

Park Central Condominiums

Balance Sheet
As of 11/30/17

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Park Central Condominiums

Report #2261 Page: 1

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 11/01/17
Ending vendor #: "Last" Ending date: 11/30/17

ASSETS		
Cash Checking - Operating	\$	5,110.91
Cash - Previous Mgmt.		180.48
Cash Savings - Reserves		10,002.57
Dues Receivable		1,819.08
Special Assmts. Receiv.		532.20
Late Fees Receivable		500.00
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TOTAL ASSETS	\$	18,145.24
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LIABILITIES & EQUITY		
CURRENT LIABILITIES:		
Prepaid Owner Dues	\$	2,972.76
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Subtotal Current Liab.	\$	2,972.76
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)		5,793.22
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Subtotal Equity	\$	15,961.19
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TOTAL LIABILITIES & EQUITY	\$	18,145.24
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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	11/01/17	1225 CAPITO	CAPITOL HILL MANAGEMENT CO		110117				360.00
							Account Total:		360.00
7260		Postage & Mail							
	11/01/17	1225 CAPITO	CAPITOL HILL MANAGEMENT CO		110117				3.76
							Account Total:		3.76
7280		Insurance							
	11/01/17	1228 FIRST	FIRST INSURANCE FUNDING CORP.		102417				308.97
							Account Total:		308.97
8910		Electricity							
	11/15/17	1233 XCEL	XCEL ENERGY		567857751				56.42
							Account Total:		56.42
8930		Water & Sewer							
	11/01/17	1227 DENV	DENVER WATER		101617				280.62
							Account Total:		280.62
8950		Gas							
	11/15/17	1233 XCEL	XCEL ENERGY		567857751				154.24
							Account Total:		154.24
9115		Interior Maintenance							
	11/01/17	1226 BURRIC	RICHARD BURNETT		092817				64.57
							Account Total:		64.57
9610		Lawn Maint. & Landscaping							
	11/01/17	1229 HIGPLA	HIGH PLAINS LAWN SERVICE		7420				227.00
	11/01/17	1230 METMCM	METRO MCM INC		5187				50.00

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Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
	11/15/17	1232	METMCM	METRO MCM INC	5220			155.00
						Account Total:		432.00
9700				Trash Removal				
	11/01/17	1231	WAST	WASTE CONNECTIONS	3039938			314.59
						Account Total:		314.59
9850				Janitorial Services				
	11/01/17	1224	BRYANT	ED BRYANT	110117			90.00
						Account Total:		90.00
						Section Total:		2,065.17

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 11/01/17
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Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Account Payable in Detail								
3010				Accounts Payable				
	11/01/17	1224	BRYANT	ED BRYANT	110117			90.00
	11/01/17	1226	BURRIC	RICHARD BURNETT	092817			64.57
	11/01/17	1225	CAPITO	CAPITOL HILL MANAGEMENT CO	110117			363.76
	11/01/17	1227	DENV	DENVER WATER	101617			280.62
	11/01/17	1228	FIRST	FIRST INSURANCE FUNDING CORP.	102417			308.97
	11/01/17	1229	HIGPLA	HIGH PLAINS LAWN SERVICE	7420			227.00
	11/01/17	1230	METMCM	METRO MCM INC	5187			50.00
	11/01/17	1231	WAST	WASTE CONNECTIONS	3039938			314.59
	11/15/17	1232	METMCM	METRO MCM INC	5220			155.00
	11/15/17	1233	XCEL	XCEL ENERGY	567857751			210.66
						Account Total:		2,065.17
						Section Total:		2,065.17

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 11/01/17
 Ending vendor #: "Last" Ending date: 11/30/17

Account #	Description		Invoice #	Reference	Chk #	Amount
	Date	Vchr-# Vend-#	Name			
A/P Checks in Detail						
1010	Cash Checking - Operating					
	11/01/17	1224 BRYANT	ED BRYANT	110117	2012	90.00
	11/01/17	1226 BURRIC	RICHARD BURNETT	092817	2013	64.57
	11/01/17	1225 CAPITO	CAPITOL HILL MANAGEMENT CO	110117	2014	363.76
	11/01/17	1227 DENV	DENVER WATER	101617	2015	280.62
	11/01/17	1228 FIRST	FIRST INSURANCE FUNDING CORP.	102417	2016	308.97
	11/01/17	1229 HIGPLA	HIGH PLAINS LAWN SERVICE	7420	2017	227.00
	11/01/17	1230 METMCM	METRO MCM INC	5187	2018	50.00
	11/01/17	1231 WAST	WASTE CONNECTIONS	3039938	2019	314.59
	11/15/17	1232 METMCM	METRO MCM INC	5220	2020	155.00
	11/15/17	1233 XCEL	XCEL ENERGY	567857751	2021	210.66

