

Park Central Condominiums

Balance Sheet
As of 07/31/17

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Park Central Condominiums

Report #2206 Page: 1

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 07/01/17
Ending vendor #: "Last" Ending date: 07/31/17

ASSETS	
Cash Checking - Operating	\$ 14,416.27
Cash Savings - Reserves	180.48
Dues Receivable	4,930.04
Special Assmts. Receiv.	1,162.16
Late Fees Receivable	580.00
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TOTAL ASSETS	\$ 21,268.95
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LIABILITIES & EQUITY	
CURRENT LIABILITIES:	
Prepaid Owner Dues	\$ 5,319.70
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Subtotal Current Liab.	\$ 5,319.70
RESERVES:	
Reserves - Interior Paint	\$ (788.71)
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Subtotal Reserves	\$ (788.71)
EQUITY:	
Prior Year Net Inc./Loss	\$ 10,167.97
Current Year Net Income/(Loss)	6,569.99
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Subtotal Equity	\$ 16,737.96
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TOTAL LIABILITIES & EQUITY	\$ 21,268.95
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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	07/03/17	1181 CAPITO	CAPITOL HILL MANAGEMENT CO		070117				360.00
							Account Total:		360.00
7260		Postage & Mail							
	07/03/17	1181 CAPITO	CAPITOL HILL MANAGEMENT CO		070117				2.35
							Account Total:		2.35
7280		Insurance							
	07/03/17	1182 FIRST	FIRST INSURANCE FUNDING CORP.		062317				308.97
							Account Total:		308.97
7400		Printing & Reproduction							
	07/03/17	1181 CAPITO	CAPITOL HILL MANAGEMENT CO		070117				.15
							Account Total:		.15
7450		Other Taxes & Fees							
	07/14/17	1188 MNG FI	MANAGER OF FINANCE		062917				113.39
							Account Total:		113.39
8910		Electricity							
	07/26/17	1199 XCEL	XCEL ENERGY		552672713				72.88
							Account Total:		72.88
8930		Water & Sewer							
	07/07/17	1198 DENV	DENVER WATER		061517				261.67
							Account Total:		261.67
8950		Gas							
	07/26/17	1199 XCEL	XCEL ENERGY		552672713				96.89

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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		96.89
9090		Light Repair							
	07/03/17		1180	BRYANT	ED BRYANT	070117			12.94
							Account Total:		12.94
9145		Ext. Bldg. Maint.							
	07/03/17		1183	SHIELD	SHIELD SERVICES	83009			237.82
	07/14/17		1189	SHIELD	SHIELD SERVICES	83120			45.00
							Account Total:		282.82
9610		Lawn Maint. & Landscaping							
	07/14/17		1187	HIGPLA	HIGH PLAINS LAWN SERVICE	5366			227.00
							Account Total:		227.00
9700		Trash Removal							
	07/03/17		1184	WAST	WASTE CONNECTIONS	2957401			380.11
							Account Total:		380.11
9850		Janitorial Services							
	07/03/17		1180	BRYANT	ED BRYANT	070117			90.00
							Account Total:		90.00
							Section Total:		2,209.17

A/P DISTRIBUTION TO G/L REPORT

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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		96.89
3010		Accounts Payable							
	07/03/17		1180	BRYANT	ED BRYANT	070117			102.94
	07/03/17		1181	CAPITO	CAPITOL HILL MANAGEMENT CO	070117			362.50
	07/03/17		1182	FIRST	FIRST INSURANCE FUNDING CORP.	062317			308.97
	07/03/17		1183	SHIELD	SHIELD SERVICES	83009			237.82
	07/03/17		1184	WAST	WASTE CONNECTIONS	2957401			380.11
	07/14/17		1187	HIGPLA	HIGH PLAINS LAWN SERVICE	5366			227.00
	07/14/17		1188	MNG FI	MANAGER OF FINANCE	062917			113.39
	07/14/17		1189	SHIELD	SHIELD SERVICES	83120			45.00
							Account Total:		1,777.73
							Section Total:		1,777.73

A/P DISTRIBUTION TO G/L REPORT

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Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
A/P Checks in Detail								
1010	Cash Checking - Operating							
	07/03/17	1180	BRYANT	ED BRYANT	070117		1733	102.94
	07/03/17	1181	CAPITO	CAPITOL HILL MANAGEMENT CO	070117		1734	362.50
	07/03/17	1182	FIRST	FIRST INSURANCE FUNDING CORP.	062317		1735	308.97
	07/03/17	1183	SHIELD	SHIELD SERVICES	83009		1736	237.82
	07/03/17	1184	WAST	WASTE CONNECTIONS	2957401		1737	380.11
	07/07/17	1198	DENV	DENVER WATER	061517		70717	261.67
	07/14/17	1187	HIGPLA	HIGH PLAINS LAWN SERVICE	5366		1738	227.00
	07/14/17	1188	MNG FI	MANAGER OF FINANCE	062917		1739	113.39
	07/14/17	1189	SHIELD	SHIELD SERVICES	83120		1740	45.00
	07/26/17	1199	XCEL	XCEL ENERGY	552672713		72617	169.77

