

Washington Park Manor

Balance Sheet
As of 07/31/18

ASSETS	
Cash Checking - Operating	\$ 13,758.36
Cash Savings - Reserves	20,058.95
Dues Receivable	13,812.39
R & R Violation Receivable	500.00
Special Assmts. Receiv.	1,776.12
Parking Fees Receivable	813.40
Work Order Receivable	167.25
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TOTAL ASSETS	\$ 50,886.47
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LIABILITIES & EQUITY	
CURRENT LIABILITIES:	
Subtotal Current Liab.	\$.00
RESERVES:	
Subtotal Reserves	\$.00
EQUITY:	
Prior Year Net Inc./Loss	\$ 50,782.21
Current Year Net Income/(Loss)	104.26
Subtotal Equity	\$ 50,886.47
TOTAL LIABILITIES & EQUITY	\$ 50,886.47
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Washington Park Manor

Income/Expense Statement
Period: 07/01/18 to 07/31/18

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
06305	Dues	4,082.64	4,076.75	5.89	28,578.48	28,537.25	41.23	48,921.00
06340	Late Fee Income	.00	.00	.00	25.00	.00	25.00	.00
06350	Legal Fees Reimbursement	.00	.00	.00	167.00	.00	167.00	.00
06360	Misc. Owner Income	.00	.00	.00	979.34	.00	979.34	.00
06365	Parking Income	165.10	180.00	(14.90)	1,371.69	1,260.00	111.69	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)	382.06	560.00	(177.94)	960.00
06820	keys	.00	.00	.00	10.00	.00	10.00	.00
06910	Interest Income	4.26	.00	4.26	29.10	.00	29.10	.00
06920	Misc. Income	262.50	.00	262.50	262.50	.00	262.50	.00
06930	Movein/out	.00	.00	.00	1,000.00	.00	1,000.00	.00
Subtotal Income		4,519.50	4,336.75	182.75	34,924.55	30,357.25	4,567.30	52,041.00
EXPENSES								
General & Administrative								
07010	Management Fees	595.00	510.00	(85.00)	4,165.00	3,570.00	(595.00)	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	128.31	(101.69)	220.00
07250	Bank Charges	16.68	29.17	12.49	128.48	204.19	75.71	350.00
07260	Postage & Mail	3.50	20.28	16.78	34.43	141.96	107.53	243.44
07280	Insurance	1,738.59	524.58	(1,214.01)	3,803.21	3,672.06	(131.15)	6,295.00
07320	Office Supplies	.00	25.00	25.00	.00	175.00	175.00	300.00
07400	Printing & Reproduction	3.40	.00	(3.40)	3.80	.00	(3.80)	.00
07450	Other Taxes & Fees	.00	.00	.00	320.00	.00	(320.00)	.00
General & Administrative		2,357.17	1,127.36	(1,229.81)	9,360.65	7,891.52	(1,469.13)	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	1,682.67	7,087.50	5,404.83	12,150.00
08910	Electricity	171.27	.00	(171.27)	681.92	.00	(681.92)	.00
08930	Water & Sewer	304.39	200.00	(104.39)	2,336.79	1,400.00	(936.79)	2,400.00
08950	Gas	141.95	.00	(141.95)	2,092.76	.00	(2,092.76)	.00

