

Parkway Gardens South

Balance Sheet
As of 12/31/17

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Parkway Gardens South

Report #2016 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	\$ 6,250.00
Cash Savings - Reserves	4,205.78
Dues Receivable	2,096.00
Misc. Owner Receivables	692.54
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TOTAL ASSETS	\$ 13,244.32
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LIABILITIES & EQUITY	
CURRENT LIABILITIES:	
Prepaid Owner Dues	\$ 653.77
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Subtotal Current Liab.	\$ 653.77
RESERVES:	
Reserves - Unallocated	\$ 6,000.00
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Subtotal Reserves	\$ 6,000.00
EQUITY:	
Prior Year Net Inc./Loss	\$ 2,608.18
Current Year Net Income/(Loss)	3,982.37
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Subtotal Equity	\$ 6,590.55
TOTAL LIABILITIES & EQUITY	\$ 13,244.32
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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	12/01/17	908 CAPITO	CAPITOL HILL MANAGEMENT CO		120117				200.00
							Account Total:		200.00
7250		Bank Charges							
	12/15/17	918 CITYWI	CITYWIDE BANKS		121517				16.32
							Account Total:		16.32
7260		Postage & Mail							
	12/01/17	908 CAPITO	CAPITOL HILL MANAGEMENT CO		120117				.94
							Account Total:		.94
8910		Electricity							
	12/01/17	911 XCEL	XCEL ENERGY		570610336				25.46
							Account Total:		25.46
8930		Water & Sewer							
	12/01/17	909 DENV	DENVER WATER		111717				188.49
							Account Total:		188.49
8950		Gas							
	12/01/17	911 XCEL	XCEL ENERGY		570610336				252.52
							Account Total:		252.52
9010		Tree/Lawn Maint.							
	12/01/17	910 FREE F	FREE FALL TREE SERVICE		2236				495.00
							Account Total:		495.00
9610		Lawn Maint. & Landscaping							
	12/15/17	912 METMCM	METRO MCM INC		5337				191.25

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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		191.25
9700		Trash Removal							
	12/06/17		917	WASMAN	WASTE MANAGEMENT	120117			300.53
							Account Total:		300.53
							Section Total:		1,670.51

A/P DISTRIBUTION TO G/L REPORT

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

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Account Payable in Detail									
3010		Accounts Payable							
	12/01/17	908	CAPITO	CAPITOL HILL MANAGEMENT CO		120117			200.94
	12/01/17	909	DENV	DENVER WATER		111717			188.49
	12/01/17	910	FREE F	FREE FALL TREE SERVICE		2236			495.00
	12/01/17	911	XCEL	XCEL ENERGY		570610336			277.98
	12/15/17	912	METMCM	METRO MCM INC		5337			191.25
							Account Total:		1,353.66
							Section Total:		1,353.66

A/P DISTRIBUTION TO G/L REPORT

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Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
A/P Checks in Detail								
1010	Cash Checking - Operating							
	12/01/17	908	CAPITO	CAPITOL HILL MANAGEMENT CO	120117		1651	200.94
	12/01/17	909	DENV	DENVER WATER	111717		1652	188.49
	12/01/17	910	FREE F	FREE FALL TREE SERVICE	2236		1653	495.00
	12/01/17	911	XCEL	XCEL ENERGY	570610336		1654	277.98
	12/06/17	917	WASMAN	WASTE MANAGEMENT	120117		120617	300.53
	12/15/17	918	CITYWI	CITYWIDE BANKS	121517		121517	16.32
	12/15/17	912	METMCM	METRO MCM INC	5337		1655	191.25

Account Total: 1,670.51

Section Total: 1,670.51

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

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
06305	Dues	1,834.00	2,096.00	(262.00)	24,890.00	25,152.00	(262.00)	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	692.54	.00	692.54	1,350.57	.00	1,350.57	.00
06910	Interest Income	.18	.00	.18	2.18	.00	2.18	.00
	Subtotal Income	2,526.72	2,096.00	430.72	26,552.16	25,152.00	1,400.16	25,152.00
EXPENSES								
General & Administrative								
07010	Management Fees	200.00	200.00	.00	2,400.00	2,400.00	.00	2,400.00
07011	Administrative Expense	.00	19.13	19.13	.00	230.00	230.00	230.00
07020	Accounting Fees	.00	18.37	18.37	220.00	220.00	.00	220.00
07160	Legal Fees	.00	83.37	83.37	.00	1,000.00	1,000.00	1,000.00
07250	Bank Charges	16.32	29.13	12.81	287.95	350.00	62.05	350.00
07260	Postage & Mail	.94	.00	(.94)	64.65	.00	(64.65)	.00
07280	Insurance	.00	431.75	431.75	4,619.76	5,181.00	561.24	5,181.00
07400	Printing & Reproduction	.00	.00	.00	5.45	.00	(5.45)	.00
07420	Property Taxes	.00	.87	.87	.00	10.00	10.00	10.00
07450	Other Taxes & Fees	.00	27.13	27.13	305.49	326.00	20.51	326.00
	General & Administrative	217.26	809.75	592.49	7,903.30	9,717.00	1,813.70	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	(1,348.25)	.00	1,348.25	.00
08910	Electricity	25.46	31.13	5.67	301.47	374.00	72.53	374.00
08930	Water & Sewer	188.49	291.63	103.14	3,016.21	3,500.00	483.79	3,500.00
08950	Gas	252.52	.00	(252.52)	2,707.59	.00	(2,707.59)	.00
	Utilities	466.47	322.76	(143.71)	4,677.02	3,874.00	(803.02)	3,874.00
Maintenance								
09010	Tree/Lawn Maint.	495.00	.00	(495.00)	1,990.00	.00	(1,990.00)	.00
09025	Sprinkler Maintenance	.00	.00	.00	944.00	.00	(944.00)	.00

Parkway Gardens South

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	
09110	Gen. Maint. & Repair	.00	66.63	66.63	138.60	800.00	661.40	800.00
09140	Roof Repairs	.00	66.63	66.63	1,390.00	800.00	(590.00)	800.00
09145	Ext. Bldg. Maint.	.00	66.63	66.63	.00	800.00	800.00	800.00
09160	Sewer Maintenance	.00	31.38	31.38	2,755.49	377.00	(2,378.49)	377.00
	Maintenance	495.00	231.27	(263.73)	7,218.09	2,777.00	(4,441.09)	2,777.00
Contract Services								
09610	Lawn Maint. & Landscaping	191.25	133.37	(57.88)	191.25	1,600.00	1,408.75	1,600.00
09700	Trash Removal	300.53	182.00	(118.53)	2,330.13	2,184.00	(146.13)	2,184.00
09800	Snow Removal	.00	83.37	83.37	250.00	1,000.00	750.00	1,000.00
	Contract Services	491.78	398.74	(93.04)	2,771.38	4,784.00	2,012.62	4,784.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	1,670.51	1,762.52	92.01	22,569.79	21,152.00	(1,417.79)	21,152.00
	Current Year Net Income/(loss)	856.21	333.48	522.73	3,982.37	4,000.00	(17.63)	4,000.00