

Wash Park North Condos

Balance Sheet
As of 12/31/20

ASSETS		
Cash Checking - Operating	\$ 68,555.50	
Cash Savings - Reserves	19,854.92	
Dues Receivable	931.05	
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TOTAL ASSETS		\$ 89,341.47
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LIABILITIES & EQUITY		
CURRENT LIABILITIES:		
Prepaid Owner Dues	\$ 2,236.75	
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Subtotal Current Liab.		\$ 2,236.75
EQUITY:		
Prior Year Net Inc (Loss)	\$ 28,374.80	
Current Year Net Income/(Loss)	58,729.92	
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Subtotal Equity		\$ 87,104.72
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TOTAL LIABILITIES & EQUITY		\$ 89,341.47

Wash Park North Condos

Income/Expense Statement
Period: 12/01/20 to 12/31/20

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME								
06305	Dues	6,732.18	6,732.13	.05	74,053.56	80,786.00	(6,732.44)	80,786.00
06315	Insurance Reimbursement	5,000.00	.00	5,000.00	5,000.00	.00	5,000.00	.00
06325	Transfers to Reserve	.00	(1,416.63)	1,416.63	.00	(17,000.00)	17,000.00	(17,000.00)
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Subtotal Income		11,732.18	5,315.50	6,416.68	79,053.56	63,786.00	15,267.56	63,786.00
EXPENSES								
General & Administrative								
07010	Management Fees	600.00	750.00	150.00	7,800.00	9,000.00	1,200.00	9,000.00
07011	Administrative Expense	.00	.00	.00	314.30	.00	(314.30)	.00
07020	Accounting Fees	.00	20.87	20.87	250.00	250.00	.00	250.00
07160	Legal Fees	.00	125.00	125.00	3,411.20	1,500.00	(1,911.20)	1,500.00
07260	Postage & Mail	11.55	4.13	(7.42)	32.15	50.00	17.85	50.00
07270	Inspections	375.00	16.63	(358.37)	375.00	200.00	(175.00)	200.00
07280	Insurance	.00	708.37	708.37	12,401.47	8,500.00	(3,901.47)	8,500.00
07320	Office Supplies	.00	2.12	2.12	.00	25.00	25.00	25.00
07400	Printing & Reproduction	7.20	12.50	5.30	114.80	150.00	35.20	150.00
07450	Other Taxes & Fees	.00	4.13	4.13	10.00	50.00	40.00	50.00
07890	Misc. G & A	.00	6.63	6.63	49.48	80.00	30.52	80.00
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General & Administrative		993.75	1,650.38	656.63	24,758.40	19,805.00	(4,953.40)	19,805.00
Unit Expenses								
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Unit Expenses		.00	.00	.00	.00	.00	.00	.00
Utilities								
08905	Electricity & Gas	.00	666.63	666.63	.00	8,000.00	8,000.00	8,000.00
08910	Electricity	273.94	.00	(273.94)	6,748.41	.00	(6,748.41)	.00
08930	Water & Sewer	801.76	416.63	(385.13)	5,417.69	5,000.00	(417.69)	5,000.00
08950	Gas	291.46	.00	(291.46)	692.77	.00	(692.77)	.00
08980	Cable / Internet	.00	125.00	125.00	806.00	1,500.00	694.00	1,500.00
08990	Telephone	105.46	106.75	1.29	1,207.66	1,281.00	73.34	1,281.00
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Utilities		1,472.62	1,315.01	(157.61)	14,872.53	15,781.00	908.47	15,781.00
Maintenance								
09010	Tree/Lawn Maint.	125.00	.00	(125.00)	125.00	.00	(125.00)	.00
09015	Landscaping	.00	8.37	8.37	.00	100.00	100.00	100.00
09025	Fire Sprinkler Maintenance	.00	83.37	83.37	.00	1,000.00	1,000.00	1,000.00
09030	Elevator Maintenance	600.00	83.37	(516.63)	8,201.56	1,000.00	(7,201.56)	1,000.00
09035	Alarms	.00	.00	.00	283.84	.00	(283.84)	.00
09050	Boiler	.00	83.37	83.37	.00	1,000.00	1,000.00	1,000.00
09090	Light Repair	.00	166.63	166.63	.00	2,000.00	2,000.00	2,000.00