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Income/Expense Statement
Period: 07/01/18 to 07/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
08990	Telephone	81.18	110.00	28.82	583.70	770.00	186.30	1,320.00
	Utilities	698.79	1,322.50	623.71	7,377.84	9,257.50	1,879.66	15,870.00
Maintenance								
09015	Landscaping	418.75	.00	(418.75)	710.63	.00	(710.63)	.00
09030	Elevator Maintenance	.00	.00	.00	130.00	.00	(130.00)	.00
09035	Alarms	.00	.00	.00	5,550.00	.00	(5,550.00)	.00
09050	Boiler	1,089.18	.00	(1,089.18)	1,089.18	.00	(1,089.18)	.00
09090	Light Repair	.00	.00	.00	166.71	.00	(166.71)	.00
09110	Gen. Maint. & Repair	.00	229.16	229.16	.00	1,604.12	1,604.12	2,750.00
09140	Roof Repairs	.00	70.83	70.83	.00	495.81	495.81	850.00
09147	Garage Door Maintenance	.00	.00	.00	1,443.04	.00	(1,443.04)	.00
09155	Heating Maintenance	.00	66.67	66.67	2,884.14	466.69	(2,417.45)	800.00
09160	Sewer Maintenance	.00	53.75	53.75	252.00	376.25	124.25	645.00
09223	Carpet Cleaning	.00	.00	.00	478.00	.00	(478.00)	.00
	Maintenance	1,507.93	420.41	(1,087.52)	12,703.70	2,942.87	(9,760.83)	5,045.00
Contract Services								
09620	Elevator	262.96	87.33	(175.63)	1,840.72	611.31	(1,229.41)	1,048.00
09650	Security Services	.00	30.00	30.00	.00	210.00	210.00	360.00
09700	Trash Removal	95.00	85.00	(10.00)	725.00	595.00	(130.00)	1,020.00
09750	Extermination	.00	.00	.00	169.00	.00	(169.00)	.00
09800	Snow Removal	.00	111.66	111.66	543.38	781.62	238.24	1,340.00
09850	Janitorial Services	300.00	345.83	45.83	2,100.00	2,420.81	320.81	4,150.00
	Contract Services	657.96	659.82	1.86	5,378.10	4,618.74	(759.36)	7,918.00
Reserve Contributions								
09910	Reserves - Unallocated	.00	650.00	650.00	.00	4,550.00	4,550.00	7,800.00
	Reserve Contributions	.00	650.00	650.00	.00	4,550.00	4,550.00	7,800.00
	TOTAL EXPENSES	5,221.85	4,180.09	(1,041.76)	34,820.29	29,260.63	(5,559.66)	50,161.44
	Current Year Net Income/(loss)	(702.35)	156.66	(859.01)	104.26	1,096.62	(992.36)	1,879.56

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A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First"
Ending vendor #: "Last"

Starting date: 07/01/18
Ending date: 07/31/18

Account #	Date		Description		Invoice #	Reference	Chk #	Amount
Distribution in Detail								
7010	07/02/18		1809	CAPITO CAPITOL HILL MANAGEMENT CO	2018.7.1	June		595.00
	Account Total:							595.00
7250	07/13/18		1838	CITYWI CITYWIDE BANKS	2018.7.13	June		16.68
	Account Total:							16.68
7260	07/02/18		1809	CAPITO CAPITOL HILL MANAGEMENT CO	2018.7.1	June		3.50
	Account Total:							3.50
7280	07/02/18		1811	ASSURD ASSURED PARTNERS OF COLORADO	2018.6.22	down pmt		1,738.59
	Account Total:							1,738.59
7400	07/02/18		1809	CAPITO CAPITOL HILL MANAGEMENT CO	2018.7.1	June		3.40
	Account Total:							3.40
8905	07/16/18		1821	XCEL XCEL ENERGY	598445974	June		48.35
	07/16/18		1821	XCEL XCEL ENERGY	598445974	posting error		48.35CR
	07/16/18		1822	XCEL XCEL ENERGY	598344554	June		33.39
	07/16/18		1822	XCEL XCEL ENERGY	598344554	posting error		33.39CR
	Account Total:							.00
8910	07/05/18		1833	XCEL XCEL ENERGY	595871976	May/June		171.27
	Account Total:							171.27
8930	Water & Sewer							

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 07/01/18
 Ending vendor #: "Last" Ending date: 07/31/18

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
	07/02/18	1815 DENV	DENV	DENVER WATER	2018.6.20	May/June			304.39
						Account Total:			304.39
8950		Gas							
	07/05/18	1833 XCEL	XCEL	XCEL ENERGY	595871976	May/June			141.95
						Account Total:			141.95
8990		Telephone							
	07/16/18	1816 CENT	CENT	CENTURYLINK	2018.6.25 420B	Jun/Jul 420B			81.18
						Account Total:			81.18
9015		Landscaping							
	07/02/18	1814 COPPER	COPPER	COPPERLEAF	1379	clean up / mulch			418.75
						Account Total:			418.75
9050		Boiler							
	07/02/18	1812 CHOICE	CHOICE	CHOICE MECHANICAL	22126	boiler			1,089.18
						Account Total:			1,089.18
9610		Lawn Maint. & Landscaping							
	07/16/18	1819 HIGPLA	HIGPLA	HIGH PLAINS LAWN SERVICE	9591	June			195.00
	07/16/18	1819 HIGPLA	HIGPLA	HIGH PLAINS LAWN SERVICE	9591	posting error			195.00CR
						Account Total:			.00
9620		Elevator							
	07/02/18	1813 CENTRI	CENTRI	CENTRIC ELEVATOR	257400	July contract			262.96
						Account Total:			262.96
9700		Trash Removal							
	07/16/18	1817 FRONT	FRONT	FRONT RANGE DISPOSAL	2018.6.30	June			95.00
	07/16/18	1820 WASMAN	WASMAN	WASTE MANAGEMENT	5455896-2514-8	July			734.34
	07/16/18	1820 WASMAN	WASMAN	WASTE MANAGEMENT	5455896-2514-8	posting error			734.34CR

