

Wash Park North Condos

Balance Sheet
As of 11/30/20

Page: 1

ASSETS		
Cash Checking - Operating	\$ 58,118.34	
Cash Savings - Reserves	19,854.75	
Dues Receivable	1,688.54	
Special Assmts. Receiv.	2,094.19	
TOTAL ASSETS		\$ 81,755.82
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LIABILITIES & EQUITY		
CURRENT LIABILITIES:		
Prepaid Owner Dues	\$ 2,244.41	
Subtotal Current Liab.		\$ 2,244.41
EQUITY:		
Prior Year Net Inc (Loss)	\$ 28,374.80	
Current Year Net Income/(Loss)	51,136.61	
Subtotal Equity		\$ 79,511.41
TOTAL LIABILITIES & EQUITY		\$ 81,755.82
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Wash Park North Condos

Income/Expense Statement
Period: 11/01/20 to 11/30/20

Page: 1

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME								
06305	Dues	6,732.18	6,732.17	.01	67,321.38	74,053.87	(6,732.49)	80,786.00
06325	Transfers to Reserve	.00	(1,416.67)	1,416.67	.00	(15,583.37)	15,583.37	(17,000.00)
	Subtotal Income	6,732.18	5,315.50	1,416.68	67,321.38	58,470.50	8,850.88	63,786.00
EXPENSES								
General & Administrative								
07010	Management Fees	600.00	750.00	150.00	7,200.00	8,250.00	1,050.00	9,000.00
07011	Administrative Expense	.00	.00	.00	314.30	.00	(314.30)	.00
07020	Accounting Fees	.00	20.83	20.83	250.00	229.13	(20.87)	250.00
07160	Legal Fees	1,903.70	125.00	(1,778.70)	3,411.20	1,375.00	(2,036.20)	1,500.00
07260	Postage & Mail	4.40	4.17	(.23)	20.60	45.87	25.27	50.00
07270	Inspections	.00	16.67	16.67	.00	183.37	183.37	200.00
07280	Insurance	.00	708.33	708.33	12,401.47	7,791.63	(4,609.84)	8,500.00
07320	Office Supplies	.00	2.08	2.08	.00	22.88	22.88	25.00
07400	Printing & Reproduction	.00	12.50	12.50	107.60	137.50	29.90	150.00
07450	Other Taxes & Fees	.00	4.17	4.17	10.00	45.87	35.87	50.00
07890	Misc. G & A	.00	6.67	6.67	49.48	73.37	23.89	80.00
	General & Administrative	2,508.10	1,650.42	(857.68)	23,764.65	18,154.62	(5,610.03)	19,805.00
Unit Expenses								
	Unit Expenses	.00	.00	.00	.00	.00	.00	.00
Utilities								
08905	Electricity & Gas	.00	666.67	666.67	.00	7,333.37	7,333.37	8,000.00
08910	Electricity	275.51	.00	(275.51)	6,474.47	.00	(6,474.47)	.00
08930	Water & Sewer	337.42	416.67	79.25	4,615.93	4,583.37	(32.56)	5,000.00
08950	Gas	142.77	.00	(142.77)	401.31	.00	(401.31)	.00
08980	Cable / Internet	.00	125.00	125.00	806.00	1,375.00	569.00	1,500.00
08990	Telephone	337.18	106.75	(230.43)	1,102.20	1,174.25	72.05	1,281.00
	Utilities	1,092.88	1,315.09	222.21	13,399.91	14,465.99	1,066.08	15,781.00
Maintenance								
09015	Landscaping	.00	8.33	8.33	.00	91.63	91.63	100.00
09025	Fire Sprinkler Maintenance	.00	83.33	83.33	.00	916.63	916.63	1,000.00
09030	Elevator Maintenance	.00	83.33	83.33	7,601.56	916.63	(6,684.93)	1,000.00
09035	Alarms	40.00	.00	(40.00)	283.84	.00	(283.84)	.00
09050	Boiler	.00	83.33	83.33	.00	916.63	916.63	1,000.00
09090	Light Repair	.00	166.67	166.67	.00	1,833.37	1,833.37	2,000.00
09110	Gen. Maint. & Repair	411.16	291.67	(119.49)	5,895.68	3,208.37	(2,687.31)	3,500.00
09140	Roof Repairs	.00	41.67	41.67	.00	458.37	458.37	500.00