Wash Park North Condos

Income/Expense Statement
Period: 12/01/20 to 12/31/20

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
09110	Gen. Maint. & Repair	.00	291.63	291.63	5,895.68	3,500.00	(2,395.68)	3,500.00
09140	Roof Repairs	.00	41.63	41.63	.00	500.00	500.00	500.00
09145	Ext. Bldg. Maint.	126.33	.00	(126.33)	126.33	.00	(126.33)	.00
09147	Garage Door Maintenance	.00	225.00	225.00	.00	2,700.00	2,700.00	2,700.00
09149	HVAC	.00	83.37	83.37	.00	1,000.00	1,000.00	1,000.00
09180	Plumbing Repairs - Common	.00	.00	.00	2,504.37	.00	(2,504.37)	.00
09200	Janitorial Supplies	.00	458.37	458.37	.00	5,500.00	5,500.00	5,500.00
	Maintenance	851.33	1,525.11	673.78	17,136.78	18,300.00	1,163.22	18,300.00
Contract Services								
09610	Lawn Maint. & Landscaping	.00	116.63	116.63	360.00	1,400.00	1,040.00	1,400.00
09620	Elevator	.00	.00	.00	2,828.21	.00	(2,828.21)	.00
09700	Trash Removal	396.34	541.63	145.29	4,610.07	6,500.00	1,889.93	6,500.00
09800	Snow Removal	.00	166.63	166.63	981.25	2,000.00	1,018.75	2,000.00
09850	Janitorial Services	425.00	.00	(425.00)	4,725.00	.00	(4,725.00)	.00
	Contract Services	821.34	824.89	3.55	13,504.53	9,900.00	(3,604.53)	9,900.00
	TOTAL EXPENSES	4,139.04	5,315.39	1,176.35	70,272.24	63,786.00	(6,486.24)	63,786.00
	OPERATING FD NET INCOME/(LOSS)	7,593.14	.11	7,593.03	8,781.32	.00	8,781.32	.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	.17	.00	.17	20.60	.00	20.60	.00
06915	Reserve Contributions	.00	1,416.63	(1,416.63)	.00	17,000.00	(17,000.00)	17,000.00
	Total Reserve Fund Income:	.17	1,416.63	(1,416.46)	49,948.60	17,000.00	32,948.60	17,000.00
Reserve Fund Expenses:								
	Total Reserve Fund Expenses:	.00	.00	.00	.00	.00	.00	.00
	Reserve fund Income (Loss)	.17	1,416.63	(1,416.46)	49,948.60	17,000.00	32,948.60	17,000.00
	Total Net Income (Loss)	7,593.31	1,416.74	6,176.57	58,729.92	17,000.00	41,729.92	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: 12/01/20
Ending date: 12/31/20

Account #	Description		Name	Invoice #	Reference	Chk #	Amount
Date	Vchr #	Vend #					
Distribution in Detail							
7010	Management Fees						
12/01/20	36	CAPITO	CAPITOL HILL MANAGEMENT CO	2020.12.1	November / conveyance		600.00
					Account Total:		600.00
7260	Postage & Mail						
12/01/20	36	CAPITO	CAPITOL HILL MANAGEMENT CO	2020.12.1	November / conveyance		11.55
					Account Total:		11.55
7270	Inspections						
12/01/20	40	VICFIR	VICTORY FIRE PROTECTION	8124848	backflow cert		200.00
12/15/20	42	ACCURA	ACCURATE ELEVATOR INSPECTIONS	464	elevator inspection		175.00
					Account Total:		375.00
7400	Printing & Reproduction						
12/01/20	36	CAPITO	CAPITOL HILL MANAGEMENT CO	2020.12.1	November / conveyance		7.20
					Account Total:		7.20
8910	Electricity						
12/15/20	46	XCEL	XCEL ENERGY	709880375	Oct / Nov		273.94
					Account Total:		273.94
8930	Water & Sewer						
12/01/20	37	DENV	DENVER WATER	2020.11.19	Oct / Nov		361.99
12/01/20	41	WASTE	MANAGER OF FINANCE/WASTEWTR	07656	12/7/20 - 6/6/21		439.77
					Account Total:		801.76
8950	Gas						
12/15/20	46	XCEL	XCEL ENERGY	709880375	Oct / Nov		291.46
					Account Total:		291.46
8990	Telephone						

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 12/01/20
 Ending vendor #: "Last" Ending date: 12/31/20

