

**Park Central Condominiums**

Balance Sheet  
As of 08/31/17

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**Park Central Condominiums**

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**A/P DISTRIBUTION TO G/L REPORT**

Starting vendor #: "First" Starting date: 08/01/17  
Ending vendor #: "Last" Ending date: 08/31/17

ASSETS		
Cash Checking - Operating	\$	4,887.10
Cash - Previous Mgmt.		180.48
Cash Savings - Reserves		10,000.08
Dues Receivable		4,214.27
Special Assmts. Receiv.		937.20
Late Fees Receivable		351.00
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TOTAL ASSETS	\$	20,570.13
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LIABILITIES & EQUITY		
CURRENT LIABILITIES:		
Prepaid Owner Dues	\$	4,800.31
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Subtotal Current Liab.	\$	4,800.31
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)		6,390.56
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Subtotal Equity	\$	16,558.53
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TOTAL LIABILITIES & EQUITY	\$	20,570.13
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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	08/01/17	1194 CAPITO			CAPITOL HILL MANAGEMENT CO	080117			360.00
							Account Total:		360.00
7260		Postage & Mail							
	08/01/17	1194 CAPITO			CAPITOL HILL MANAGEMENT CO	080117			10.81
							Account Total:		10.81
7280		Insurance							
	08/01/17	1195 FIRST			FIRST INSURANCE FUNDING CORP.	072417			308.97
							Account Total:		308.97
7400		Printing & Reproduction							
	08/01/17	1194 CAPITO			CAPITOL HILL MANAGEMENT CO	080117			7.20
							Account Total:		7.20
8910		Electricity							
	08/24/17	1210 XCEL			XCEL ENERGY	556483113			79.35
							Account Total:		79.35
8930		Water & Sewer							
	08/08/17	1209 DENV			DENVER WATER	071717			322.31
							Account Total:		322.31
8950		Gas							
	08/24/17	1210 XCEL			XCEL ENERGY	556483113			108.37
							Account Total:		108.37
9010		Tree/Lawn Maint.							
	08/01/17	1191 ARBORS			ARBORSCAPE INC	54554S			350.00
	08/01/17	1192 ARBORS			ARBORSCAPE INC	54554			1,060.00

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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		1,410.00
9090		Light Repair							
	08/01/17		1193	BRYANT	ED BRYANT	080117			2.79
							Account Total:		2.79
9610		Lawn Maint. & Landscaping							
	08/01/17		1196	METMCM	METRO MCM INC	4983			187.67
							Account Total:		187.67
9700		Trash Removal							
	08/01/17		1197	WAST	WASTE CONNECTIONS	2978296			380.11
							Account Total:		380.11
9850		Janitorial Services							
	08/01/17		1193	BRYANT	ED BRYANT	080117			90.00
							Account Total:		90.00
							Section Total:		3,267.58

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 08/01/17  
 Ending vendor #: "Last" Ending date: 08/31/17

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Account Payable in Detail									
3010		Accounts Payable							
	08/01/17		1191	ARBORS	ARBORSCAPE INC	54554S			350.00
	08/01/17		1192	ARBORS	ARBORSCAPE INC	54554			1,060.00
	08/01/17		1193	BRYANT	ED BRYANT	080117			92.79
	08/01/17		1194	CAPITO	CAPITOL HILL MANAGEMENT CO	080117			378.01
	08/01/17		1195	FIRST	FIRST INSURANCE FUNDING CORP.	072417			308.97
	08/01/17		1196	METMCM	METRO MCM INC	4983			187.67
	08/01/17		1197	WAST	WASTE CONNECTIONS	2978296			380.11
							Account Total:		2,757.55
							Section Total:		2,757.55

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 08/01/17  
 Ending vendor #: "Last" Ending date: 08/31/17

