

**Park Central Condominiums**

Balance Sheet  
As of 09/30/17

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**Park Central Condominiums**

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

Starting vendor #: "First" Starting date: 09/01/17  
Ending vendor #: "Last" Ending date: 09/30/17

ASSETS		
Cash Checking - Operating	\$	4,612.33
Cash - Previous Mgmt.		180.48
Cash Savings - Reserves		10,000.93
Dues Receivable		4,691.23
Special Assmts. Receiv.		937.20
Late Fees Receivable		300.00
<hr/>		
TOTAL ASSETS	\$	20,722.17
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LIABILITIES & EQUITY		
CURRENT LIABILITIES:		
Prepaid Owner Dues	\$	4,280.92
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Subtotal Current Liab.	\$	4,280.92
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)		7,061.99
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Subtotal Equity	\$	17,229.96
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TOTAL LIABILITIES & EQUITY	\$	20,722.17
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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	09/01/17	1201 CAPITO			CAPITOL HILL MANAGEMENT CO	090117			360.00
							Account Total:		360.00
7250		Bank Charges							
	09/05/17	1222 CITYWI			CITYWIDE BANKS	090517			15.18
	09/13/17	1223 CITYWI			CITYWIDE BANKS	091317			56.82
							Account Total:		72.00
7260		Postage & Mail							
	09/01/17	1201 CAPITO			CAPITOL HILL MANAGEMENT CO	090117			1.88
							Account Total:		1.88
7280		Insurance							
	09/01/17	1203 FIRST			FIRST INSURANCE FUNDING CORP.	082417			308.97
							Account Total:		308.97
7290		Inspections							
	09/01/17	1205 MNG FI			MANAGER OF FINANCE	439694			108.00
	09/01/17	1207 SENT			SENTRY FIRE & SAFETY	8405-96131			64.25
							Account Total:		172.25
7400		Printing & Reproduction							
	09/01/17	1201 CAPITO			CAPITOL HILL MANAGEMENT CO	090117			4.20
							Account Total:		4.20
8910		Electricity							
	09/15/17	1211 XCEL			XCEL ENERGY	560256651			75.92
							Account Total:		75.92
8930		Water & Sewer							

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Account #	Date	Vchr-#	Vend-#	Description	Name	Invoice-#	Reference	Chk #	Amount
	09/01/17	1202	DENV	DENVER WATER		081617			329.89
							Account Total:		329.89
8950				Gas					
	09/15/17	1211	XCEL	XCEL ENERGY		560256651			106.09
							Account Total:		106.09
9610				Lawn Maint. & Landscaping					
	09/01/17	1204	HIGPLA	HIGH PLAINS LAWN SERVICE		6397			447.00
							Account Total:		447.00
9700				Trash Removal					
	09/01/17	1208	WAST	WASTE CONNECTIONS		2998516			413.25
							Account Total:		413.25
9850				Janitorial Services					
	09/01/17	1200	BRYANT	ED BRYANT		090117			90.00
							Account Total:		90.00
							Section Total:		2,381.45

A/P DISTRIBUTION TO G/L REPORT

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Account #	Date	Vchr-#	Vend-#	Description	Name	Invoice-#	Reference	Chk #	Amount
Account Payable in Detail									
3010				Accounts Payable					
	09/15/17	1211	XCEL	XCEL ENERGY		560256651			182.01
							Account Total:		182.01
							Section Total:		182.01

A/P DISTRIBUTION TO G/L REPORT

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Account #	Description		Invoice #	Reference	Chk #	Amount
	Date	Vchr-# Vend-#	Name			

A/P Checks in Detail

1010	Cash Checking - Operating					
	09/01/17	1200 BRYANT	ED BRYANT	090117	1001	90.00
	09/01/17	1201 CAPITO	CAPITOL HILL MANAGEMENT CO	090117	1002	366.08
	09/01/17	1202 DENV	DENVER WATER	081617	1003	329.89
	09/01/17	1203 FIRST	FIRST INSURANCE FUNDING CORP.	082417	1004	308.97
	09/01/17	1204 HIGPLA	HIGH PLAINS LAWN SERVICE	6397	1005	447.00
	09/01/17	1205 MNG FI	MANAGER OF FINANCE	439694	1006	108.00
	09/01/17	1207 SENT	SENTRY FIRE & SAFETY	8405-96131	1007	64.25
	09/01/17	1208 WAST	WASTE CONNECTIONS	2998516	1008	413.25
	09/05/17	1222 CITYWI	CITYWIDE BANKS	090517	90517	15.18
	09/13/17	1223 CITYWI	CITYWIDE BANKS	091317	91317	56.82
	09/15/17	1211 XCEL	XCEL ENERGY	560256651	2001	182.01
					Account Total:	2,381.45
					Section Total:	2,381.45

