Prepaid Owner Dues	772.10
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Subtotal Current Liab.	\$ 762.10
RESERVES:	
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Subtotal Reserves	\$.00
EQUITY:	
Prior Year Net Inc./Loss	\$ 42,961.71
Current Year Net Income/(Loss)	(755.76)
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Subtotal Equity	\$ 42,205.95
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TOTAL LIABILITIES & EQUITY	\$ 42,968.05
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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	02/02/18	1734 CAPITO	CAPITOL HILL MANAGEMENT CO		020118				595.00
							Account Total:		595.00
7250		Bank Charges							
	02/15/18	1764 CITYWI	CITYWIDE BANKS		021518				19.33
							Account Total:		19.33
7260		Postage & Mail							
	02/02/18	1734 CAPITO	CAPITOL HILL MANAGEMENT CO		020118				3.76
							Account Total:		3.76
7280		Insurance							
	02/02/18	1742 FRST I	FIRST INSURANCE FUNDING CORP		011018				374.18
							Account Total:		374.18
7450		Other Taxes & Fees							
	02/02/18	1734 CAPITO	CAPITOL HILL MANAGEMENT CO		020118				300.00
							Account Total:		300.00
8910		Electricity							
	02/07/18	1763 XCEL	XCEL ENERGY		576958291				192.10
							Account Total:		192.10
8930		Water & Sewer							
	02/02/18	1740 DENV	DENVER WATER		011918				285.25
							Account Total:		285.25
8950		Gas							
	02/07/18	1763 XCEL	XCEL ENERGY		576958291				824.68

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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		824.68
8990		Telephone							
	02/14/18		1743	CENT	CENTURLINK	012518			83.89
							Account Total:		83.89
9155		Heating Maintenance							
	02/02/18		1736	CHOICE	CHOICE MECHANICAL	20659			1,146.00
	02/02/18		1737	CHOICE	CHOICE MECHANICAL	20622			693.88
	02/02/18		1738	CHOICE	CHOICE MECHANICAL	20606			553.54
							Account Total:		2,393.42
9160		Sewer Maintenance							
	02/02/18		1739	COLSEW	COLORADO SEWER SERVICE	690015			122.50
							Account Total:		122.50
9620		Elevator							
	02/02/18		1735	CENTRI	CENTRIC ELEVATOR	254368			262.96
							Account Total:		262.96
9700		Trash Removal							
	02/14/18		1744	FRONT	FRONT RANGE DISPOSAL	013118			95.00
							Account Total:		95.00
9750		Extermination							
	02/02/18		1733	ANCHOR	ANCHOR PEST CONTROL	120716B4			169.00
							Account Total:		169.00
9800		Snow Removal							
	02/14/18		1745	METMCM	METRO MCM INC	5450			160.00
							Account Total:		160.00

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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
9850		Janitorial Services							
	02/02/18		1732	A FRES	A FRESH START	23109			300.00
							Account Total:		300.00
							Section Total:		6,181.07

A/P DISTRIBUTION TO G/L REPORT

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Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Account Payable in Detail								
3010	Accounts Payable							
	02/02/18	1732	A FRES	A FRESH START	23109			300.00
	02/02/18	1733	ANCHOR	ANCHOR PEST CONTROL	120716B4			169.00
	02/02/18	1734	CAPITO	CAPITOL HILL MANAGEMENT CO	020118			898.76
	02/02/18	1735	CENTRI	CENTRIC ELEVATOR	254368			262.96
	02/02/18	1736	CHOICE	CHOICE MECHANICAL	20659			1,146.00
	02/02/18	1737	CHOICE	CHOICE MECHANICAL	20622			693.88
	02/02/18	1738	CHOICE	CHOICE MECHANICAL	20606			553.54
	02/02/18	1739	COLSEW	COLORADO SEWER SERVICE	690015			122.50
	02/02/18	1740	DENV	DENVER WATER	011918			285.25
	02/02/18	1742	FRST I	FIRST INSURANCE FUNDING CORP	011018			374.18
	02/14/18	1743	CENT	CENTURYLINK	012518			83.89
	02/14/18	1744	FRONT	FRONT RANGE DISPOSAL	013118			95.00
	02/14/18	1745	METMCM	METRO MCM INC	5450			160.00
						Account Total:		5,144.96
						Section Total:		5,144.96

A/P DISTRIBUTION TO G/L REPORT

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Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
A/P Checks in Detail								
1010	Cash Checking - Operating							
	02/02/18	1732	A FRES	A FRESH START	23109		2414	300.00
	02/02/18	1733	ANCHOR	ANCHOR PEST CONTROL	120716B4		2415	169.00
	02/02/18	1734	CAPITO	CAPITOL HILL MANAGEMENT CO	020118		2416	898.76
	02/02/18	1735	CENTRI	CENTRIC ELEVATOR	254368		2417	262.96
	02/02/18	1736	CHOICE	CHOICE MECHANICAL	20659		2418	1,146.00
	02/02/18	1737	CHOICE	CHOICE MECHANICAL	20622		2418	693.88
	02/02/18	1738	CHOICE	CHOICE MECHANICAL	20606		2418	553.54
	02/02/18	1739	COLSEW	COLORADO SEWER SERVICE	690015		2419	122.50
	02/02/18	1740	DENV	DENVER WATER	011918		2420	285.25
	02/02/18	1742	FRST I	FIRST INSURANCE FUNDING CORP	011018		2421	374.18
	02/07/18	1763	XCEL	XCEL ENERGY	576958291		20718	1,016.78
	02/14/18	1743	CENT	CENTURYLINK	012518		2422	83.89
	02/14/18	1744	FRONT	FRONT RANGE DISPOSAL	013118		2423	95.00
	02/14/18	1745	METMCM	METRO MCM INC	5450		2424	160.00
	02/15/18	1764	CITYWI	CITYWIDE BANKS	021518		21518	19.33
						Account Total:		6,181.07
						Section Total:		6,181.07