Wash Park North Condos

Income/Expense Statement
Period: 11/01/20 to 11/30/20

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
09147	Garage Door Maintenance	.00	225.00	225.00	.00	2,475.00	2,475.00	2,700.00
09149	HVAC	.00	83.33	83.33	.00	916.63	916.63	1,000.00
09180	Plumbing Repairs - Common	.00	.00	.00	2,504.37	.00	(2,504.37)	.00
09200	Janitorial Supplies	.00	458.33	458.33	.00	5,041.63	5,041.63	5,500.00
	Maintenance	451.16	1,524.99	1,073.83	16,285.45	16,774.89	489.44	18,300.00
Contract Services								
09610	Lawn Maint. & Landscaping	.00	116.67	116.67	360.00	1,283.37	923.37	1,400.00
09620	Elevator	.00	.00	.00	2,828.21	.00	(2,828.21)	.00
09700	Trash Removal	383.97	541.67	157.70	4,213.73	5,958.37	1,744.64	6,500.00
09800	Snow Removal	100.00	166.67	66.67	981.25	1,833.37	852.12	2,000.00
09850	Janitorial Services	425.00	.00	(425.00)	4,300.00	.00	(4,300.00)	.00
	Contract Services	908.97	825.01	(83.96)	12,683.19	9,075.11	(3,608.08)	9,900.00
	TOTAL EXPENSES	4,961.11	5,315.51	354.40	66,133.20	58,470.61	(7,662.59)	63,786.00
	OPERATING FD NET INCOME/(LOSS)	1,771.07	(.01)	1,771.08	1,188.18	(.11)	1,188.29	.00
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RESERVE FUND								
Reserve Fund Income:								
06330	Special Assmt. Income	.00	.00	.00	49,928.00	.00	49,928.00	.00
06910	Interest Income	.16	.00	.16	20.43	.00	20.43	.00
06915	Reserve Contributions	.00	1,416.67	(1,416.67)	.00	15,583.37	(15,583.37)	17,000.00
	Total Reserve Fund Income:	.16	1,416.67	(1,416.51)	49,948.43	15,583.37	34,365.06	17,000.00
Reserve Fund Expenses:								
	Total Reserve Fund Expenses:	.00	.00	.00	.00	.00	.00	.00
	Reserve fund Income (Loss)	.16	1,416.67	(1,416.51)	49,948.43	15,583.37	34,365.06	17,000.00
	Total Net Income (Loss)	1,771.23	1,416.66	354.57	51,136.61	15,583.26	35,553.35	17,000.00
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Wash Park North Condos

A/P DISTRIBUTION TO G/L REPORT

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

Starting date: 11/01/20
Ending date: 11/30/20

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	11/02/20	24 CAPITO			CAPITOL HILL MANAGEMENT CO	2020.11.2	October		600.00
							Account Total:		600.00
7160		Legal Fees							
	11/02/20	27 LAWFIR			LAW FIRM OF JESSICA H MILLER	2939	balcony access		1,903.70
							Account Total:		1,903.70
7260		Postage & Mail							
	11/02/20	24 CAPITO			CAPITOL HILL MANAGEMENT CO	2020.11.2	October		4.40
							Account Total:		4.40
8910		Electricity							
	11/02/20	30 XCEL			XCEL ENERGY	705608556	Sept / Oct		275.51
							Account Total:		275.51
8930		Water & Sewer							
	11/02/20	26 DENV			DENVER WATER	2020.10.20	Sept / Oct		337.42
							Account Total:		337.42
8950		Gas							
	11/02/20	30 XCEL			XCEL ENERGY	705608556	Sept / Oct		142.77
							Account Total:		142.77
8990		Telephone							
	11/02/20	25 CENT			CENTURYLINK	2020.10.1 186B	October 186B		218.72
	11/16/20	31 CENT			CENTURYLINK	2020.11.1 186B	November 186B		118.46
							Account Total:		337.18
9035		Alarms							
	11/16/20	33 SAFESY			SAFE SYSTEMS	873071-1045	December		40.00

