

Penrose Place Condominiums

Balance Sheet
As of 08/31/17

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Penrose Place 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	\$ (1,384.59)
Cash Savings - Reserves	4,505.17
Dues Receivable	254.44
Late Fees Receivable	200.00
TOTAL ASSETS	\$ 3,575.02
=====	
LIABILITIES & EQUITY	
CURRENT LIABILITIES:	
Prepaid Owner Dues	\$.22
Subtotal Current Liab.	\$.22
RESERVES:	
Subtotal Reserves	\$.00
EQUITY:	
Prior Year Net Inc./Loss	\$ 8,807.71
Current Year Net Income/(Loss)	(5,232.91)
Subtotal Equity	\$ 3,574.80
TOTAL LIABILITIES & EQUITY	\$ 3,575.02
=====	

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	08/01/17	244 CAPITO			CAPITOL HILL MANAGEMENT CO	080117			180.00
							Account Total:		180.00
7260		Postage & Mail							
	08/01/17	244 CAPITO			CAPITOL HILL MANAGEMENT CO	080117			1.88
							Account Total:		1.88
7280		Insurance							
	08/09/17	258 FARM			FARMERS INSURANCE	080917			373.75
							Account Total:		373.75
7400		Printing & Reproduction							
	08/01/17	244 CAPITO			CAPITOL HILL MANAGEMENT CO	080117			.20
							Account Total:		.20
8910		Electricity							
	08/15/17	253 XCEL			XCEL ENERGY	555929509			282.45
							Account Total:		282.45
8930		Water & Sewer							
	08/01/17	245 DENV			DENVER WATER	072017			193.48
							Account Total:		193.48
8950		Gas							
	08/15/17	253 XCEL			XCEL ENERGY	555929509			106.49
							Account Total:		106.49
9090		Light Repair							
	08/01/17	247 VALV			VALVERDE PROPERTY SERVICES	479			70.00

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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		70.00
9140		Roof Repairs							
	08/15/17		251	ACADEM	ACADEMY ROOFING	48811			3,530.00
							Account Total:		3,530.00
9155		Heating Maintenance							
	08/15/17		252	CHOICE	CHOICE MECHANICAL	19698			101.50
							Account Total:		101.50
9610		Lawn Maint. & Landscaping							
	08/01/17		246	METMCM	METRO MCM INC	4982			146.14
							Account Total:		146.14
9850		Janitorial Services							
	08/01/17		243	BRYANT	ED BRYANT	080117			50.00
							Account Total:		50.00
							Section Total:		5,035.89

A/P DISTRIBUTION TO G/L REPORT

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 Ending vendor #: "Last" Ending date: 08/31/17

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		4,662.14
3010		Accounts Payable							
	08/01/17		243	BRYANT	ED BRYANT	080117			50.00
	08/01/17		244	CAPITO	CAPITOL HILL MANAGEMENT CO	080117			182.08
	08/01/17		245	DENV	DENVER WATER	072017			193.48
	08/01/17		246	METMCM	METRO MCM INC	4982			146.14
	08/01/17		247	VALV	VALVERDE PROPERTY SERVICES	479			70.00
	08/15/17		251	ACADEM	ACADEMY ROOFING	48811			3,530.00
	08/15/17		252	CHOICE	CHOICE MECHANICAL	19698			101.50
	08/15/17		253	XCEL	XCEL ENERGY	555929509			388.94
							Account Total:		4,662.14
							Section Total:		4,662.14

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							
	08/01/17	243	BRYANT	ED BRYANT	080117		1199	50.00
	08/01/17	244	CAPITO	CAPITOL HILL MANAGEMENT CO	080117		1200	182.08
	08/01/17	245	DENV	DENVER WATER	072017		1201	193.48
	08/01/17	246	METMCM	METRO MCM INC	4982		1202	146.14
	08/01/17	247	VALV	VALVERDE PROPERTY SERVICES	479		1203	70.00
	08/09/17	258	FARM	FARMERS INSURANCE	080917		80917	373.75
	08/15/17	251	ACADEM	ACADEMY ROOFING	48811		1204	3,530.00
	08/15/17	252	CHOICE	CHOICE MECHANICAL	19698		1205	101.50
	08/15/17	239	REITZ	REITZ ROOFING	26362		1206	450.00
	08/15/17	253	XCEL	XCEL ENERGY	555929509		1207	388.94

