

Washington Park Manor

Balance Sheet
As of 08/31/18

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ASSETS	
Cash Checking - Operating	\$ 17,196.97
Cash Savings - Reserves	20,063.21
Dues Receivable	13,346.20
R & R Violation Receivable	500.00
Special Assmts. Receiv.	1,776.12
Parking Fees Receivable	813.40
Work Order Receivable	167.25
TOTAL ASSETS	\$ 53,863.15
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LIABILITIES & EQUITY	
CURRENT LIABILITIES:	
Prepaid Owner Dues	\$ 511.55
Subtotal Current Liab.	\$ 511.55
RESERVES:	
Subtotal Reserves	\$.00
EQUITY:	
Prior Year Net Inc./Loss	\$ 50,782.21
Current Year Net Income/(Loss)	2,569.39
Subtotal Equity	\$ 53,351.60
TOTAL LIABILITIES & EQUITY	\$ 53,863.15
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Washington Park Manor

Income/Expense Statement
Period: 08/01/18 to 08/31/18

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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	32,661.12	32,614.00	47.12	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	10.00	.00	10.00	989.34	.00	989.34	.00
06365	Parking Income	195.10	180.00	15.10	1,566.79	1,440.00	126.79	2,160.00
06380	Owner Admin. Fees Income	530.36	.00	530.36	1,206.09	.00	1,206.09	.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)	387.06	640.00	(252.94)	960.00
06820	keys	.00	.00	.00	10.00	.00	10.00	.00
06910	Interest Income	4.26	.00	4.26	33.36	.00	33.36	.00
06920	Misc. Income	.00	.00	.00	262.50	.00	262.50	.00
06930	Movein/out	1,000.00	.00	1,000.00	2,000.00	.00	2,000.00	.00
Subtotal Income		5,827.36	4,336.75	1,490.61	40,751.91	34,694.00	6,057.91	52,041.00
EXPENSES								
General & Administrative								
07010	Management Fees	595.00	510.00	(85.00)	4,760.00	4,080.00	(680.00)	6,120.00
07011	Administrative Expense	339.85	.00	(339.85)	1,015.58	.00	(1,015.58)	.00
07020	Accounting Fees	.00	18.33	18.33	230.00	146.64	(83.36)	220.00
07250	Bank Charges	14.89	29.17	14.28	143.37	233.36	89.99	350.00
07260	Postage & Mail	8.00	20.28	12.28	42.43	162.24	119.81	243.44
07270	Inspections	90.00	.00	(90.00)	90.00	.00	(90.00)	.00
07280	Insurance	481.04	524.58	43.54	4,284.25	4,196.64	(87.61)	6,295.00
07320	Office Supplies	.00	25.00	25.00	.00	200.00	200.00	300.00
07400	Printing & Reproduction	3.20	.00	(3.20)	7.00	.00	(7.00)	.00
07450	Other Taxes & Fees	.00	.00	.00	320.00	.00	(320.00)	.00
General & Administrative		1,531.98	1,127.36	(404.62)	10,892.63	9,018.88	(1,873.75)	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	8,100.00	6,417.33	12,150.00
08910	Electricity	193.90	.00	(193.90)	875.82	.00	(875.82)	.00
08930	Water & Sewer	298.15	200.00	(98.15)	2,634.94	1,600.00	(1,034.94)	2,400.00

