

Parkway Gardens South

Balance Sheet
As of 08/31/17

Page: 1

Date 09/13/17 Time:12:50:44

Parkway Gardens South

Report #1962 Page: 1

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	\$ 2,849.55
Cash Savings - Reserves	4,205.07
Dues Receivable	1,569.09
Misc. Owner Receivables	4.21
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TOTAL ASSETS	\$ 8,627.92
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LIABILITIES & EQUITY	
CURRENT LIABILITIES:	
Prepaid Owner Dues	\$ 40.07
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Subtotal Current Liab.	\$ 40.07
RESERVES:	
Reserves - Unallocated	\$ 6,000.00
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Subtotal Reserves	\$ 6,000.00
EQUITY:	
Prior Year Net Inc./Loss	\$ 2,608.18
Current Year Net Income/(Loss)	(20.33)
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Subtotal Equity	\$ 2,587.85
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TOTAL LIABILITIES & EQUITY	\$ 8,627.92
	=====

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	08/01/17		883	CAPITO	CAPITOL HILL MANAGEMENT CO	080117			200.00
							Account Total:		200.00
7250		Bank Charges							
	08/02/17		894	CITYWI	CITYWIDE BANKS	080217			26.69
							Account Total:		26.69
7260		Postage & Mail							
	08/01/17		883	CAPITO	CAPITOL HILL MANAGEMENT CO	080117			3.76
							Account Total:		3.76
8910		Electricity							
	08/01/17		886	XCEL	XCEL ENERGY	555052279			28.71
							Account Total:		28.71
8930		Water & Sewer							
	08/01/17		884	DENV	DENVER WATER	071917			445.17
							Account Total:		445.17
8950		Gas							
	08/01/17		886	XCEL	XCEL ENERGY	555052279			80.34
							Account Total:		80.34
9025		Sprinkler Maintenance							
	08/01/17		885	MILEHI	MILE-HI SPRINKLER LLC	4316			260.00
	08/15/17		889	MILEHI	MILE-HI SPRINKLER LLC	4309			344.00
							Account Total:		604.00
9700		Trash Removal							
	08/08/17		896	WASMAN	WASTE MANAGEMENT	080117			176.97

A/P DISTRIBUTION TO G/L REPORT

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Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
						Account Total:		176.97
						Section Total:		1,565.64

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	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Account Payable in Detail								
3010				Accounts Payable				
	08/01/17	883	CAPITO	CAPITOL HILL MANAGEMENT CO	080117			203.76
	08/01/17	884	DENV	DENVER WATER	071917			445.17
	08/01/17	885	MILEHI	MILE-HI SPRINKLER LLC	4316			260.00
	08/01/17	886	XCEL	XCEL ENERGY	555052279			109.05
	08/15/17	889	MILEHI	MILE-HI SPRINKLER LLC	4309			344.00
						Account Total:		1,361.98
						Section Total:		1,361.98

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 08/01/17
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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
A/P Checks in Detail									
1010		Cash Checking - Operating							
	08/01/17	883 CAPITO			CAPITOL HILL MANAGEMENT CO	080117		1635	203.76
	08/01/17	884 DENV			DENVER WATER	071917		1636	445.17
	08/01/17	885 MILEHI			MILE-HI SPRINKLER LLC	4316		1637	260.00
	08/01/17	886 XCEL			XCEL ENERGY	555052279		1638	109.05
	08/02/17	894 CITYWI			CITYWIDE BANKS	080217		80217	26.69
	08/08/17	896 WASMAN			WASTE MANAGEMENT	080117		80817	176.97
	08/15/17	889 MILEHI			MILE-HI SPRINKLER LLC	4309		1639	344.00
					Account Total:				1,565.64
					Section Total:				1,565.64

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	2,096.00	2,096.00	.00	16,768.00	16,768.00	.00	25,152.00
06315	Insurance Reimbursement	.00	.00	.00	290.77	.00	290.77	.00
06360	Misc. Owner Income	.00	.00	.00	18.64	.00	18.64	.00
06470	Gas Reimbursement	.00	.00	.00	347.26	.00	347.26	.00
06910	Interest Income	.17	.00	.17	1.47	.00	1.47	.00
	Subtotal Income	2,096.17	2,096.00	.17	17,426.14	16,768.00	658.14	25,152.00
EXPENSES								
General & Administrative								
07010	Management Fees	200.00	200.00	.00	1,600.00	1,600.00	.00	2,400.00
07011	Administrative Expense	.00	19.17	19.17	.00	153.36	153.36	230.00
07020	Accounting Fees	.00	18.33	18.33	220.00	146.64	(73.36)	220.00
07160	Legal Fees	.00	83.33	83.33	.00	666.64	666.64	1,000.00
07250	Bank Charges	26.69	29.17	2.48	216.63	233.36	16.73	350.00
07260	Postage & Mail	3.76	.00	(3.76)	49.14	.00	(49.14)	.00
07280	Insurance	.00	431.75	431.75	4,619.76	3,454.00	(1,165.76)	5,181.00
07400	Printing & Reproduction	.00	.00	.00	.45	.00	(.45)	.00
07420	Property Taxes	.00	.83	.83	.00	6.64	6.64	10.00
07450	Other Taxes & Fees	.00	27.17	27.17	305.49	217.36	(88.13)	326.00
	General & Administrative	230.45	809.75	579.30	7,011.47	6,478.00	(533.47)	9,717.00
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	.00	.00	(1,519.17)	.00	1,519.17	.00
08910	Electricity	28.71	31.17	2.46	217.45	249.36	31.91	374.00
08930	Water & Sewer	445.17	291.67	(153.50)	1,718.02	2,333.36	615.34	3,500.00
08950	Gas	80.34	.00	(80.34)	2,290.60	.00	(2,290.60)	.00
	Utilities	554.22	322.84	(231.38)	2,706.90	2,582.72	(124.18)	3,874.00
Maintenance								
09010	Tree/Lawn Maint.	.00	.00	.00	970.00	.00	(970.00)	.00
09025	Sprinkler Maintenance	604.00	.00	(604.00)	944.00	.00	(944.00)	.00

Parkway Gardens South

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

Account	Description	Actual	Current Period		Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance	
09110	Gen. Maint. & Repair	.00	66.67	66.67	.00	533.36	533.36	800.00
09140	Roof Repairs	.00	66.67	66.67	1,390.00	533.36	(856.64)	800.00
09145	Ext. Bldg. Maint.	.00	66.67	66.67	.00	533.36	533.36	800.00
09160	Sewer Maintenance	.00	31.42	31.42	2,755.49	251.36	(2,504.13)	377.00
	Maintenance	604.00	231.43	(372.57)	6,059.49	1,851.44	(4,208.05)	2,777.00
Contract Services								
09610	Lawn Maint. & Landscaping	.00	133.33	133.33	.00	1,066.64	1,066.64	1,600.00
09700	Trash Removal	176.97	182.00	5.03	1,418.61	1,456.00	37.39	2,184.00
09800	Snow Removal	.00	83.33	83.33	250.00	666.64	416.64	1,000.00
	Contract Services	176.97	398.66	221.69	1,668.61	3,189.28	1,520.67	4,784.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
TOTAL EXPENSES		1,565.64	1,762.68	197.04	17,446.47	14,101.44	(3,345.03)	21,152.00
Current Year Net Income/(loss)		530.53	333.32	197.21	(20.33)	2,666.56	(2,686.89)	4,000.00