Account Total: 5,485.89

Section Total: 5,485.89

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

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
06305	Dues	1,284.45	1,289.45	(5.00)	10,275.60	10,315.60	(40.00)	15,473.40
06340	Late Fee Income	200.00	.00	200.00	200.00	.00	200.00	.00
06355	Beginning Balance	.00	.00	.00	(.15)	.00	(.15)	.00
06360	Misc. Owner Income	.00	.00	.00	695.38	.00	695.38	.00
06910	Interest Income	.00	.00	.00	1.16	.00	1.16	.00
	Subtotal Income	1,484.45	1,289.45	195.00	11,171.99	10,315.60	856.39	15,473.40
EXPENSES								
General & Administrative								
07010	Management Fees	180.00	.00	(180.00)	1,440.00	.00	(1,440.00)	.00
07020	Accounting Fees	.00	.00	.00	220.00	.00	(220.00)	.00
07250	Bank Charges	.00	.00	.00	208.00	.00	(208.00)	.00
07260	Postage & Mail	1.88	.00	(1.88)	75.98	.00	(75.98)	.00
07270	Inspections	.00	.00	.00	160.00	.00	(160.00)	.00
07280	Insurance	373.75	348.59	(25.16)	2,990.00	2,788.72	(201.28)	4,183.10
07400	Printing & Reproduction	.20	.00	(.20)	.35	.00	(.35)	.00
07450	Other Taxes & Fees	.00	11.14	11.14	181.01	89.12	(91.89)	133.67
07890	Misc. G & A	.00	9.12	9.12	.00	72.96	72.96	109.40
	General & Administrative	555.83	368.85	(186.98)	5,275.34	2,950.80	(2,324.54)	4,426.17
Unit Expenses								
08070	Plumbing Repairs - Units	.00	.00	.00	812.38	.00	(812.38)	.00
	Unit Expenses	.00	.00	.00	812.38	.00	(812.38)	.00
Site Improvement								
	Site Improvement	.00	.00	.00	.00	.00	.00	.00
Utilities								
08905	Electricity & Gas	.00	364.75	364.75	.00	2,918.00	2,918.00	4,376.95
08910	Electricity	282.45	.00	(282.45)	1,027.85	.00	(1,027.85)	.00
08930	Water & Sewer	193.48	120.16	(73.32)	1,204.77	961.28	(243.49)	1,441.91
08950	Gas	106.49	.00	(106.49)	1,962.57	.00	(1,962.57)	.00
	Utilities	582.42	484.91	(97.51)	4,195.19	3,879.28	(315.91)	5,818.86
Maintenance								
09015	Landscaping	.00	86.51	86.51	.00	692.08	692.08	1,038.16
09090	Light Repair	70.00	.00	(70.00)	155.06	.00	(155.06)	.00

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 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	137.10	137.10	.00	1,096.80	1,096.80	1,645.20
09140	Roof Repairs	3,530.00	.00	(3,530.00)	4,247.00	.00	(4,247.00)	.00
09155	Heating Maintenance	101.50	.00	(101.50)	447.29	.00	(447.29)	.00
09160	Sewer Maintenance	.00	.00	.00	122.50	.00	(122.50)	.00
	Maintenance	3,701.50	223.61	(3,477.89)	4,971.85	1,788.88	(3,182.97)	2,683.36
Contract Services								
09610	Lawn Maint. & Landscaping	146.14	.00	(146.14)	605.14	.00	(605.14)	.00
09800	Snow Removal	.00	.00	.00	115.00	.00	(115.00)	.00
09850	Janitorial Services	50.00	64.31	14.31	430.00	514.48	84.48	771.67
	Contract Services	196.14	64.31	(131.83)	1,150.14	514.48	(635.66)	771.67
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	5,035.89	1,141.68	(3,894.21)	16,404.90	9,133.44	(7,271.46)	13,700.06
	Current Year Net Income/(loss)	(3,551.44)	147.77	(3,699.21)	(5,232.91)	1,182.16	(6,415.07)	1,773.34