

Park Central Condominiums

Balance Sheet
As of 12/31/17

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Park Central Condominiums

Report #2275 Page: 1

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 12/01/17
Ending vendor #: "Last" Ending date: 12/31/17

ASSETS	
Cash Checking - Operating	\$ 8,746.04
Cash - Previous Mgmt.	180.48
Cash Savings - Reserves	10,003.42
Dues Receivable	394.90
Special Assmts. Receiv.	532.20
Late Fees Receivable	300.00
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TOTAL ASSETS	\$ 20,157.04
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LIABILITIES & EQUITY	
CURRENT LIABILITIES:	
Prepaid Owner Dues	\$ 3,139.05
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Subtotal Current Liab.	\$ 3,139.05
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)	7,638.73
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Subtotal Equity	\$ 17,806.70
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TOTAL LIABILITIES & EQUITY	\$ 20,157.04
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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	12/01/17	1236 CAPITO	CAPITOL HILL MANAGEMENT CO		120117				360.00
							Account Total:		360.00
7250		Bank Charges							
	12/15/17	1245 CITYWI	CITYWIDE BANKS		121517				18.84
							Account Total:		18.84
7260		Postage & Mail							
	12/01/17	1236 CAPITO	CAPITOL HILL MANAGEMENT CO		120117				3.76
							Account Total:		3.76
8910		Electricity							
	12/15/17	1239 XCEL	XCEL ENERGY		571654020				62.61
							Account Total:		62.61
8930		Water & Sewer							
	12/01/17	1237 DENV	DENVER WATER		111517				254.09
							Account Total:		254.09
8950		Gas							
	12/15/17	1239 XCEL	XCEL ENERGY		571654020				206.93
							Account Total:		206.93
9090		Light Repair							
	12/01/17	1235 BRYANT	ED BRYANT		120117				18.21
							Account Total:		18.21
9700		Trash Removal							
	12/01/17	1238 WAST	WASTE CONNECTIONS		3060074				263.44

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Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
						Account Total:		263.44
9850				Janitorial Services				
	12/01/17	1235	BRYANT	ED BRYANT	120117			90.00
						Account Total:		90.00
						Section Total:		1,277.88

A/P DISTRIBUTION TO G/L REPORT

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Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
						Account Payable in Detail		
3010				Accounts Payable				
	12/01/17	1235	BRYANT	ED BRYANT	120117			108.21
	12/01/17	1236	CAPITO	CAPITOL HILL MANAGEMENT CO	120117			363.76
	12/01/17	1237	DENV	DENVER WATER	111517			254.09
	12/01/17	1238	WAST	WASTE CONNECTIONS	3060074			263.44
	12/15/17	1239	XCEL	XCEL ENERGY	571654020			269.54
						Account Total:		1,259.04
						Section Total:		1,259.04

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 12/01/17
 Ending vendor #: "Last" Ending date: 12/31/17

Account #	Description		Invoice #	Reference	Chk #	Amount	
Account #	Date	Vchr-# Vnd-#	Name	Invoice #	Reference	Chk #	Amount
A/P Checks in Detail							
1010	Cash Checking - Operating						
	12/01/17	1235 BRYANT	ED BRYANT	120117		2022	108.21
	12/01/17	1236 CAPITO	CAPITOL HILL MANAGEMENT CO	120117		2023	363.76
	12/01/17	1237 DENV	DENVER WATER	111517		2024	254.09
	12/01/17	1238 WAST	WASTE CONNECTIONS	3060074		2025	263.44
	12/15/17	1245 CITYWI	CITYWIDE BANKS	121517		121517	18.84
	12/15/17	1239 XCEL	XCEL ENERGY	571654020		2026	269.54
Account Total:							1,277.88
Section Total:							1,277.88

