

**Park Central Condominiums**

Balance Sheet  
As of 02/28/18

Page: 1

Date 03/26/18 Time:16:43:55

**Park Central Condominiums**

Report #2312 Page: 1

**A/P DISTRIBUTION TO G/L REPORT**

Starting vendor #: "First" Starting date: 02/01/18  
Ending vendor #: "Last" Ending date: 02/28/18

ASSETS		
Cash Checking - Operating	\$	9,101.08
Cash - Previous Mgmt.		180.48
Cash Savings - Reserves		10,005.04
Dues Receivable		204.33
Special Assmts. Receiv.		532.20
Late Fees Receivable		300.00
<hr/>		
TOTAL ASSETS	\$	20,323.13
<hr/>		
LIABILITIES & EQUITY		
CURRENT LIABILITIES:		
Prepaid Owner Dues	\$	2,139.41
<hr/>		
Subtotal Current Liab.	\$	2,139.41
RESERVES:		
Reserves - Interior Paint	\$	(788.71)
<hr/>		
Subtotal Reserves	\$	(788.71)
EQUITY:		
Prior Year Net Inc./Loss	\$	17,806.70
Current Year Net Income/(Loss)		1,165.73
<hr/>		
Subtotal Equity	\$	18,972.43
<hr/>		
TOTAL LIABILITIES & EQUITY	\$	20,323.13
<hr/>		

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	02/02/18	1252 CAPITO	CAPITOL HILL MANAGEMENT CO		020118				360.00
							Account Total:		360.00
7011		Administrative Expense							
	02/02/18	1252 CAPITO	CAPITOL HILL MANAGEMENT CO		020118				19.99
							Account Total:		19.99
7250		Bank Charges							
	02/15/18	1267 CITYWI	CITYWIDE BANKS		021518				18.62
							Account Total:		18.62
7260		Postage & Mail							
	02/02/18	1252 CAPITO	CAPITOL HILL MANAGEMENT CO		020118				3.76
							Account Total:		3.76
7280		Insurance							
	02/02/18	1254 FIRST	FIRST INSURANCE FUNDING CORP.		012418				345.00
							Account Total:		345.00
8910		Electricity							
	02/14/18	1257 XCEL	XCEL ENERGY		579249343				53.68
							Account Total:		53.68
8930		Water & Sewer							
	02/02/18	1253 DENV	DENVER WATER		011618				199.00
							Account Total:		199.00
8950		Gas							
	02/14/18	1257 XCEL	XCEL ENERGY		579249343				242.51

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 02/01/18  
 Ending vendor #: "Last" Ending date: 02/28/18

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
						Account Total:		242.51
9700				Trash Removal				
	02/02/18	1255	WAST	WASTE CONNECTIONS	3100913			263.44
						Account Total:		263.44
9800				Snow Removal				
	02/14/18	1256	HIGPLA	HIGH PLAINS LAWN SERVICE	8076			45.00
						Account Total:		45.00
9850				Janitorial Services				
	02/02/18	1251	BRYANT	ED BRYANT	020118			90.00
						Account Total:		90.00
						Section Total:		1,641.00

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 02/01/18  
 Ending vendor #: "Last" Ending date: 02/28/18

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
						Account Total:		242.51
3010				Accounts Payable				
	02/02/18	1251	BRYANT	ED BRYANT	020118			90.00
	02/02/18	1252	CAPITO	CAPITOL HILL MANAGEMENT CO	020118			383.75
	02/02/18	1253	DENV	DENVER WATER	011618			199.00
	02/02/18	1254	FIRST	FIRST INSURANCE FUNDING CORP.	012418			345.00
	02/02/18	1255	WAST	WASTE CONNECTIONS	3100913			263.44
	02/14/18	1256	HIGPLA	HIGH PLAINS LAWN SERVICE	8076			45.00
	02/14/18	1257	XCEL	XCEL ENERGY	579249343			296.19
						Account Total:		1,622.38
						Section Total:		1,622.38

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 02/01/18  
 Ending vendor #: "Last" Ending date: 02/28/18

