

**Penrose Place Condominiums**

Balance Sheet  
As of 09/30/17

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**Penrose Place 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	\$ 1,324.99
Cash Savings - Reserves	1,505.23
Dues Receivable	393.88
Late Fees Receivable	200.00
<b>TOTAL ASSETS</b>	<u>                    </u> <b>\$ 3,424.10</b> =====
LIABILITIES & EQUITY	
<b>CURRENT LIABILITIES:</b>	
Prepaid Owner Dues	\$ .22
<b>Subtotal Current Liab.</b>	<u>                    </u> <b>\$ .22</b>
<b>RESERVES:</b>	
<b>Subtotal Reserves</b>	<u>                    </u> <b>\$ .00</b>
<b>EQUITY:</b>	
Prior Year Net Inc./Loss	\$ 8,807.71
Current Year Net Income/(Loss)	(5,383.83)
<b>Subtotal Equity</b>	<u>                    </u> <b>\$ 3,423.88</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u>                    </u> <b>\$ 3,424.10</b> =====

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	09/01/17		255	CAPITO	CAPITOL HILL MANAGEMENT CO	090117			180.00
							Account Total:		180.00
7260		Postage & Mail							
	09/01/17		255	CAPITO	CAPITOL HILL MANAGEMENT CO	090117			3.76
							Account Total:		3.76
7280		Insurance							
	09/12/17		264	FARM	FARMERS INSURANCE	091217			373.75
							Account Total:		373.75
8910		Electricity							
	09/15/17		259	XCEL	XCEL ENERGY	559567069			207.92
							Account Total:		207.92
8930		Water & Sewer							
	09/01/17		256	DENV	DENVER WATER	082117			227.59
							Account Total:		227.59
8950		Gas							
	09/15/17		259	XCEL	XCEL ENERGY	559567069			100.41
							Account Total:		100.41
9610		Lawn Maint. & Landscaping							
	09/01/17		257	HIGPLA	HIGH PLAINS LAWN SERVICE	6411			277.00
							Account Total:		277.00
9850		Janitorial Services							
	09/01/17		254	BRYANT	ED BRYANT	090117			65.00

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Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Account Total:								65.00
Section Total:								1,435.43

A/P DISTRIBUTION TO G/L REPORT

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

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Account Payable in Detail								
3010	Accounts Payable							
	09/01/17	254	BRYANT	ED BRYANT	090117			65.00
	09/01/17	255	CAPITO	CAPITOL HILL MANAGEMENT CO	090117			183.76
	09/01/17	256	DENV	DENVER WATER	082117			227.59
	09/01/17	257	HIGPLA	HIGH PLAINS LAWN SERVICE	6411			277.00
	09/15/17	259	XCEL	XCEL ENERGY	559567069			308.33
Account Total:								1,061.68
Section Total:								1,061.68

A/P DISTRIBUTION TO G/L REPORT

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

Account #	Description		Invoice #	Reference	Chk #	Amount		
Account #	Date	Vchr-#	Vend-#	Name	Invoice #	Reference	Chk #	Amount
A/P Checks in Detail								
1010	Cash Checking - Operating							
	09/01/17	254	BRYANT	ED BRYANT	090117		1208	65.00
	09/01/17	255	CAPITO	CAPITOL HILL MANAGEMENT CO	090117		1209	183.76
	09/01/17	256	DENV	DENVER WATER	082117		1210	227.59
	09/01/17	257	HIGPLA	HIGH PLAINS LAWN SERVICE	6411		1211	277.00
	09/12/17	264	FARM	FARMERS INSURANCE	091217		91217	373.75
	09/15/17	259	XCEL	XCEL ENERGY	559567069		1212	308.33
				Account Total:				1,435.43
				Section Total:				1,435.43

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

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)	11,560.05	11,605.05	(45.00)	15,473.40
06340	Late Fee Income	.00	.00	.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	.06	.00	.06	1.22	.00	1.22	.00
	Subtotal Income	1,284.51	1,289.45	(4.94)	12,456.50	11,605.05	851.45	15,473.40
EXPENSES								
General & Administrative								
07010	Management Fees	180.00	.00	(180.00)	1,620.00	.00	(1,620.00)	.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	3.76	.00	(3.76)	79.74	.00	(79.74)	.00
07270	Inspections	.00	.00	.00	160.00	.00	(160.00)	.00
07280	Insurance	373.75	348.59	(25.16)	3,363.75	3,137.31	(226.44)	4,183.10
07400	Printing & Reproduction	.00	.00	.00	.35	.00	(.35)	.00
07450	Other Taxes & Fees	.00	11.14	11.14	181.01	100.26	(80.75)	133.67
07890	Misc. G & A	.00	9.12	9.12	.00	82.08	82.08	109.40
	General & Administrative	557.51	368.85	(188.66)	5,832.85	3,319.65	(2,513.20)	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	3,282.75	3,282.75	4,376.95
08910	Electricity	207.92	.00	(207.92)	1,235.77	.00	(1,235.77)	.00
08930	Water & Sewer	227.59	120.16	(107.43)	1,432.36	1,081.44	(350.92)	1,441.91
08950	Gas	100.41	.00	(100.41)	2,062.98	.00	(2,062.98)	.00
	Utilities	535.92	484.91	(51.01)	4,731.11	4,364.19	(366.92)	5,818.86
Maintenance								
09015	Landscaping	.00	86.51	86.51	.00	778.59	778.59	1,038.16
09090	Light Repair	.00	.00	.00	155.06	.00	(155.06)	.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	137.10	137.10	.00	1,233.90	1,233.90	1,645.20
09140	Roof Repairs	.00	.00	.00	4,247.00	.00	(4,247.00)	.00
09155	Heating Maintenance	.00	.00	.00	447.29	.00	(447.29)	.00
09160	Sewer Maintenance	.00	.00	.00	122.50	.00	(122.50)	.00
	Maintenance	.00	223.61	223.61	4,971.85	2,012.49	(2,959.36)	2,683.36
Contract Services								
09610	Lawn Maint. & Landscaping	277.00	.00	(277.00)	882.14	.00	(882.14)	.00
09800	Snow Removal	.00	.00	.00	115.00	.00	(115.00)	.00
09850	Janitorial Services	65.00	64.31	(.69)	495.00	578.79	83.79	771.67
	Contract Services	342.00	64.31	(277.69)	1,492.14	578.79	(913.35)	771.67
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	1,435.43	1,141.68	(293.75)	17,840.33	10,275.12	(7,565.21)	13,700.06
	Current Year Net Income/(loss)	(150.92)	147.77	(298.69)	(5,383.83)	1,329.93	(6,713.76)	1,773.34