

Park Central Condominiums

Balance Sheet
As of 10/31/17

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Park Central Condominiums

Report #2251 Page: 1

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 10/01/17
Ending vendor #: "Last" Ending date: 10/31/17

ASSETS		
Cash Checking - Operating	\$	4,864.87
Cash - Previous Mgmt.		180.48
Cash Savings - Reserves		10,001.75
Dues Receivable		4,270.60
Special Assmts. Receiv.		937.20
Late Fees Receivable		300.00
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TOTAL ASSETS	\$	20,554.90
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LIABILITIES & EQUITY		
CURRENT LIABILITIES:		
Prepaid Owner Dues	\$	3,491.85
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Subtotal Current Liab.	\$	3,491.85
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)		7,683.79
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Subtotal Equity	\$	17,851.76
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TOTAL LIABILITIES & EQUITY	\$	20,554.90
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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	10/02/17	1214 CAPITO			CAPITOL HILL MANAGEMENT CO	100117			360.00
							Account Total:		360.00
7011		Administrative Expense							
	10/02/17	1217 SAFEGU			SAFEGUARD	032382961			194.49
							Account Total:		194.49
7250		Bank Charges							
	10/04/17	1234 CITYWI			CITYWIDE BANKS	100417			18.44
							Account Total:		18.44
7260		Postage & Mail							
	10/02/17	1214 CAPITO			CAPITOL HILL MANAGEMENT CO	100117			9.40
							Account Total:		9.40
7280		Insurance							
	10/15/17	1220 FIRST			FIRST INSURANCE FUNDING CORP.	092217			308.97
							Account Total:		308.97
7400		Printing & Reproduction							
	10/02/17	1214 CAPITO			CAPITOL HILL MANAGEMENT CO	100117			5.00
							Account Total:		5.00
8910		Electricity							
	10/15/17	1221 XCEL			XCEL ENERGY	564075155			79.32
							Account Total:		79.32
8930		Water & Sewer							
	10/02/17	1215 DENV			DENVER WATER	091517			291.99

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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		291.99
8950		Gas							
	10/15/17		1221	XCEL	XCEL ENERGY	564075155			119.69
							Account Total:		119.69
9090		Light Repair							
	10/02/17		1213	BRYANT	ED BRYANT	100117			10.80
							Account Total:		10.80
9160		Sewer Maintenance							
	10/02/17		1212	ALERIC	AMERICAN BACKFLOW	91817-5			65.00
							Account Total:		65.00
9610		Lawn Maint. & Landscaping							
	10/02/17		1216	HIGPLA	HIGH PLAINS LAWN SERVICE	7020			142.00
	10/02/17		1218	VALV	VALVERDE PROPERTY SERVICES	511			582.66
							Account Total:		724.66
9700		Trash Removal							
	10/02/17		1219	WAST	WASTE CONNECTIONS	3018876			126.12
							Account Total:		126.12
9850		Janitorial Services							
	10/02/17		1213	BRYANT	ED BRYANT	100117			90.00
							Account Total:		90.00
							Section Total:		2,403.88

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 10/01/17
 Ending vendor #: "Last" Ending date: 10/31/17

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		2,385.44
3010		Accounts Payable							
	10/02/17	1212	ALERIC	AMERICAN BACKFLOW	91817-5				65.00
	10/02/17	1213	BRYANT	ED BRYANT	100117				100.80
	10/02/17	1214	CAPITO	CAPITOL HILL MANAGEMENT CO	100117				374.40
	10/02/17	1215	DENV	DENVER WATER	091517				291.99
	10/02/17	1216	HIGPLA	HIGH PLAINS LAWN SERVICE	7020				142.00
	10/02/17	1217	SAFEGU	SAFEGUARD	032382961				194.49
	10/02/17	1218	VALV	VALVERDE PROPERTY SERVICES	511				582.66
	10/02/17	1219	WAST	WASTE CONNECTIONS	3018876				126.12
	10/15/17	1220	FIRST	FIRST INSURANCE FUNDING CORP.	092217				308.97
	10/15/17	1221	XCEL	XCEL ENERGY	564075155				199.01
							Account Total:		2,385.44
							Section Total:		2,385.44

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 10/01/17
 Ending vendor #: "Last" Ending date: 10/31/17

