

**Parkway Gardens South**

Balance Sheet  
As of 10/31/17

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**Parkway Gardens South**

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**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	\$ 4,875.52
Cash Savings - Reserves	4,205.43
Dues Receivable	1,777.28
Misc. Owner Receivables	148.16
<b>TOTAL ASSETS</b>	<b>\$ 11,006.39</b>

**LIABILITIES & EQUITY**

<b>CURRENT LIABILITIES:</b>	
Prepaid Owner Dues	\$ 573.04
<b>Subtotal Current Liab.</b>	<b>\$ 573.04</b>
<b>RESERVES:</b>	
Reserves - Unallocated	\$ 6,000.00
<b>Subtotal Reserves</b>	<b>\$ 6,000.00</b>
<b>EQUITY:</b>	
Prior Year Net Inc./Loss	\$ 2,608.18
Current Year Net Income/(Loss)	1,825.17
<b>Subtotal Equity</b>	<b>\$ 4,433.35</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$ 11,006.39</b>

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	10/02/17	898 CAPITO CAPITOL HILL MANAGEMENT CO				100117			200.00
							Account Total:		200.00
7250		Bank Charges							
	10/04/17	906 CITYWI CITYWIDE BANKS				100417			27.38
							Account Total:		27.38
7260		Postage & Mail							
	10/02/17	898 CAPITO CAPITOL HILL MANAGEMENT CO				100117			3.76
							Account Total:		3.76
8910		Electricity							
	10/02/17	900 XCEL XCEL ENERGY				562858751			29.78
							Account Total:		29.78
8930		Water & Sewer							
	10/02/17	899 DENV DENVER WATER				091917			440.83
							Account Total:		440.83
8950		Gas							
	10/02/17	900 XCEL XCEL ENERGY				562858751			86.78
							Account Total:		86.78
9700		Trash Removal							
	10/06/17	907 WASMAN WASTE MANAGEMENT				100617			204.41
							Account Total:		204.41
							Section Total:		992.94

A/P DISTRIBUTION TO G/L REPORT

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Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
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Account Payable in Detail

3010	Accounts Payable							
	10/02/17	898	CAPITO	CAPITOL HILL MANAGEMENT CO	100117			203.76
	10/02/17	899	DENV	DENVER WATER	091917			440.83
	10/02/17	900	XCEL	XCEL ENERGY	562858751			116.56
						Account Total:		761.15
						Section Total:		761.15

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 10/01/17  
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Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
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A/P Checks in Detail

1010	Cash Checking - Operating							
	10/02/17	898	CAPITO	CAPITOL HILL MANAGEMENT CO	100117		1645	203.76
	10/02/17	899	DENV	DENVER WATER	091917		1646	440.83
	10/02/17	900	XCEL	XCEL ENERGY	562858751		1647	116.56
	10/04/17	906	CITYWI	CITYWIDE BANKS	100417		100417	27.38
	10/06/17	907	WASMAN	WASTE MANAGEMENT	100617		100617	204.41
						Account Total:		992.94
						Section Total:		992.94

**Parkway Gardens South**

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	2,096.00	2,096.00	.00	20,960.00	20,960.00	.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	233.08	.00	233.08	658.03	.00	658.03	.00
06910	Interest Income	.18	.00	.18	1.83	.00	1.83	.00
	Subtotal Income	2,329.26	2,096.00	233.26	21,929.27	20,960.00	969.27	25,152.00
EXPENSES								
General & Administrative								
07010	Management Fees	200.00	200.00	.00	2,000.00	2,000.00	.00	2,400.00
07011	Administrative Expense	.00	19.17	19.17	.00	191.70	191.70	230.00
07020	Accounting Fees	.00	18.33	18.33	220.00	183.30	(36.70)	220.00
07160	Legal Fees	.00	83.33	83.33	.00	833.30	833.30	1,000.00
07250	Bank Charges	27.38	29.17	1.79	271.63	291.70	20.07	350.00
07260	Postage & Mail	3.76	.00	(3.76)	59.01	.00	(59.01)	.00
07280	Insurance	.00	431.75	431.75	4,619.76	4,317.50	(302.26)	5,181.00
07400	Printing & Reproduction	.00	.00	.00	5.45	.00	(5.45)	.00
07420	Property Taxes	.00	.83	.83	.00	8.30	8.30	10.00
07450	Other Taxes & Fees	.00	27.17	27.17	305.49	271.70	(33.79)	326.00
	General & Administrative	231.14	809.75	578.61	7,481.34	8,097.50	616.16	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	29.78	31.17	1.39	276.01	311.70	35.69	374.00
08930	Water & Sewer	440.83	291.67	(149.16)	2,612.70	2,916.70	304.00	3,500.00
08950	Gas	86.78	.00	(86.78)	2,455.07	.00	(2,455.07)	.00
	Utilities	557.39	322.84	(234.55)	3,824.61	3,228.40	(596.21)	3,874.00
Maintenance								
09010	Tree/Lawn Maint.	.00	.00	.00	1,495.00	.00	(1,495.00)	.00
09025	Sprinkler Maintenance	.00	.00	.00	944.00	.00	(944.00)	.00

**Parkway Gardens South**

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	
09110	Gen. Maint. & Repair	.00	66.67	66.67	138.60	666.70	528.10	800.00
09140	Roof Repairs	.00	66.67	66.67	1,390.00	666.70	(723.30)	800.00
09145	Ext. Bldg. Maint.	.00	66.67	66.67	.00	666.70	666.70	800.00
09160	Sewer Maintenance	.00	31.42	31.42	2,755.49	314.20	(2,441.29)	377.00
	Maintenance	.00	231.43	231.43	6,723.09	2,314.30	(4,408.79)	2,777.00
Contract Services								
09610	Lawn Maint. & Landscaping	.00	133.33	133.33	.00	1,333.30	1,333.30	1,600.00
09700	Trash Removal	204.41	182.00	(22.41)	1,825.06	1,820.00	(5.06)	2,184.00
09800	Snow Removal	.00	83.33	83.33	250.00	833.30	583.30	1,000.00
	Contract Services	204.41	398.66	194.25	2,075.06	3,986.60	1,911.54	4,784.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	992.94	1,762.68	769.74	20,104.10	17,626.80	(2,477.30)	21,152.00
	Current Year Net Income/(loss)	1,336.32	333.32	1,003.00	1,825.17	3,333.20	(1,508.03)	4,000.00