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 07/01/18
 Ending vendor #: "Last" Ending date: 07/31/18

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		95.00
9850		Janitorial Services							
	07/02/18	1810 A FRES	A FRES	A FRESH START	23746	June			300.00
	07/16/18	1818 BRYANT	ED BRYANT	ED BRYANT	2018.6.30	June			162.79
	07/16/18	1818 BRYANT	ED BRYANT	ED BRYANT	2018.6.30	posting error			162.79CR
						Account Total:			300.00
						Section Total:			5,221.85

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 07/01/18
 Ending vendor #: "Last" Ending date: 07/31/18

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Account Payable in Detail								
3010	Accounts Payable							
	07/02/18	1810	A FRES	A FRESH START	23746	June		300.00
	07/02/18	1811	ASSURD	ASSURED PARTNERS OF COLORADO	2018.6.22	down pmt		1,738.59
	07/02/18	1809	CAPITO	CAPITOL HILL MANAGEMENT CO	2018.7.1	June		601.90
	07/02/18	1813	CENTRI	CENTRIC ELEVATOR	257400	July contract		262.96
	07/02/18	1812	CHOICE	CHOICE MECHANICAL	22126	boiler		1,089.18
	07/02/18	1814	COPPER	COPPERLEAF	1379	clean up / mulch		418.75
	07/02/18	1815	DENV	DENVER WATER	2018.6.20	May/June		304.39
	07/16/18	1818	BRYANT	ED BRYANT	2018.6.30	June		162.79
	07/16/18	1818	BRYANT	ED BRYANT	2018.6.30	posting error		162.79CR
	07/16/18	1816	CENT	CENTURYLINK	2018.6.25 420B	Jun/Jul 420B		81.18
	07/16/18	1817	FRONT	FRONT RANGE DISPOSAL	2018.6.30	June		95.00
	07/16/18	1819	HIGPLA	HIGH PLAINS LAWN SERVICE	9591	June		195.00
	07/16/18	1819	HIGPLA	HIGH PLAINS LAWN SERVICE	9591	posting error		195.00CR
	07/16/18	1820	WASMAN	WASTE MANAGEMENT	5455896-2514-8	July		734.34
	07/16/18	1820	WASMAN	WASTE MANAGEMENT	5455896-2514-8	posting error		734.34CR
	07/16/18	1821	XCEL	XCEL ENERGY	598445974	June		48.35
	07/16/18	1821	XCEL	XCEL ENERGY	598445974	posting error		48.35CR
	07/16/18	1822	XCEL	XCEL ENERGY	598344554	June		33.39
	07/16/18	1822	XCEL	XCEL ENERGY	598344554	posting error		33.39CR
						Account Total:		4,891.95
						Section Total:		4,891.95

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 07/01/18
 Ending vendor #: "Last" Ending date: 07/31/18

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
A/P Checks in Detail								
1010	Cash Checking - Operating							
	07/02/18	1810	A FRES	A FRESH START	23746	June	2469	300.00
	07/02/18	1811	ASSURD	ASSURED PARTNERS OF COLORADO	2018.6.22	down pmt	2470	1,738.59
	07/02/18	1809	CAPITO	CAPITOL HILL MANAGEMENT CO	2018.7.1	June	2471	601.90
	07/02/18	1813	CENTRI	CENTRIC ELEVATOR	257400	July contract	2472	262.96
	07/02/18	1812	CHOICE	CHOICE MECHANICAL	22126	boiler	2473	1,089.18
	07/02/18	1814	COPPER	COPPERLEAF	1379	clean up / mulch	2474	418.75
	07/02/18	1815	DENV	DENVER WATER	2018.6.20	May/June	2475	304.39
	07/05/18	1833	XCEL	XCEL ENERGY	595871976	May/June	70518	313.22
	07/13/18	1838	CITYWI	CITYWIDE BANKS	2018.7.13	June	71318	16.68
	07/16/18	1816	CENT	CENTURYLINK	2018.6.25 420B	Jun/Jul 420B	2476	81.18
	07/16/18	1817	FRONT	FRONT RANGE DISPOSAL	2018.6.30	June	2477	95.00
						Account Total:		5,221.85
						Section Total:		5,221.85