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Income/Expense Statement
Period: 08/01/18 to 08/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
08950	Gas	129.40	.00	(129.40)	2,222.16	.00	(2,222.16)	.00
08990	Telephone	94.32	110.00	15.68	678.02	880.00	201.98	1,320.00
	Utilities	715.77	1,322.50	606.73	8,093.61	10,580.00	2,486.39	15,870.00
Maintenance								
09015	Landscaping	.00	.00	.00	710.63	.00	(710.63)	.00
09030	Elevator Maintenance	.00	.00	.00	130.00	.00	(130.00)	.00
09035	Alarms	360.00	.00	(360.00)	5,910.00	.00	(5,910.00)	.00
09050	Boiler	.00	.00	.00	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	1,833.28	1,833.28	2,750.00
09140	Roof Repairs	.00	70.83	70.83	.00	566.64	566.64	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	533.36	(2,350.78)	800.00
09160	Sewer Maintenance	.00	53.75	53.75	252.00	430.00	178.00	645.00
09223	Carpet Cleaning	75.00	.00	(75.00)	553.00	.00	(553.00)	.00
	Maintenance	435.00	420.41	(14.59)	13,138.70	3,363.28	(9,775.42)	5,045.00
Contract Services								
09620	Elevator	262.96	87.33	(175.63)	2,103.68	698.64	(1,405.04)	1,048.00
09650	Security Services	.00	30.00	30.00	.00	240.00	240.00	360.00
09700	Trash Removal	95.00	85.00	(10.00)	820.00	680.00	(140.00)	1,020.00
09750	Extermination	.00	.00	.00	169.00	.00	(169.00)	.00
09800	Snow Removal	21.52	111.66	90.14	564.90	893.28	328.38	1,340.00
09850	Janitorial Services	300.00	345.83	45.83	2,400.00	2,766.64	366.64	4,150.00
	Contract Services	679.48	659.82	(19.66)	6,057.58	5,278.56	(779.02)	7,918.00
Reserve Contributions								
09910	Reserves - Unallocated	.00	650.00	650.00	.00	5,200.00	5,200.00	7,800.00
	Reserve Contributions	.00	650.00	650.00	.00	5,200.00	5,200.00	7,800.00
	TOTAL EXPENSES	3,362.23	4,180.09	817.86	38,182.52	33,440.72	(4,741.80)	50,161.44
	Current Year Net Income/(loss)	2,465.13	156.66	2,308.47	2,569.39	1,253.28	1,316.11	1,879.56

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Washington Park Manor

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A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 08/01/18
Ending vendor #: "Last" Ending date: 08/31/18

Account #	Date		Description		Invoice #	Reference	Chk #	Amount
Distribution in Detail								
7010			Management Fees					
	08/01/18	1824	CAPITO	CAPITOL HILL MANAGEMENT CO	2018.8.1	July		595.00
	Account Total:							595.00
7011			Administrative Expense					
	08/01/18	1832	SAFEGU	SAFEGUARD	32944635	check stock		339.85
	Account Total:							339.85
7250			Bank Charges					
	08/15/18	1839	CITYWI	CITYWIDE BANKS	2018.8.15	July		14.89
	Account Total:							14.89
7260			Postage & Mail					
	08/01/18	1824	CAPITO	CAPITOL HILL MANAGEMENT CO	2018.8.1	July		8.00
	Account Total:							8.00
7270			Inspections					
	08/01/18	1828	DPTLAB	DEPARTMENT OF LABOR	706084	boiler		90.00
	Account Total:							90.00
7280			Insurance					
	08/01/18	1830	FIRINS	FIRST INSURANCE FUNDING CO	2018.7.10	installment		481.04
	Account Total:							481.04
7400			Printing & Reproduction					
	08/01/18	1824	CAPITO	CAPITOL HILL MANAGEMENT CO	2018.8.1	July		3.20
	Account Total:							3.20
8910			Electricity					
	08/06/18	1834	XCEL	XCEL ENERGY	599898152	Jun/Jul		193.90

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 08/01/18
 Ending vendor #: "Last" Ending date: 08/31/18

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		193.90
8930		Water & Sewer							
	08/01/18		1827	DENV	DENVER WATER	2018.7.20	Jun/Jul		298.15
							Account Total:		298.15
8950		Gas							
	08/06/18		1834	XCEL	XCEL ENERGY	599898152	Jun/Jul		129.40
							Account Total:		129.40
8990		Telephone							
	08/15/18		1835	CENT	CENTURYLINK	2018.7.25 420B	August 420B		94.32
							Account Total:		94.32
9035		Alarms							
	08/01/18		1829	FIRE A	FIRE ALARM SERVICES INC	199357	7/1/18-6/30/19		360.00
							Account Total:		360.00
9223		Carpet Cleaning							
	08/01/18		1831	FIVE	FIVE STAR CARPET CLEANING INC	6691	carpet cleaning		75.00
							Account Total:		75.00
9620		Elevator							
	08/01/18		1826	CENTRI	CENTRIC ELEVATOR	258106	August		262.96
							Account Total:		262.96
9700		Trash Removal							
	08/15/18		1836	FRONT	FRONT RANGE DISPOSAL	2018.7.31	July		95.00
							Account Total:		95.00
9800		Snow Removal							
	08/15/18		1837	VANDER	TERESA VANDERBOSCH	2018.2.20	ice melt		21.52