Account Total: 2,209.17

Section Total: 2,209.17

Income/Expense Statement
 Period: 07/01/17 to 07/31/17

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
06305	Dues	2,941.26	2,726.90	214.36	20,588.82	19,088.30	1,500.52	32,722.80
06340	Late Fee Income	.00	.00	.00	675.00	.00	675.00	.00
06810	Laundry Income	129.87	.00	129.87	916.00	.00	916.00	.00
06815	keys	.00	.00	.00	20.00	.00	20.00	.00
Subtotal Income		3,071.13	2,726.90	344.23	22,199.82	19,088.30	3,111.52	32,722.80
EXPENSES								
General & Administrative								
07010	Management Fees	360.00	360.00	.00	2,520.00	2,520.00	.00	4,320.00
07011	Administrative Expense	.00	18.33	18.33	.00	128.31	128.31	220.00
07020	Accounting Fees	.00	.00	.00	220.00	.00	(220.00)	.00
07250	Bank Charges	.00	.00	.00	29.34	.00	(29.34)	.00
07260	Postage & Mail	2.35	5.83	3.48	76.45	40.81	(35.64)	70.00
07280	Insurance	308.97	458.33	149.36	2,524.07	3,208.31	684.24	5,500.00
07290	Inspections	.00	49.00	49.00	.00	343.00	343.00	588.00
07320	Office Supplies	.00	20.83	20.83	.00	145.81	145.81	250.00
07400	Printing & Reproduction	.15	.00	(.15)	.15	.00	(.15)	.00
07450	Other Taxes & Fees	113.39	15.00	(98.39)	163.39	105.00	(58.39)	180.00
General & Administrative		784.86	927.32	142.46	5,533.40	6,491.24	957.84	11,128.00
Unit Expenses								
Unit Expenses		.00	.00	.00	.00	.00	.00	.00
Site Improvement								
Site Improvement		.00	.00	.00	.00	.00	.00	.00
Utilities								
08910	Electricity	72.88	60.83	(12.05)	470.37	425.81	(44.56)	730.00
08930	Water & Sewer	261.67	200.00	(61.67)	1,762.98	1,400.00	(362.98)	2,400.00
08950	Gas	96.89	166.67	69.78	1,326.88	1,166.69	(160.19)	2,000.00
Utilities		431.44	427.50	(3.94)	3,560.23	2,992.50	(567.73)	5,130.00
Maintenance								
09010	Tree/Lawn Maint.	.00	83.33	83.33	.00	583.31	583.31	1,000.00
09025	Sprinkler Maintenance	.00	25.00	25.00	.00	175.00	175.00	300.00
09090	Light Repair	12.94	.00	(12.94)	262.30	.00	(262.30)	.00
09110	Gen. Maint. & Repair	.00	16.67	16.67	237.82	116.69	(121.13)	200.00

Park Central Condominiums

Income/Expense Statement
 Period: 07/01/17 to 07/31/17

Account	Description	Actual	Current Period		Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance	
09145	Ext. Bldg. Maint.	282.82	166.67	(116.15)	888.58	1,166.69	278.11	2,000.00
09160	Sewer Maintenance	.00	.00	.00	405.89	.00	(405.89)	.00
09180	Plumbing Repairs - Common	.00	83.33	83.33	509.84	583.31	73.47	1,000.00
	Maintenance	295.76	375.00	79.24	2,304.43	2,625.00	320.57	4,500.00
Contract Services								
09610	Lawn Maint. & Landscaping	227.00	200.00	(27.00)	805.00	1,400.00	595.00	2,400.00
09700	Trash Removal	380.11	375.00	(5.11)	2,660.77	2,625.00	(35.77)	4,500.00
09800	Snow Removal	.00	83.33	83.33	136.00	583.31	447.31	1,000.00
09850	Janitorial Services	90.00	90.00	.00	630.00	630.00	.00	1,080.00
	Contract Services	697.11	748.33	51.22	4,231.77	5,238.31	1,006.54	8,980.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	2,209.17	2,478.15	268.98	15,629.83	17,347.05	1,717.22	29,738.00
	Current Year Net Income/(loss)	861.96	248.75	613.21	6,569.99	1,741.25	4,828.74	2,984.80