

**Penrose Place Condominiums**

Balance Sheet  
As of 12/31/17

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**Penrose Place Condominiums**

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**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	\$ 1,947.78
Cash Savings - Reserves	(.30)
Dues Receivable	812.20
Late Fees Receivable	200.00
<b>TOTAL ASSETS</b>	<b>\$ 2,959.68</b>
=====	
LIABILITIES & EQUITY	
<b>CURRENT LIABILITIES:</b>	
Prepaid Owner Dues	\$ 168.87
<b>Subtotal Current Liab.</b>	<b>\$ 168.87</b>
<b>RESERVES:</b>	
<b>Subtotal Reserves</b>	<b>\$ .00</b>
<b>EQUITY:</b>	
Prior Year Net Inc./Loss	\$ 8,807.71
Current Year Net Income/(Loss)	(6,016.90)
<b>Subtotal Equity</b>	<b>\$ 2,790.81</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$ 2,959.68</b>
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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	12/15/17		275	CAPITO	CAPITOL HILL MANAGEMENT CO	120117			180.00
							Account Total:		180.00
7011		Administrative Expense							
	12/15/17		279	SAFEGU	SAFEGUARD	032546573			238.02
							Account Total:		238.02
7250		Bank Charges							
	12/31/17		293	CITYWI	CITYWIDE BANKS	123117			5.00
							Account Total:		5.00
7260		Postage & Mail							
	12/15/17		275	CAPITO	CAPITOL HILL MANAGEMENT CO	120117			5.64
							Account Total:		5.64
7270		Inspections							
	12/15/17		280	SENT	SENTRY FIRE & SAFETY	8405-97283			86.00
							Account Total:		86.00
7400		Printing & Reproduction							
	12/15/17		275	CAPITO	CAPITOL HILL MANAGEMENT CO	120117			20.80
							Account Total:		20.80
7450		Other Taxes & Fees							
	12/15/17		275	CAPITO	CAPITOL HILL MANAGEMENT CO	120117			10.00
							Account Total:		10.00
8910		Electricity							
	12/15/17		282	XCEL	XCEL ENERGY	571134133			108.28

A/P DISTRIBUTION TO G/L REPORT

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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		108.28
8930		Water & Sewer							
	12/15/17		277	DENV	DENVER WATER	112017			155.58
							Account Total:		155.58
8950		Gas							
	12/15/17		282	XCEL	XCEL ENERGY	571134133			310.53
							Account Total:		310.53
9110		Gen. Maint. & Repair							
	12/15/17		281	VALV	VALVERDE PROPERTY SERVICES	546			140.00
							Account Total:		140.00
9155		Heating Maintenance							
	12/15/17		276	CHOICE	CHOICE MECHANICAL	20286			146.25
							Account Total:		146.25
9610		Lawn Maint. & Landscaping							
	12/15/17		278	HIGPLA	HIGH PLAINS LAWN SERVICE	7834			68.40
							Account Total:		68.40
9850		Janitorial Services							
	12/15/17		274	BRYANT	ED BRYANT	120117			68.96
							Account Total:		68.96
							Section Total:		1,543.46

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 Total:		108.28
3010		Accounts Payable							
	12/15/17		274	BRYANT	ED BRYANT	120117			68.96
	12/15/17		275	CAPITO	CAPITOL HILL MANAGEMENT CO	120117			216.44
	12/15/17		276	CHOICE	CHOICE MECHANICAL	20286			146.25
	12/15/17		277	DENV	DENVER WATER	112017			155.58
	12/15/17		278	HIGPLA	HIGH PLAINS LAWN SERVICE	7834			68.40
	12/15/17		279	SAFEGU	SAFEGUARD	032546573			238.02
	12/15/17		280	SENT	SENTRY FIRE & SAFETY	8405-97283			86.00
	12/15/17		281	VALV	VALVERDE PROPERTY SERVICES	546			140.00
	12/15/17		282	XCEL	XCEL ENERGY	571134133			418.81
							Account Total:		1,538.46
							Section Total:		1,538.46

