

Penrose Place Condominiums

Balance Sheet
As of 11/30/17

Page: 1

Date 12/16/17 Time:13:03:31

Penrose Place Condominiums

Report #0601 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	\$ 2,043.14
Cash Savings - Reserves	(.30)
Dues Receivable	807.20
Late Fees Receivable	200.00
TOTAL ASSETS	\$ 3,050.04
=====	
LIABILITIES & EQUITY	
CURRENT LIABILITIES:	
Prepaid Owner Dues	\$.22
Subtotal Current Liab.	\$.22
RESERVES:	
Subtotal Reserves	\$.00
EQUITY:	
Prior Year Net Inc./Loss	\$ 8,807.71
Current Year Net Income/(Loss)	(5,757.89)
Subtotal Equity	\$ 3,049.82
TOTAL LIABILITIES & EQUITY	\$ 3,050.04
=====	

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	11/01/17	267 CAPITO	CAPITOL HILL MANAGEMENT CO		110117				180.00
							Account Total:		180.00
7260		Postage & Mail							
	11/01/17	267 CAPITO	CAPITOL HILL MANAGEMENT CO		110117				1.41
							Account Total:		1.41
7280		Insurance							
	11/09/17	283 FARM	FARMERS INSURANCE		110917				407.75
							Account Total:		407.75
7450		Other Taxes & Fees							
	11/01/17	270 MNG FI	MANAGER OF FINANCE		101217				141.01
							Account Total:		141.01
8910		Electricity							
	11/01/17	272 XCEL	XCEL ENERGY		567158518				109.64
							Account Total:		109.64
8930		Water & Sewer							
	11/01/17	268 DENV	DENVER WATER		101917				201.06
							Account Total:		201.06
8950		Gas							
	11/01/17	272 XCEL	XCEL ENERGY		567158518				212.78
							Account Total:		212.78
9180		Plumbing Repairs - Common							
	11/01/17	271 CHOICE	CHOICE MECHANICAL		20184				191.00

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Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Account Total:								191.00
9610	Lawn Maint. & Landscaping							
	11/01/17	269	HIGPLA	HIGH PLAINS LAWN SERVICE	7442			97.00
Account Total:								97.00
9850	Janitorial Services							
	11/01/17	266	BRYANT	ED BRYANT	110117			50.00
Account Total:								50.00
Section Total:								1,591.65

A/P DISTRIBUTION TO G/L REPORT

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

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Account Payable in Detail								
3010	Accounts Payable							
	11/01/17	266	BRYANT	ED BRYANT	110117			50.00
	11/01/17	267	CAPITO	CAPITOL HILL MANAGEMENT CO	110117			181.41
	11/01/17	271	CHOICE	CHOICE MECHANICAL	20184			191.00
	11/01/17	268	DENV	DENVER WATER	101917			201.06
	11/01/17	269	HIGPLA	HIGH PLAINS LAWN SERVICE	7442			97.00
	11/01/17	270	MNG FI	MANAGER OF FINANCE	101217			141.01
	11/01/17	272	XCEL	XCEL ENERGY	567158518			322.42
Account Total:								1,183.90
Section Total:								1,183.90

A/P DISTRIBUTION TO G/L REPORT

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 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	266 BRYANT	ED BRYANT	110117	1218	50.00
	11/01/17	267 CAPITO	CAPITOL HILL MANAGEMENT CO	110117	1219	181.41
	11/01/17	271 CHOICE	CHOICE MECHANICAL	20184	1220	191.00
	11/01/17	268 DENV	DENVER WATER	101917	1221	201.06
	11/01/17	269 HIGPLA	HIGH PLAINS LAWN SERVICE	7442	1222	97.00
	11/01/17	270 MNG FI	MANAGER OF FINANCE	101217	1223	141.01
	11/01/17	272 XCEL	XCEL ENERGY	567158518	1224	322.42
	11/09/17	283 FARM	FARMERS INSURANCE	110917	110917	407.75