Washington Park Manor

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

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
06305	Dues	4,082.64	4,076.75	5.89	8,165.28	8,153.50	11.78	48,921.00
06340	Late Fee Income	.00	.00	.00	25.00	.00	25.00	.00
06365	Parking Income	150.00	180.00	(30.00)	315.00	360.00	(45.00)	2,160.00
06380	Owner Admin. Fees Income	.00	.00	.00	675.73	.00	675.73	.00
06810	Laundry Income	5.00	80.00	(75.00)	10.00	160.00	(150.00)	960.00
06820	keys	10.00	.00	10.00	10.00	.00	10.00	.00
06910	Interest Income	3.84	.00	3.84	8.09	.00	8.09	.00
	Subtotal Income	4,251.48	4,336.75	(85.27)	9,209.10	8,673.50	535.60	52,041.00

EXPENSES

General & Administrative								
07010	Management Fees	595.00	510.00	(85.00)	1,190.00	1,020.00	(170.00)	6,120.00
07011	Administrative Expense	.00	.00	.00	675.73	.00	(675.73)	.00
07020	Accounting Fees	.00	18.33	18.33	.00	36.66	36.66	220.00
07250	Bank Charges	19.33	29.17	9.84	39.44	58.34	18.90	350.00
07260	Postage & Mail	3.76	20.28	16.52	8.93	40.56	31.63	243.44
07280	Insurance	374.18	524.58	150.40	1,086.90	1,049.16	(37.74)	6,295.00
07320	Office Supplies	.00	25.00	25.00	.00	50.00	50.00	300.00
07400	Printing & Reproduction	.00	.00	.00	.40	.00	(.40)	.00
07450	Other Taxes & Fees	300.00	.00	(300.00)	300.00	.00	(300.00)	.00
	General & Administrative	1,292.27	1,127.36	(164.91)	3,301.40	2,254.72	(1,046.68)	13,528.44

Unit Expenses

Unit Expenses	.00	.00	.00	.00	.00	.00	.00	.00
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Site Improvement

Site Improvement	.00	.00	.00	.00	.00	.00	.00	.00
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Utilities

08905	Electricity & Gas	.00	1,012.50	1,012.50	735.54	2,025.00	1,289.46	12,150.00
08910	Electricity	192.10	.00	(192.10)	192.10	.00	(192.10)	.00
08930	Water & Sewer	285.25	200.00	(85.25)	582.73	400.00	(182.73)	2,400.00
08950	Gas	824.68	.00	(824.68)	824.68	.00	(824.68)	.00
08990	Telephone	83.89	110.00	26.11	167.57	220.00	52.43	1,320.00
	Utilities	1,385.92	1,322.50	(63.42)	2,502.62	2,645.00	142.38	15,870.00

Maintenance

Washington Park Manor

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

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
09110	Gen. Maint. & Repair	.00	229.16	229.16	.00	458.32	458.32	2,750.00
09140	Roof Repairs	.00	70.83	70.83	.00	141.66	141.66	850.00
09155	Heating Maintenance	2,393.42	66.67	(2,326.75)	2,393.42	133.34	(2,260.08)	800.00
09160	Sewer Maintenance	122.50	53.75	(68.75)	122.50	107.50	(15.00)	645.00
	Maintenance	2,515.92	420.41	(2,095.51)	2,515.92	840.82	(1,675.10)	5,045.00
Contract Services								
09620	Elevator	262.96	87.33	(175.63)	525.92	174.66	(351.26)	1,048.00
09650	Security Services	.00	30.00	30.00	.00	60.00	60.00	360.00
09700	Trash Removal	95.00	85.00	(10.00)	190.00	170.00	(20.00)	1,020.00
09750	Extermination	169.00	.00	(169.00)	169.00	.00	(169.00)	.00
09800	Snow Removal	160.00	111.66	(48.34)	160.00	223.32	63.32	1,340.00
09850	Janitorial Services	300.00	345.83	45.83	600.00	691.66	91.66	4,150.00
	Contract Services	986.96	659.82	(327.14)	1,644.92	1,319.64	(325.28)	7,918.00
Reserve Contributions								
09910	Reserves - Unallocated	.00	650.00	650.00	.00	1,300.00	1,300.00	7,800.00
	Reserve Contributions	.00	650.00	650.00	.00	1,300.00	1,300.00	7,800.00
	TOTAL EXPENSES	6,181.07	4,180.09	(2,000.98)	9,964.86	8,360.18	(1,604.68)	50,161.44
	Current Year Net Income/(loss)	(1,929.59)	156.66	(2,086.25)	(755.76)	313.32	(1,069.08)	1,879.56