

**Washington Park Manor**

Balance Sheet  
As of 05/31/18

Page: 1

Date 06/26/18 Time:16:15:28

**Washington Park Manor**

Report #2957 Page: 1

**A/P DISTRIBUTION TO G/L REPORT**

Starting vendor #: "First" Starting date: 05/01/18  
Ending vendor #: "Last" Ending date: 05/31/18

ASSETS	
Cash Checking - Operating	\$ 7,016.04
Cash Savings - Reserves	10,759.14
Dues Receivable	17,720.56
R & R Violation Receivable	500.00
Special Assmts. Receiv.	3,359.45
Late Fees Receivable	175.00
Legal Fees Receivable	167.00
Owner Admin. Fees Receiv.	1,675.73
Work Order Receivable	336.25
<b>TOTAL ASSETS</b>	<b>\$ 41,709.17</b>

LIABILITIES & EQUITY	
<b>CURRENT LIABILITIES:</b>	
Admin. Fees to HOA Mgmt	\$ (10.00)
Prepaid Owner Dues	375.00
<b>Subtotal Current Liab.</b>	<b>\$ 365.00</b>
<b>RESERVES:</b>	
<b>Subtotal Reserves</b>	<b>\$ .00</b>
<b>EQUITY:</b>	
Prior Year Net Inc./Loss	\$ 42,961.71
Current Year Net Income/(Loss)	(1,617.54)
<b>Subtotal Equity</b>	<b>\$ 41,344.17</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$ 41,709.17</b>

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	05/02/18	1782 CAPITO CAPITOL HILL MANAGEMENT CO				050118			595.00
							Account Total:		595.00
7250		Bank Charges							
	05/15/18	1807 CITYWI CITYWIDE BANKS				2018.5.15			17.14
							Account Total:		17.14
7260		Postage & Mail							
	05/02/18	1782 CAPITO CAPITOL HILL MANAGEMENT CO				050118			5.50
							Account Total:		5.50
7280		Insurance							
	05/02/18	1791 FRST I FIRST INSURANCE FUNDING CORP				041018			356.36
							Account Total:		356.36
8905		Electricity & Gas							
	05/04/18	1805 XCEL XCEL ENERGY				588222869	Mar/Apr		557.70
							Account Total:		557.70
8930		Water & Sewer							
	05/02/18	1788 DENV DENVER WATER				041918			308.03
							Account Total:		308.03
8990		Telephone							
	05/02/18	1784 CENT CENTURYLINK				042518			83.74
							Account Total:		83.74
9015		Landscaping							
	05/02/18	1787 COPPER COPPERLEAF				1338			291.88

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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		291.88
9035		Alarms							
	05/02/18		1789	FIRE A	FIRE ALARM SERVICES INC	192093			5,550.00
							Account Total:		5,550.00
9090		Light Repair							
	05/02/18		1792	VALV	VALVERDE PROPERTY SERVICES	649			96.71
							Account Total:		96.71
9147		Garage Door Maintenance							
	05/02/18		1776	COLORA	COLORADO GARAGE DOOR SERVICE	107125	Wrong amount		1,443.65CR
	05/02/18		1785	COLORA	COLORADO GARAGE DOOR SERVICE	107230			1,100.00
							Account Total:		343.65CR
9160		Sewer Maintenance							
	05/02/18		1786	COLSEW	COLORADO SEWER SERVICE	695705			129.50
							Account Total:		129.50
9620		Elevator							
	05/02/18		1783	CENTRI	CENTRIC ELEVATOR	256295			262.96
							Account Total:		262.96
9700		Trash Removal							
	05/16/18		1793	FRONT	FRONT RANGE DISPOSAL	043018			95.00
							Account Total:		95.00
9850		Janitorial Services							
	05/02/18		1781	A FRES	A FRESH START	23496			300.00
							Account Total:		300.00
							Section Total:		8,305.87

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 05/01/18  
 Ending vendor #: "Last" Ending date: 05/31/18