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
	12/15/20	43	CENT	CENTURYLINK	2020.12.1 186B	December 186B		105.46
						Account Total:		105.46
9010				Tree/Lawn Maint.				
	12/01/20	39	METMCM	METRO MCM INC	8773	winterize irr 10/27		125.00
						Account Total:		125.00
9030				Elevator Maintenance				
	12/01/20	36	CAPITO	CAPITOL HILL MANAGEMENT CO	2020.12.1	November / conveyance		600.00
	12/01/20	38	KONE	KONE INC	921350228	pit access		965.00
	12/15/20	38	KONE	KONE INC	921350228	void		965.00CR
						Account Total:		600.00
9145				Ext. Bldg. Maint.				
	12/15/20	44	SHIELD	SHIELD SERVICES	93241	latch guard		126.33
						Account Total:		126.33
9700				Trash Removal				
	12/15/20	45	WASMAN	WASTE MANAGEMENT	1056318-0178-1	December		396.34
						Account Total:		396.34
9850				Janitorial Services				
	12/01/20	35	AHLMFY	KIMBERLY AHLMEYER	68	November		425.00
						Account Total:		425.00
						Section Total:		4,139.04

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 12/01/20
 Ending vendor #: "Last" Ending date: 12/31/20

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Account Payable in Detail								
3010				Accounts Payable				
	12/01/20	35	AHLMFY	KIMBERLY AHLMEYER	68	November		425.00
	12/01/20	36	CAPITO	CAPITOL HILL MANAGEMENT CO	2020.12.1	November / conveyance		1,218.75
	12/01/20	37	DENV	DENVER WATER	2020.11.19	Oct / Nov		361.99
	12/01/20	38	KONE	KONE INC	921350228	pit access		965.00
	12/01/20	39	METMCM	METRO MCM INC	8773	winterize irr 10/27		125.00
	12/01/20	40	VICFIR	VICTORY FIRE PROTECTION	8124848	backflow cert		200.00
	12/01/20	41	WASTE	MANAGER OF FINANCE/WASTEWTR	07656	12/7/20 - 6/6/21		439.77
	12/15/20	42	ACCURA	ACCURATE ELEVATOR INSPECTIONS	464	elevator inspection		175.00
	12/15/20	43	CENT	CENTURYLINK	2020.12.1 186B	December 186B		105.46
	12/15/20	38	KONE	KONE INC	921350228	void		965.00CR
	12/15/20	44	SHIELD	SHIELD SERVICES	93241	latch guard		126.33
	12/15/20	45	WASMAN	WASTE MANAGEMENT	1056318-0178-1	December		396.34
	12/15/20	46	XCEL	XCEL ENERGY	709880375	Oct / Nov		565.40
						Account Total:		4,139.04
						Section Total:		4,139.04

A/P DISTRIBUTION TO G/L REPORT

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

Starting date: 12/01/20
Ending date: 12/31/20

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

1010	Cash Checking - Operating								
	12/01/20	35	AHLMEY	KIMBERLY AHLMEYER		68	November	1025	425.00
	12/01/20	36	CAPITO	CAPITOL HILL MANAGEMENT CO		2020.12.1	November / conveyance	1026	1,218.75
	12/01/20	37	DENV	DENVER WATER		2020.11.19	Oct / Nov	1027	361.99
	12/01/20	39	METMCM	METRO MCM INC		8773	winterize irr 10/27	1029	125.00
	12/01/20	40	VICFIR	VICTORY FIRE PROTECTION		8124848	backflow cert	1030	200.00
	12/01/20	41	WASTE	MANAGER OF FINANCE/WASTEWTR		07656	12/7/20 - 6/6/21	1031	439.77
	12/15/20	42	ACCURA	ACCURATE ELEVATOR INSPECTIONS		464	elevator inspection	1032	175.00
	12/15/20	43	CENT	CENTURYLINK		2020.12.1 186B	December 186B	1033	105.46
	12/15/20	44	SHIELD	SHIELD SERVICES		93241	latch guard	1034	126.33
	12/15/20	45	WASMAN	WASTE MANAGEMENT		1056318-0178-1	December	1035	396.34
	12/15/20	46	XCEL	XCEL ENERGY		709880375	Oct / Nov	1036	565.40
							Account Total:		4,139.04
							Section Total:		4,139.04