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 11/01/20
 Ending vendor #: "Last" Ending date: 11/30/20

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		40.00
9110		Gen. Maint. & Repair							
	11/02/20	29 VALV VALVERDE PROPERTY SERVICES			1206		misc maint		411.16
							Account Total:		411.16
9700		Trash Removal							
	11/16/20	34 WASMAN WASTE MANAGEMENT			1025178-0178-7		November		383.97
							Account Total:		383.97
9800		Snow Removal							
	11/16/20	32 METMCM METRO MCM INC			8675		snow 10/26		100.00
							Account Total:		100.00
9850		Janitorial Services							
	11/02/20	23 AHLMEY KIMBERLY AHLMEYER			065		October		425.00
							Account Total:		425.00
							Section Total:		4,961.11

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 11/01/20
 Ending vendor #: "Last" Ending date: 11/30/20

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Account Payable in Detail									
3010		Accounts Payable							
	11/02/20	23 AHLMEY KIMBERLY AHLMEYER			065		October		425.00
	11/02/20	24 CAPITO CAPITOL HILL MANAGEMENT CO			2020.11.2		October		604.40
	11/02/20	25 CENT CENTURYLINK			2020.10.1 186B		October 186B		218.72
	11/02/20	26 DENV DENVER WATER			2020.10.20		Sept / Oct		337.42
	11/02/20	27 LAWFIR LAW FIRM OF JESSICA H MILLER			2939		balcony access		1,903.70
	11/02/20	29 VALV VALVERDE PROPERTY SERVICES			1206		misc maint		411.16
	11/02/20	30 XCEL XCEL ENERGY			705608556		Sept / Oct		418.28
	11/16/20	31 CENT CENTURYLINK			2020.11.1 186B		November 186B		118.46
	11/16/20	32 METMCM METRO MCM INC			8675		snow 10/26		100.00
	11/16/20	33 SAFESY SAFE SYSTEMS			873071-1045		December		40.00
	11/16/20	34 WASMAN WASTE MANAGEMENT			1025178-0178-7		November		383.97
							Account Total:		4,961.11
							Section Total:		4,961.11

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Starting date: 11/01/20
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Account #	Date	Vchr-#	Vend-#	Description	Name	Invoice-#	Reference	Chk #	Amount
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A/P Checks in Detail

1010	Cash Checking - Operating								
	11/02/20	23	AHLMEY	KIMBERLY AHLMEYER		065	October	1014	425.00
	11/02/20	24	CAPITO	CAPITOL HILL MANAGEMENT CO		2020.11.2	October	1015	604.40
	11/02/20	25	CENT	CENTURYLINK		2020.10.1 186B	October 186B	1016	218.72
	11/02/20	26	DENV	DENVER WATER		2020.10.20	Sept / Oct	1017	337.42
	11/02/20	27	LAWFIR	LAW FIRM OF JESSICA H MILLER		2939	balcony access	1018	1,903.70
	11/02/20	29	VALV	VALVERDE PROPERTY SERVICES		1206	misc maint	1019	411.16
	11/02/20	30	XCEL	XCEL ENERGY		705608556	Sept / Oct	1020	418.28
	11/16/20	31	CENT	CENTURYLINK		2020.11.1 186B	November 186B	1021	118.46
	11/16/20	32	METMCM	METRO MCM INC		8675	snow 10/26	1022	100.00
	11/16/20	33	SAFESY	SAFE SYSTEMS		873071-1045	December	1023	40.00
	11/16/20	34	WASMAN	WASTE MANAGEMENT		1025178-0178-7	November	1024	383.97
							Account Total:		4,961.11
							Section Total:		4,961.11