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 12/01/17  
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Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
A/P Checks in Detail								
1010	Cash Checking - Operating							
	12/15/17	274	BRYANT	ED BRYANT	120117		1501	68.96
	12/15/17	275	CAPITO	CAPITOL HILL MANAGEMENT CO	120117		1502	216.44
	12/15/17	276	CHOICE	CHOICE MECHANICAL	20286		1503	146.25
	12/15/17	277	DENV	DENVER WATER	112017		1504	155.58
	12/15/17	278	HIGPLA	HIGH PLAINS LAWN SERVICE	7834		1505	68.40
	12/15/17	279	SAFEGU	SAFEGUARD	032546573		1506	238.02
	12/15/17	280	SENT	SENTRY FIRE & SAFETY	8405-97283		1507	86.00
	12/15/17	281	VALV	VALVERDE PROPERTY SERVICES	546		1508	140.00
	12/15/17	282	XCEL	XCEL ENERGY	571134133		1509	418.81
	12/31/17	293	CITYWI	CITYWIDE BANKS	123117		123117	5.00

Account Total: 1,543.46

Section Total: 1,543.46

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	1,284.45	1,289.45	(5.00)	15,413.40	15,473.40	(60.00)	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)	16,309.89	15,473.40	836.49	15,473.40
EXPENSES								
General & Administrative								
07010	Management Fees	180.00	.00	(180.00)	2,160.00	.00	(2,160.00)	.00
07011	Administrative Expense	238.02	.00	(238.02)	238.02	.00	(238.02)	.00
07020	Accounting Fees	.00	.00	.00	220.00	.00	(220.00)	.00
07250	Bank Charges	5.00	.00	(5.00)	213.00	.00	(213.00)	.00
07260	Postage & Mail	5.64	.00	(5.64)	91.02	.00	(91.02)	.00
07270	Inspections	86.00	.00	(86.00)	246.00	.00	(246.00)	.00
07280	Insurance	.00	348.61	348.61	4,145.25	4,183.10	37.85	4,183.10
07400	Printing & Reproduction	20.80	.00	(20.80)	24.75	.00	(24.75)	.00
07450	Other Taxes & Fees	10.00	11.13	1.13	332.02	133.67	(198.35)	133.67
07890	Misc. G & A	.00	9.08	9.08	.00	109.40	109.40	109.40
	General & Administrative	545.46	368.82	(176.64)	7,670.06	4,426.17	(3,243.89)	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	364.70	364.70	.00	4,376.95	4,376.95	4,376.95
08910	Electricity	108.28	.00	(108.28)	1,651.09	.00	(1,651.09)	.00
08930	Water & Sewer	155.58	120.15	(35.43)	2,020.38	1,441.91	(578.47)	1,441.91
08950	Gas	310.53	.00	(310.53)	2,737.28	.00	(2,737.28)	.00
	Utilities	574.39	484.85	(89.54)	6,408.75	5,818.86	(589.89)	5,818.86
Maintenance								
09015	Landscaping	.00	86.55	86.55	.00	1,038.16	1,038.16	1,038.16

**Penrose Place Condominiums**

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	
09090	Light Repair	.00	.00	.00	155.06	.00	(155.06)	.00
09110	Gen. Maint. & Repair	140.00	137.10	(2.90)	140.00	1,645.20	1,505.20	1,645.20
09140	Roof Repairs	.00	.00	.00	4,247.00	.00	(4,247.00)	.00
09155	Heating Maintenance	146.25	.00	(146.25)	593.54	.00	(593.54)	.00
09160	Sewer Maintenance	.00	.00	.00	122.50	.00	(122.50)	.00
09180	Plumbing Repairs - Common	.00	.00	.00	191.00	.00	(191.00)	.00
	Maintenance	<u>286.25</u>	<u>223.65</u>	<u>(62.60)</u>	<u>5,449.10</u>	<u>2,683.36</u>	<u>(2,765.74)</u>	<u>2,683.36</u>
Contract Services								
09610	Lawn Maint. & Landscaping	68.40	.00	(68.40)	1,207.54	.00	(1,207.54)	.00
09800	Snow Removal	.00	.00	.00	115.00	.00	(115.00)	.00
09850	Janitorial Services	68.96	64.26	(4.70)	663.96	771.67	107.71	771.67
	Contract Services	<u>137.36</u>	<u>64.26</u>	<u>(73.10)</u>	<u>1,986.50</u>	<u>771.67</u>	<u>(1,214.83)</u>	<u>771.67</u>
Reserve Contributions								
	Reserve Contributions	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>
	TOTAL EXPENSES	<u>1,543.46</u>	<u>1,141.58</u>	<u>(401.88)</u>	<u>22,326.79</u>	<u>13,700.06</u>	<u>(8,626.73)</u>	<u>13,700.06</u>
	Current Year Net Income/(loss)	<u>(259.01)</u>	<u>147.87</u>	<u>(406.88)</u>	<u>(6,016.90)</u>	<u>1,773.34</u>	<u>(7,790.24)</u>	<u>1,773.34</u>
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