Account Total: 1,591.65

Section Total: 1,591.65

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	1,284.45	1,289.45	(5.00)	14,128.95	14,183.95	(55.00)	15,473.40
06340	Late Fee Income	.00	.00	.00	200.00	.00	200.00	.00
06355	Beginning Balance	.00	.00	.00	(.15)	.00	(.15)	.00
06360	Misc. Owner Income	.00	.00	.00	695.38	.00	695.38	.00
06910	Interest Income	.00	.00	.00	1.26	.00	1.26	.00
	Subtotal Income	1,284.45	1,289.45	(5.00)	15,025.44	14,183.95	841.49	15,473.40
EXPENSES								
General & Administrative								
07010	Management Fees	180.00	.00	(180.00)	1,980.00	.00	(1,980.00)	.00
07020	Accounting Fees	.00	.00	.00	220.00	.00	(220.00)	.00
07250	Bank Charges	.00	.00	.00	208.00	.00	(208.00)	.00
07260	Postage & Mail	1.41	.00	(1.41)	85.38	.00	(85.38)	.00
07270	Inspections	.00	.00	.00	160.00	.00	(160.00)	.00
07280	Insurance	407.75	348.59	(59.16)	4,145.25	3,834.49	(310.76)	4,183.10
07400	Printing & Reproduction	.00	.00	.00	3.95	.00	(3.95)	.00
07450	Other Taxes & Fees	141.01	11.14	(129.87)	322.02	122.54	(199.48)	133.67
07890	Misc. G & A	.00	9.12	9.12	.00	100.32	100.32	109.40
	General & Administrative	730.17	368.85	(361.32)	7,124.60	4,057.35	(3,067.25)	4,426.17
Unit Expenses								
08070	Plumbing Repairs - Units	.00	.00	.00	812.38	.00	(812.38)	.00
	Unit Expenses	.00	.00	.00	812.38	.00	(812.38)	.00
Site Improvement								
	Site Improvement	.00	.00	.00	.00	.00	.00	.00
Utilities								
08905	Electricity & Gas	.00	364.75	364.75	.00	4,012.25	4,012.25	4,376.95
08910	Electricity	109.64	.00	(109.64)	1,542.81	.00	(1,542.81)	.00
08930	Water & Sewer	201.06	120.16	(80.90)	1,864.80	1,321.76	(543.04)	1,441.91
08950	Gas	212.78	.00	(212.78)	2,426.75	.00	(2,426.75)	.00
	Utilities	523.48	484.91	(38.57)	5,834.36	5,334.01	(500.35)	5,818.86
Maintenance								
09015	Landscaping	.00	86.51	86.51	.00	951.61	951.61	1,038.16
09090	Light Repair	.00	.00	.00	155.06	.00	(155.06)	.00

Penrose Place Condominiums

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 Period: 11/01/17 to 11/30/17

Account	Description	Actual	Current Period		Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance	
09110	Gen. Maint. & Repair	.00	137.10	137.10	.00	1,508.10	1,508.10	1,645.20
09140	Roof Repairs	.00	.00	.00	4,247.00	.00	(4,247.00)	.00
09155	Heating Maintenance	.00	.00	.00	447.29	.00	(447.29)	.00
09160	Sewer Maintenance	.00	.00	.00	122.50	.00	(122.50)	.00
09180	Plumbing Repairs - Common	191.00	.00	(191.00)	191.00	.00	(191.00)	.00
	Maintenance	191.00	223.61	32.61	5,162.85	2,459.71	(2,703.14)	2,683.36
Contract Services								
09610	Lawn Maint. & Landscaping	97.00	.00	(97.00)	1,139.14	.00	(1,139.14)	.00
09800	Snow Removal	.00	.00	.00	115.00	.00	(115.00)	.00
09850	Janitorial Services	50.00	64.31	14.31	595.00	707.41	112.41	771.67
	Contract Services	147.00	64.31	(82.69)	1,849.14	707.41	(1,141.73)	771.67
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
TOTAL EXPENSES		1,591.65	1,141.68	(449.97)	20,783.33	12,558.48	(8,224.85)	13,700.06
Current Year Net Income/(loss)		(307.20)	147.77	(454.97)	(5,757.89)	1,625.47	(7,383.36)	1,773.34