Account Total: 2,065.17

Section Total: 2,065.17

Income/Expense Statement
 Period: 11/01/17 to 11/30/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06305	Dues	266.75	2,726.90	(2,460.15)	29,679.35	29,995.90	(316.55)	32,722.80
06330	Special Assmt. Income	(405.00)	.00	(405.00)	(405.00)	.00	(405.00)	.00
06340	Late Fee Income	200.00	.00	200.00	824.00	.00	824.00	.00
06810	Laundry Income	112.03	.00	112.03	1,420.21	.00	1,420.21	.00
06815	keys	.00	.00	.00	20.00	.00	20.00	.00
06910	Interest Income	.82	.00	.82	2.57	.00	2.57	.00
	Subtotal Income	174.60	2,726.90	(2,552.30)	31,541.13	29,995.90	1,545.23	32,722.80
EXPENSES								
General & Administrative								
07010	Management Fees	360.00	360.00	.00	3,960.00	3,960.00	.00	4,320.00
07011	Administrative Expense	.00	18.33	18.33	194.49	201.63	7.14	220.00
07020	Accounting Fees	.00	.00	.00	220.00	.00	(220.00)	.00
07250	Bank Charges	.00	.00	.00	119.78	.00	(119.78)	.00
07260	Postage & Mail	3.76	5.83	2.07	102.30	64.13	(38.17)	70.00
07280	Insurance	308.97	458.33	149.36	3,759.95	5,041.63	1,281.68	5,500.00
07290	Inspections	.00	49.00	49.00	172.25	539.00	366.75	588.00
07320	Office Supplies	.00	20.83	20.83	.00	229.13	229.13	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	165.00	1.61	180.00
	General & Administrative	672.73	927.32	254.59	8,708.71	10,200.52	1,491.81	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	56.42	60.83	4.41	761.38	669.13	(92.25)	730.00
08930	Water & Sewer	280.62	200.00	(80.62)	2,987.79	2,200.00	(787.79)	2,400.00
08950	Gas	154.24	166.67	12.43	1,815.27	1,833.37	18.10	2,000.00
	Utilities	491.28	427.50	(63.78)	5,564.44	4,702.50	(861.94)	5,130.00
Maintenance								
09010	Tree/Lawn Maint.	.00	83.33	83.33	1,410.00	916.63	(493.37)	1,000.00
09025	Sprinkler Maintenance	.00	25.00	25.00	.00	275.00	275.00	300.00

Park Central Condominiums

Income/Expense Statement
 Period: 11/01/17 to 11/30/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
09090	Light Repair	.00	.00	.00	275.89	.00	(275.89)	.00
09110	Gen. Maint. & Repair	.00	16.67	16.67	237.82	183.37	(54.45)	200.00
09115	Interior Maintenance	64.57	.00	(64.57)	64.57	.00	(64.57)	.00
09145	Ext. Bldg. Maint.	.00	166.67	166.67	888.58	1,833.37	944.79	2,000.00
09160	Sewer Maintenance	.00	.00	.00	470.89	.00	(470.89)	.00
09180	Plumbing Repairs - Common	.00	83.33	83.33	509.84	916.63	406.79	1,000.00
	Maintenance	64.57	375.00	310.43	3,857.59	4,125.00	267.41	4,500.00
Contract Services								
09610	Lawn Maint. & Landscaping	432.00	200.00	(232.00)	2,596.33	2,200.00	(396.33)	2,400.00
09700	Trash Removal	314.59	375.00	60.41	3,894.84	4,125.00	230.16	4,500.00
09800	Snow Removal	.00	83.33	83.33	136.00	916.63	780.63	1,000.00
09850	Janitorial Services	90.00	90.00	.00	990.00	990.00	.00	1,080.00
	Contract Services	836.59	748.33	(88.26)	7,617.17	8,231.63	614.46	8,980.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	2,065.17	2,478.15	412.98	25,747.91	27,259.65	1,511.74	29,738.00
	Current Year Net Income/(loss)	(1,890.57)	248.75	(2,139.32)	5,793.22	2,736.25	3,056.97	2,984.80