

Parkside Flats

Balance Sheet
As of 12/31/17

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Parkside Flats

Report #0442 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	\$ 19,994.41
Cash Savings - Reserves	3,642.82
Dues Receivable	648.27
Special Assmts. Receiv.	1,900.00
Misc. Owner Receivables	10.00
TOTAL ASSETS	\$ 26,195.50
=====	
LIABILITIES & EQUITY	
CURRENT LIABILITIES:	
Accounts Payable	\$ 190.00
Prepaid Owner Dues	321.00
Subtotal Current Liab.	\$ 511.00
RESERVES:	
Subtotal Reserves	\$.00
EQUITY:	
Prior Year Net Inc./Loss	\$ 28,472.13
Current Year Net Income/(Loss)	(2,787.63)
Subtotal Equity	\$ 25,684.50
TOTAL LIABILITIES & EQUITY	\$ 26,195.50
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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	12/01/17		297	CAPITO	CAPITOL HILL MANAGEMENT CO	120117			360.00
							Account Total:		360.00
7250		Bank Charges							
	12/29/17		318	FIRST	FIRST BANK	122917			12.00
							Account Total:		12.00
7260		Postage & Mail							
	12/01/17		297	CAPITO	CAPITOL HILL MANAGEMENT CO	120117			11.28
							Account Total:		11.28
7280		Insurance							
	12/01/17		302	LIBMUT	LIBERTY MUTUAL INSURANCE	112117			446.92
							Account Total:		446.92
7400		Printing & Reproduction							
	12/01/17		297	CAPITO	CAPITOL HILL MANAGEMENT CO	120117			16.80
							Account Total:		16.80
7450		Other Taxes & Fees							
	12/01/17		297	CAPITO	CAPITOL HILL MANAGEMENT CO	120117			10.00
							Account Total:		10.00
8910		Electricity							
	12/15/17		307	XCEL	XCEL ENERGY	571982076			67.29
							Account Total:		67.29
8930		Water & Sewer							
	12/01/17		300	DENV	DENVER WATER	111417			210.33

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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		210.33
8950		Gas							
	12/15/17		307	XCEL	XCEL ENERGY	571982076			263.16
							Account Total:		263.16
8990		Telephone							
	12/01/17		298	CENT	CENTURYLINK	110717			57.69
							Account Total:		57.69
9090		Light Repair							
	12/01/17		303	VALV	VALVERDE PROPERTY SERVICES	548			108.89
							Account Total:		108.89
9145		Ext. Bldg. Maint.							
	12/01/17		301	EVERST	EVERSTONE FRONT RANGE	4418			1,100.00
							Account Total:		1,100.00
9155		Heating Maintenance							
	12/01/17		299	CHOICE	CHOICE MECHANICAL	20285			146.25
							Account Total:		146.25
9610		Lawn Maint. & Landscaping							
	12/15/17		306	RICLAW	RICHARDSON LAWN SERVICE	354124			220.00
							Account Total:		220.00
9700		Trash Removal							
	12/15/17		305	REPUBI	REPUBLIC SERVICES	0535-003788628			229.25
							Account Total:		229.25
9850		Janitorial Services							
	12/15/17		304	ANNCLE	ANN'S CLEANING SERVICE	120117			190.00

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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		190.00
							Section Total:		3,449.86

Parkside Flats
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	2,346.00	.00	2,346.00	28,152.00	.00	28,152.00	.00
06340	Late Fee Income	.00	.00	.00	150.00	.00	150.00	.00
06360	Misc. Owner Income	.00	.00	.00	10.00	.00	10.00	.00
06910	Interest Income	.09	.00	.09	.78	.00	.78	.00
06930	Key Income	.00	.00	.00	40.00	.00	40.00	.00
	Subtotal Income	2,346.09	.00	2,346.09	28,352.78	.00	28,352.78	.00
EXPENSES								
General & Administrative								
07010	Management Fees	360.00	.00	(360.00)	4,320.00	.00	(4,320.00)	.00
07020	Accounting Fees	.00	.00	.00	220.00	.00	(220.00)	.00
07250	Bank Charges	12.00	.00	(12.00)	12.00	.00	(12.00)	.00
07260	Postage & Mail	11.28	.00	(11.28)	132.85	.00	(132.85)	.00
07270	Inspections	.00	.00	.00	166.25	.00	(166.25)	.00
07280	Insurance	446.92	.00	(446.92)	5,620.00	.00	(5,620.00)	.00
07400	Printing & Reproduction	16.80	.00	(16.80)	26.15	.00	(26.15)	.00
07450	Other Taxes & Fees	10.00	.00	(10.00)	566.18	.00	(566.18)	.00
	General & Administrative	857.00	.00	(857.00)	11,063.43	.00	(11,063.43)	.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	67.29	.00	(67.29)	681.79	.00	(681.79)	.00
08930	Water & Sewer	210.33	.00	(210.33)	2,576.96	.00	(2,576.96)	.00
08950	Gas	263.16	.00	(263.16)	2,311.44	.00	(2,311.44)	.00
08990	Telephone	57.69	.00	(57.69)	682.87	.00	(682.87)	.00
	Utilities	598.47	.00	(598.47)	6,253.06	.00	(6,253.06)	.00
Maintenance								
09090	Light Repair	108.89	.00	(108.89)	452.54	.00	(452.54)	.00
09110	Gen. Maint. & Repair	.00	.00	.00	604.27	.00	(604.27)	.00
09145	Ext. Bldg. Maint.	1,100.00	.00	(1,100.00)	1,823.29	.00	(1,823.29)	.00
09148	Carpet Cleaning	.00	.00	.00	366.00	.00	(366.00)	.00

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Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
09155	Heating Maintenance	146.25	.00	(146.25)	247.75	.00	(247.75)	.00
09160	Sewer Maintenance	.00	.00	.00	1,193.00	.00	(1,193.00)	.00
09180	Plumbing Repairs - Common	.00	.00	.00	494.96	.00	(494.96)	.00
	Maintenance	1,355.14	.00	(1,355.14)	5,181.81	.00	(5,181.81)	.00
Contract Services								
09610	Lawn Maint. & Landscaping	220.00	.00	(220.00)	2,776.40	.00	(2,776.40)	.00
09700	Trash Removal	229.25	.00	(229.25)	2,665.71	.00	(2,665.71)	.00
09800	Snow Removal	.00	.00	.00	705.00	.00	(705.00)	.00
09850	Janitorial Services	190.00	.00	(190.00)	2,495.00	.00	(2,495.00)	.00
	Contract Services	639.25	.00	(639.25)	8,642.11	.00	(8,642.11)	.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	3,449.86	.00	(3,449.86)	31,140.41	.00	(31,140.41)	.00
	Current Year Net Income/(loss)	(1,103.77)	.00	(1,103.77)	(2,787.63)	.00	(2,787.63)	.00