Account #	Description		Invoice #	Reference	Chk #	Amount
Date	Vchr-#	Vend-#	Name			
A/P Checks in Detail						
1010	Cash Checking - Operating					
08/01/17	1191	ARBORS	ARBORSCAPE INC	54554S	1741	350.00
08/01/17	1192	ARBORS	ARBORSCAPE INC	54554	1741	1,060.00
08/01/17	1193	BRYANT	ED BRYANT	080117	1742	92.79
08/01/17	1194	CAPITO	CAPITOL HILL MANAGEMENT CO	080117	1743	378.01
08/01/17	1195	FIRST	FIRST INSURANCE FUNDING CORP.	072417	1744	308.97
08/01/17	1196	METMCM	METRO MCM INC	4983	1745	187.67
08/01/17	1197	WAST	WASTE CONNECTIONS	2978296	1746	380.11
08/08/17	1209	DENV	DENVER WATER	071717	80817	322.31
08/24/17	1210	XCEL	XCEL ENERGY	556483113	82417	187.72

Account Total: 3,267.58

Section Total: 3,267.58

Income/Expense Statement  
 Period: 08/01/17 to 08/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06305	Dues	2,941.26	2,726.90	214.36	23,530.08	21,815.20	1,714.88	32,722.80
06340	Late Fee Income	.00	.00	.00	675.00	.00	675.00	.00
06810	Laundry Income	146.81	.00	146.81	1,062.81	.00	1,062.81	.00
06815	keys	.00	.00	.00	20.00	.00	20.00	.00
06910	Interest Income	.08	.00	.08	.08	.00	.08	.00
	Subtotal Income	3,088.15	2,726.90	361.25	25,287.97	21,815.20	3,472.77	32,722.80
EXPENSES								
General & Administrative								
07010	Management Fees	360.00	360.00	.00	2,880.00	2,880.00	.00	4,320.00
07011	Administrative Expense	.00	18.33	18.33	.00	146.64	146.64	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	10.81	5.83	(4.98)	87.26	46.64	(40.62)	70.00
07280	Insurance	308.97	458.33	149.36	2,833.04	3,666.64	833.60	5,500.00
07290	Inspections	.00	49.00	49.00	.00	392.00	392.00	588.00
07320	Office Supplies	.00	20.83	20.83	.00	166.64	166.64	250.00
07400	Printing & Reproduction	7.20	.00	(7.20)	7.35	.00	(7.35)	.00
07450	Other Taxes & Fees	.00	15.00	15.00	163.39	120.00	(43.39)	180.00
	General & Administrative	686.98	927.32	240.34	6,220.38	7,418.56	1,198.18	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	79.35	60.83	(18.52)	549.72	486.64	(63.08)	730.00
08930	Water & Sewer	322.31	200.00	(122.31)	2,085.29	1,600.00	(485.29)	2,400.00
08950	Gas	108.37	166.67	58.30	1,435.25	1,333.36	(101.89)	2,000.00
	Utilities	510.03	427.50	(82.53)	4,070.26	3,420.00	(650.26)	5,130.00
Maintenance								
09010	Tree/Lawn Maint.	1,410.00	83.33	(1,326.67)	1,410.00	666.64	(743.36)	1,000.00
09025	Sprinkler Maintenance	.00	25.00	25.00	.00	200.00	200.00	300.00
09090	Light Repair	2.79	.00	(2.79)	265.09	.00	(265.09)	.00

**Park Central Condominiums**

Income/Expense Statement  
 Period: 08/01/17 to 08/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
09110	Gen. Maint. & Repair	.00	16.67	16.67	237.82	133.36	(104.46)	200.00
09145	Ext. Bldg. Maint.	.00	166.67	166.67	888.58	1,333.36	444.78	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	666.64	156.80	1,000.00
	Maintenance	1,412.79	375.00	(1,037.79)	3,717.22	3,000.00	(717.22)	4,500.00
Contract Services								
09610	Lawn Maint. & Landscaping	187.67	200.00	12.33	992.67	1,600.00	607.33	2,400.00
09700	Trash Removal	380.11	375.00	(5.11)	3,040.88	3,000.00	(40.88)	4,500.00
09800	Snow Removal	.00	83.33	83.33	136.00	666.64	530.64	1,000.00
09850	Janitorial Services	90.00	90.00	.00	720.00	720.00	.00	1,080.00
	Contract Services	657.78	748.33	90.55	4,889.55	5,986.64	1,097.09	8,980.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	3,267.58	2,478.15	(789.43)	18,897.41	19,825.20	927.79	29,738.00
	Current Year Net Income/(loss)	(179.43)	248.75	(428.18)	6,390.56	1,990.00	4,400.56	2,984.80