Income/Expense Statement  
 Period: 09/01/17 to 09/30/17

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	26,471.34	24,542.10	1,929.24	32,722.80
06340	Late Fee Income	(51.00)	.00	(51.00)	624.00	.00	624.00	.00
06810	Laundry Income	161.77	.00	161.77	1,224.58	.00	1,224.58	.00
06815	keys	.00	.00	.00	20.00	.00	20.00	.00
06910	Interest Income	.85	.00	.85	.93	.00	.93	.00
	Subtotal Income	3,052.88	2,726.90	325.98	28,340.85	24,542.10	3,798.75	32,722.80
EXPENSES								
General & Administrative								
07010	Management Fees	360.00	360.00	.00	3,240.00	3,240.00	.00	4,320.00
07011	Administrative Expense	.00	18.33	18.33	.00	164.97	164.97	220.00
07020	Accounting Fees	.00	.00	.00	220.00	.00	(220.00)	.00
07250	Bank Charges	72.00	.00	(72.00)	101.34	.00	(101.34)	.00
07260	Postage & Mail	1.88	5.83	3.95	89.14	52.47	(36.67)	70.00
07280	Insurance	308.97	458.33	149.36	3,142.01	4,124.97	982.96	5,500.00
07290	Inspections	172.25	49.00	(123.25)	172.25	441.00	268.75	588.00
07320	Office Supplies	.00	20.83	20.83	.00	187.47	187.47	250.00
07400	Printing & Reproduction	4.20	.00	(4.20)	11.55	.00	(11.55)	.00
07450	Other Taxes & Fees	.00	15.00	15.00	163.39	135.00	(28.39)	180.00
	General & Administrative	919.30	927.32	8.02	7,139.68	8,345.88	1,206.20	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	75.92	60.83	(15.09)	625.64	547.47	(78.17)	730.00
08930	Water & Sewer	329.89	200.00	(129.89)	2,415.18	1,800.00	(615.18)	2,400.00
08950	Gas	106.09	166.67	60.58	1,541.34	1,500.03	(41.31)	2,000.00
	Utilities	511.90	427.50	(84.40)	4,582.16	3,847.50	(734.66)	5,130.00
Maintenance								
09010	Tree/Lawn Maint.	.00	83.33	83.33	1,410.00	749.97	(660.03)	1,000.00
09025	Sprinkler Maintenance	.00	25.00	25.00	.00	225.00	225.00	300.00
09090	Light Repair	.00	.00	.00	265.09	.00	(265.09)	.00

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Income/Expense Statement  
 Period: 09/01/17 to 09/30/17

Account	Description	Actual	Current Period		Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance	
09110	Gen. Maint. & Repair	.00	16.67	16.67	237.82	150.03	(87.79)	200.00
09145	Ext. Bldg. Maint.	.00	166.67	166.67	888.58	1,500.03	611.45	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	749.97	240.13	1,000.00
	Maintenance	.00	375.00	375.00	3,717.22	3,375.00	(342.22)	4,500.00
Contract Services								
09610	Lawn Maint. & Landscaping	447.00	200.00	(247.00)	1,439.67	1,800.00	360.33	2,400.00
09700	Trash Removal	413.25	375.00	(38.25)	3,454.13	3,375.00	(79.13)	4,500.00
09800	Snow Removal	.00	83.33	83.33	136.00	749.97	613.97	1,000.00
09850	Janitorial Services	90.00	90.00	.00	810.00	810.00	.00	1,080.00
	Contract Services	950.25	748.33	(201.92)	5,839.80	6,734.97	895.17	8,980.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	2,381.45	2,478.15	96.70	21,278.86	22,303.35	1,024.49	29,738.00
	Current Year Net Income/(loss)	671.43	248.75	422.68	7,061.99	2,238.75	4,823.24	2,984.80