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 08/01/18
 Ending vendor #: "Last" Ending date: 08/31/18

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		21.52
9850		Janitorial Services							
	08/01/18		1825	A FRES	A FRESH START	23865	July		300.00
							Account Total:		300.00
							Section Total:		3,362.23

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 08/01/18
 Ending vendor #: "Last" Ending date: 08/31/18

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
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Account Payable in Detail

3010	Accounts Payable							
08/01/18	1825	A	FRES	A FRESH START	23865	July		300.00
08/01/18	1824	CAPITO	CAPITOL HILL MANAGEMENT CO	2018.8.1	July			606.20
08/01/18	1826	CENTRI	CENTRIC ELEVATOR	258106	August			262.96
08/01/18	1827	DENV	DENVER WATER	2018.7.20	Jun/Jul			298.15
08/01/18	1828	DPTLAB	DEPARTMENT OF LABOR	706084	boiler			90.00
08/01/18	1829	FIRE A	FIRE ALARM SERVICES INC	199357	7/1/18-6/30/19			360.00
08/01/18	1830	FIRINS	FIRST INSURANCE FUNDING CO	2018.7.10	installment			481.04
08/01/18	1831	FIVE	FIVE STAR CARPET CLEANING INC	6691	carpet cleaning			75.00
08/01/18	1832	SAFEGU	SAFEGUARD	32944635	check stock			339.85
08/15/18	1835	CENT	CENTURYLINK	2018.7.25 420B	August 420B			94.32
08/15/18	1836	FRONT	FRONT RANGE DISPOSAL	2018.7.31	July			95.00
08/15/18	1837	VANDER	TERESA VANDERBOSCH	2018.2.20	ice melt			21.52
					Account Total:			3,024.04
					Section Total:			3,024.04

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 08/01/18
 Ending vendor #: "Last" Ending date: 08/31/18

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
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A/P Checks in Detail

1010	Cash Checking - Operating							
08/01/18	1825	A	FRES	A FRESH START	23865	July	2478	300.00
08/01/18	1824	CAPITO	CAPITOL HILL MANAGEMENT CO	2018.8.1	July		2479	606.20
08/01/18	1826	CENTRI	CENTRIC ELEVATOR	258106	August		2480	262.96
08/01/18	1827	DENV	DENVER WATER	2018.7.20	Jun/Jul		2481	298.15
08/01/18	1828	DPTLAB	DEPARTMENT OF LABOR	706084	boiler		2482	90.00
08/01/18	1829	FIRE A	FIRE ALARM SERVICES INC	199357	7/1/18-6/30/19		2483	360.00
08/01/18	1830	FIRINS	FIRST INSURANCE FUNDING CO	2018.7.10	installment		2484	481.04
08/01/18	1831	FIVE	FIVE STAR CARPET CLEANING INC	6691	carpet cleaning		2485	75.00
08/01/18	1832	SAFEGU	SAFEGUARD	32944635	check stock		2486	339.85
08/06/18	1834	XCEL	XCEL ENERGY	599898152	Jun/Jul		80618	323.30
08/15/18	1835	CENT	CENTURYLINK	2018.7.25 420B	August 420B		2487	94.32
08/15/18	1839	CITYWI	CITYWIDE BANKS	2018.8.15	July		81518	14.89
08/15/18	1836	FRONT	FRONT RANGE DISPOSAL	2018.7.31	July		2488	95.00
08/15/18	1837	VANDER	TERESA VANDERBOSCH	2018.2.20	ice melt		2489	21.52
					Account Total:			3,362.23
					Section Total:			3,362.23