Income/Expense Statement
 Period: 12/01/17 to 12/31/17

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	32,620.61	32,722.80	(102.19)	32,722.80
06315	Insurance Reimbursement	25.00	.00	25.00	25.00	.00	25.00	.00
06330	Special Assmt. Income	.00	.00	.00	(405.00)	.00	(405.00)	.00
06340	Late Fee Income	.00	.00	.00	824.00	.00	824.00	.00
06810	Laundry Income	156.28	.00	156.28	1,576.49	.00	1,576.49	.00
06815	keys	.00	.00	.00	20.00	.00	20.00	.00
06910	Interest Income	.85	.00	.85	3.42	.00	3.42	.00
Subtotal Income		3,123.39	2,726.90	396.49	34,664.52	32,722.80	1,941.72	32,722.80
EXPENSES								
General & Administrative								
07010	Management Fees	360.00	360.00	.00	4,320.00	4,320.00	.00	4,320.00
07011	Administrative Expense	.00	18.37	18.37	194.49	220.00	25.51	220.00
07020	Accounting Fees	.00	.00	.00	220.00	.00	(220.00)	.00
07250	Bank Charges	18.84	.00	(18.84)	138.62	.00	(138.62)	.00
07260	Postage & Mail	3.76	5.87	2.11	106.06	70.00	(36.06)	70.00
07280	Insurance	.00	458.37	458.37	3,759.95	5,500.00	1,740.05	5,500.00
07290	Inspections	.00	49.00	49.00	172.25	588.00	415.75	588.00
07320	Office Supplies	.00	20.87	20.87	.00	250.00	250.00	250.00
07400	Printing & Reproduction	.00	.00	.00	16.55	.00	(16.55)	.00
07450	Other Taxes & Fees	.00	15.00	15.00	163.39	180.00	16.61	180.00
General & Administrative		382.60	927.48	544.88	9,091.31	11,128.00	2,036.69	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	62.61	60.87	(1.74)	823.99	730.00	(93.99)	730.00
08930	Water & Sewer	254.09	200.00	(54.09)	3,241.88	2,400.00	(841.88)	2,400.00
08950	Gas	206.93	166.63	(40.30)	2,022.20	2,000.00	(22.20)	2,000.00
Utilities		523.63	427.50	(96.13)	6,088.07	5,130.00	(958.07)	5,130.00
Maintenance								
09010	Tree/Lawn Maint.	.00	83.37	83.37	1,410.00	1,000.00	(410.00)	1,000.00

Park Central Condominiums

Income/Expense Statement
 Period: 12/01/17 to 12/31/17

Account	Description	Actual	Current Period		Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance	
09025	Sprinkler Maintenance	.00	25.00	25.00	.00	300.00	300.00	300.00
09090	Light Repair	18.21	.00	(18.21)	294.10	.00	(294.10)	.00
09110	Gen. Maint. & Repair	.00	16.63	16.63	237.82	200.00	(37.82)	200.00
09115	Interior Maintenance	.00	.00	.00	64.57	.00	(64.57)	.00
09145	Ext. Bldg. Maint.	.00	166.63	166.63	888.58	2,000.00	1,111.42	2,000.00
09160	Sewer Maintenance	.00	.00	.00	470.89	.00	(470.89)	.00
09180	Plumbing Repairs - Common	.00	83.37	83.37	509.84	1,000.00	490.16	1,000.00
	Maintenance	18.21	375.00	356.79	3,875.80	4,500.00	624.20	4,500.00
Contract Services								
09610	Lawn Maint. & Landscaping	.00	200.00	200.00	2,596.33	2,400.00	(196.33)	2,400.00
09700	Trash Removal	263.44	375.00	111.56	4,158.28	4,500.00	341.72	4,500.00
09800	Snow Removal	.00	83.37	83.37	136.00	1,000.00	864.00	1,000.00
09850	Janitorial Services	90.00	90.00	.00	1,080.00	1,080.00	.00	1,080.00
	Contract Services	353.44	748.37	394.93	7,970.61	8,980.00	1,009.39	8,980.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	1,277.88	2,478.35	1,200.47	27,025.79	29,738.00	2,712.21	29,738.00
	Current Year Net Income/(loss)	1,845.51	248.55	1,596.96	7,638.73	2,984.80	4,653.93	2,984.80