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		7,731.03
Account Payable in Detail									
3010		Accounts Payable							
	05/02/18		1781	A FRES	A FRESH START	23496			300.00
	05/02/18		1782	CAPITO	CAPITOL HILL MANAGEMENT CO	050118			600.50
	05/02/18		1784	CENT	CENTURYLINK	042518			83.74
	05/02/18		1783	CENTRI	CENTRIC ELEVATOR	256295			262.96
	05/02/18		1776	COLORA	COLORADO GARAGE DOOR SERVICE	107125	Wrong amount		1,443.65CR
	05/02/18		1785	COLORA	COLORADO GARAGE DOOR SERVICE	107230			1,100.00
	05/02/18		1786	COLSEW	COLORADO SEWER SERVICE	695705			129.50
	05/02/18		1787	COPPER	COPPERLEAF	1338			291.88
	05/02/18		1788	DENV	DENVER WATER	041918			308.03
	05/02/18		1789	FIRE A	FIRE ALARM SERVICES INC	192093			5,550.00
	05/02/18		1791	FRST I	FIRST INSURANCE FUNDING CORP	041018			356.36
	05/02/18		1792	VALV	VALVERDE PROPERTY SERVICES	649			96.71
	05/16/18		1793	FRONT	FRONT RANGE DISPOSAL	043018			95.00
							Account Total:		7,731.03
							Section Total:		7,731.03

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 05/01/18  
 Ending vendor #: "Last" Ending date: 05/31/18

Account #	Description		Invoice #	Reference	Chk #	Amount		
Account #	Date	Vchr-#	Vend-#	Name	Invoice #	Reference	Chk #	Amount
A/P Checks in Detail								
1010	Cash Checking - Operating							
	05/02/18	1781	A FRES	A FRESH START	23496		2447	300.00
	05/02/18	1782	CAPITO	CAPITOL HILL MANAGEMENT CO	050118		2448	600.50
	05/02/18	1784	CENT	CENTURYLINK	042518		2449	83.74
	05/02/18	1783	CENTRI	CENTRIC ELEVATOR	256295		2450	262.96
	05/02/18	1785	COLORA	COLORADO GARAGE DOOR SERVICE	107230		2451	1,100.00
	05/02/18	1786	COLSEW	COLORADO SEWER SERVICE	695705		2452	129.50
	05/02/18	1787	COPPER	COPPERLEAF	1338		2453	291.88
	05/02/18	1788	DENV	DENVER WATER	041918		2454	308.03
	05/02/18	1789	FIRE A	FIRE ALARM SERVICES INC	192093		2455	5,550.00
	05/02/18	1791	FRST I	FIRST INSURANCE FUNDING CORP	041018		2456	356.36
	05/02/18	1792	VALV	VALVERDE PROPERTY SERVICES	649		2457	96.71
	05/04/18	1805	XCEL	XCEL ENERGY	588222869	Mar/Apr	50418	557.70
	05/15/18	1807	CITYWI	CITYWIDE BANKS	2018.5.15		51518	17.14
	05/16/18	1793	FRONT	FRONT RANGE DISPOSAL	043018		2458	95.00
				Account Total:				9,749.52
				Section Total:				9,749.52