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
A/P Checks in Detail								
1010	Cash Checking - Operating							
	10/02/17	1212	ALERIC	AMERICAN BACKFLOW	91817-5		2002	65.00
	10/02/17	1213	BRYANT	ED BRYANT	100117		2003	100.80
	10/02/17	1214	CAPITO	CAPITOL HILL MANAGEMENT CO	100117		2004	374.40
	10/02/17	1215	DENV	DENVER WATER	091517		2005	291.99
	10/02/17	1216	HIGPLA	HIGH PLAINS LAWN SERVICE	7020		2006	142.00
	10/02/17	1217	SAFEGU	SAFEGUARD	032382961		2007	194.49
	10/02/17	1218	VALV	VALVERDE PROPERTY SERVICES	511		2008	582.66
	10/02/17	1219	WAST	WASTE CONNECTIONS	3018876		2009	126.12
	10/04/17	1234	CITYWI	CITYWIDE BANKS	100417		100417	18.44
	10/15/17	1220	FIRST	FIRST INSURANCE FUNDING CORP.	092217		2010	308.97
	10/15/17	1221	XCEL	XCEL ENERGY	564075155		2011	199.01

Account Total: 2,403.88

Section Total: 2,403.88

Income/Expense Statement
 Period: 10/01/17 to 10/31/17

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	29,412.60	27,269.00	2,143.60	32,722.80
06340	Late Fee Income	.00	.00	.00	624.00	.00	624.00	.00
06810	Laundry Income	83.60	.00	83.60	1,308.18	.00	1,308.18	.00
06815	keys	.00	.00	.00	20.00	.00	20.00	.00
06910	Interest Income	.82	.00	.82	1.75	.00	1.75	.00
	Subtotal Income	3,025.68	2,726.90	298.78	31,366.53	27,269.00	4,097.53	32,722.80
EXPENSES								
General & Administrative								
07010	Management Fees	360.00	360.00	.00	3,600.00	3,600.00	.00	4,320.00
07011	Administrative Expense	194.49	18.33	(176.16)	194.49	183.30	(11.19)	220.00
07020	Accounting Fees	.00	.00	.00	220.00	.00	(220.00)	.00
07250	Bank Charges	18.44	.00	(18.44)	119.78	.00	(119.78)	.00
07260	Postage & Mail	9.40	5.83	(3.57)	98.54	58.30	(40.24)	70.00
07280	Insurance	308.97	458.33	149.36	3,450.98	4,583.30	1,132.32	5,500.00
07290	Inspections	.00	49.00	49.00	172.25	490.00	317.75	588.00
07320	Office Supplies	.00	20.83	20.83	.00	208.30	208.30	250.00
07400	Printing & Reproduction	5.00	.00	(5.00)	16.55	.00	(16.55)	.00
07450	Other Taxes & Fees	.00	15.00	15.00	163.39	150.00	(13.39)	180.00
	General & Administrative	896.30	927.32	31.02	8,035.98	9,273.20	1,237.22	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	79.32	60.83	(18.49)	704.96	608.30	(96.66)	730.00
08930	Water & Sewer	291.99	200.00	(91.99)	2,707.17	2,000.00	(707.17)	2,400.00
08950	Gas	119.69	166.67	46.98	1,661.03	1,666.70	5.67	2,000.00
	Utilities	491.00	427.50	(63.50)	5,073.16	4,275.00	(798.16)	5,130.00
Maintenance								
09010	Tree/Lawn Maint.	.00	83.33	83.33	1,410.00	833.30	(576.70)	1,000.00
09025	Sprinkler Maintenance	.00	25.00	25.00	.00	250.00	250.00	300.00
09090	Light Repair	10.80	.00	(10.80)	275.89	.00	(275.89)	.00

Park Central Condominiums

Income/Expense Statement
 Period: 10/01/17 to 10/31/17

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	166.70	(71.12)	200.00
09145	Ext. Bldg. Maint.	.00	166.67	166.67	888.58	1,666.70	778.12	2,000.00
09160	Sewer Maintenance	65.00	.00	(65.00)	470.89	.00	(470.89)	.00
09180	Plumbing Repairs - Common	.00	83.33	83.33	509.84	833.30	323.46	1,000.00
	Maintenance	75.80	375.00	299.20	3,793.02	3,750.00	(43.02)	4,500.00
Contract Services								
09610	Lawn Maint. & Landscaping	724.66	200.00	(524.66)	2,164.33	2,000.00	(164.33)	2,400.00
09700	Trash Removal	126.12	375.00	248.88	3,580.25	3,750.00	169.75	4,500.00
09800	Snow Removal	.00	83.33	83.33	136.00	833.30	697.30	1,000.00
09850	Janitorial Services	90.00	90.00	.00	900.00	900.00	.00	1,080.00
	Contract Services	940.78	748.33	(192.45)	6,780.58	7,483.30	702.72	8,980.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	2,403.88	2,478.15	74.27	23,682.74	24,781.50	1,098.76	29,738.00
	Current Year Net Income/(loss)	621.80	248.75	373.05	7,683.79	2,487.50	5,196.29	2,984.80