Income/Expense Statement  
 Period: 05/01/18 to 05/31/18

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	20,413.20	20,383.75	29.45	48,921.00
06340	Late Fee Income	.00	.00	.00	25.00	.00	25.00	.00
06350	Legal Fees Reimbursement	167.00	.00	167.00	167.00	.00	167.00	.00
06365	Parking Income	180.00	180.00	.00	936.59	900.00	36.59	2,160.00
06380	Owner Admin. Fees Income	.00	.00	.00	675.73	.00	675.73	.00
06460	Work Order Income	.00	.00	.00	1,443.65	.00	1,443.65	.00
06810	Laundry Income	5.00	80.00	(75.00)	198.25	400.00	(201.75)	960.00
06820	keys	.00	.00	.00	10.00	.00	10.00	.00
06910	Interest Income	4.26	.00	4.26	20.72	.00	20.72	.00
06930	Movein/out	1,000.00	.00	1,000.00	1,000.00	.00	1,000.00	.00
	Subtotal Income	5,438.90	4,336.75	1,102.15	24,890.14	21,683.75	3,206.39	52,041.00
EXPENSES								
General & Administrative								
07010	Management Fees	595.00	510.00	(85.00)	2,975.00	2,550.00	(425.00)	6,120.00
07011	Administrative Expense	.00	.00	.00	675.73	.00	(675.73)	.00
07020	Accounting Fees	.00	18.33	18.33	230.00	91.65	(138.35)	220.00
07250	Bank Charges	17.14	29.17	12.03	93.70	145.85	52.15	350.00
07260	Postage & Mail	5.50	20.28	14.78	25.43	101.40	75.97	243.44
07280	Insurance	356.36	524.58	168.22	1,799.62	2,622.90	823.28	6,295.00
07320	Office Supplies	.00	25.00	25.00	.00	125.00	125.00	300.00
07400	Printing & Reproduction	.00	.00	.00	.40	.00	(.40)	.00
07450	Other Taxes & Fees	.00	.00	.00	320.00	.00	(320.00)	.00
	General & Administrative	974.00	1,127.36	153.36	6,119.88	5,636.80	(483.08)	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	557.70	1,012.50	454.80	1,293.24	5,062.50	3,769.26	12,150.00
08910	Electricity	.00	.00	.00	510.65	.00	(510.65)	.00
08930	Water & Sewer	308.03	200.00	(108.03)	1,474.27	1,000.00	(474.27)	2,400.00
08950	Gas	.00	.00	.00	1,950.81	.00	(1,950.81)	.00
08990	Telephone	83.74	110.00	26.26	418.88	550.00	131.12	1,320.00

**Washington Park Manor**

Income/Expense Statement  
 Period: 05/01/18 to 05/31/18

Account	Description	Actual	Current Period		Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance	
	Utilities	949.47	1,322.50	373.03	5,647.85	6,612.50	964.65	15,870.00
Maintenance								
09015	Landscaping	291.88	.00	(291.88)	291.88	.00	(291.88)	.00
09030	Elevator Maintenance	.00	.00	.00	130.00	.00	(130.00)	.00
09035	Alarms	5,550.00	.00	(5,550.00)	5,550.00	.00	(5,550.00)	.00
09090	Light Repair	96.71	.00	(96.71)	166.71	.00	(166.71)	.00
09110	Gen. Maint. & Repair	.00	229.16	229.16	.00	1,145.80	1,145.80	2,750.00
09140	Roof Repairs	.00	70.83	70.83	.00	354.15	354.15	850.00
09147	Garage Door Maintenance	(343.65)	.00	343.65	1,443.04	.00	(1,443.04)	.00
09155	Heating Maintenance	.00	66.67	66.67	2,884.14	333.35	(2,550.79)	800.00
09160	Sewer Maintenance	129.50	53.75	(75.75)	252.00	268.75	16.75	645.00
	Maintenance	5,724.44	420.41	(5,304.03)	10,717.77	2,102.05	(8,615.72)	5,045.00
Contract Services								
09620	Elevator	262.96	87.33	(175.63)	1,314.80	436.65	(878.15)	1,048.00
09650	Security Services	.00	30.00	30.00	.00	150.00	150.00	360.00
09700	Trash Removal	95.00	85.00	(10.00)	495.00	425.00	(70.00)	1,020.00
09750	Extermination	.00	.00	.00	169.00	.00	(169.00)	.00
09800	Snow Removal	.00	111.66	111.66	543.38	558.30	14.92	1,340.00
09850	Janitorial Services	300.00	345.83	45.83	1,500.00	1,729.15	229.15	4,150.00
	Contract Services	657.96	659.82	1.86	4,022.18	3,299.10	(723.08)	7,918.00
Reserve Contributions								
09910	Reserves - Unallocated	.00	650.00	650.00	.00	3,250.00	3,250.00	7,800.00
	Reserve Contributions	.00	650.00	650.00	.00	3,250.00	3,250.00	7,800.00
	TOTAL EXPENSES	8,305.87	4,180.09	(4,125.78)	26,507.68	20,900.45	(5,607.23)	50,161.44
	Current Year Net Income/(loss)	(2,866.97)	156.66	(3,023.63)	(1,617.54)	783.30	(2,400.84)	1,879.56