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
A/P Checks in Detail								
1010	Cash Checking - Operating							
	02/02/18	1251	BRYANT	ED BRYANT	020118		2037	90.00
	02/02/18	1252	CAPITO	CAPITOL HILL MANAGEMENT CO	020118		2038	383.75
	02/02/18	1253	DENV	DENVER WATER	011618		2039	199.00
	02/02/18	1254	FIRST	FIRST INSURANCE FUNDING CORP.	012418		2040	345.00
	02/02/18	1255	WAST	WASTE CONNECTIONS	3100913		2042	263.44
	02/14/18	1256	HIGPLA	HIGH PLAINS LAWN SERVICE	8076		2043	45.00
	02/14/18	1257	XCEL	XCEL ENERGY	579249343		2044	296.19
	02/15/18	1267	CITYWI	CITYWIDE BANKS	021518		21518	18.62

Account Total: 1,641.00

Section Total: 1,641.00

Income/Expense Statement  
 Period: 02/01/18 to 02/28/18

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
06305	Dues	3,168.32	2,726.90	441.42	6,336.64	5,453.80	882.84	32,722.80
06810	Laundry Income	261.54	.00	261.54	261.54	.00	261.54	.00
06910	Interest Income	.77	.00	.77	1.62	.00	1.62	.00
Subtotal Income		3,430.63	2,726.90	703.73	6,599.80	5,453.80	1,146.00	32,722.80
EXPENSES								
General & Administrative								
07010	Management Fees	360.00	360.00	.00	720.00	720.00	.00	4,320.00
07011	Administrative Expense	19.99	18.33	(1.66)	19.99	36.66	16.67	220.00
07250	Bank Charges	18.62	.00	(18.62)	37.28	.00	(37.28)	.00
07260	Postage & Mail	3.76	5.83	2.07	10.81	11.66	.85	70.00
07280	Insurance	345.00	458.33	113.33	2,654.00	916.66	(1,737.34)	5,500.00
07290	Inspections	.00	49.00	49.00	.00	98.00	98.00	588.00
07320	Office Supplies	.00	20.83	20.83	.00	41.66	41.66	250.00
07400	Printing & Reproduction	.00	.00	.00	9.60	.00	(9.60)	.00
07450	Other Taxes & Fees	.00	15.00	15.00	125.85	30.00	(95.85)	180.00
General & Administrative		747.37	927.32	179.95	3,577.53	1,854.64	(1,722.89)	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	53.68	60.83	7.15	114.42	121.66	7.24	730.00
08930	Water & Sewer	199.00	200.00	1.00	441.17	400.00	(41.17)	2,400.00
08950	Gas	242.51	166.67	(75.84)	518.90	333.34	(185.56)	2,000.00
Utilities		495.19	427.50	(67.69)	1,074.49	855.00	(219.49)	5,130.00
Maintenance								
09010	Tree/Lawn Maint.	.00	83.33	83.33	.00	166.66	166.66	1,000.00
09025	Sprinkler Maintenance	.00	25.00	25.00	.00	50.00	50.00	300.00
09090	Light Repair	.00	.00	.00	5.17	.00	(5.17)	.00
09110	Gen. Maint. & Repair	.00	16.67	16.67	.00	33.34	33.34	200.00
09145	Ext. Bldg. Maint.	.00	166.67	166.67	.00	333.34	333.34	2,000.00
09180	Plumbing Repairs - Common	.00	83.33	83.33	.00	166.66	166.66	1,000.00

**Park Central Condominiums**

Income/Expense Statement  
 Period: 02/01/18 to 02/28/18

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
	Maintenance	.00	375.00	375.00	5.17	750.00	744.83	4,500.00
Contract Services								
09610	Lawn Maint. & Landscaping	.00	200.00	200.00	.00	400.00	400.00	2,400.00
09700	Trash Removal	263.44	375.00	111.56	526.88	750.00	223.12	4,500.00
09800	Snow Removal	45.00	83.33	38.33	70.00	166.66	96.66	1,000.00
09850	Janitorial Services	90.00	90.00	.00	180.00	180.00	.00	1,080.00
	Contract Services	398.44	748.33	349.89	776.88	1,496.66	719.78	8,980.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	1,641.00	2,478.15	837.15	5,434.07	4,956.30	(477.77)	29,738.00
	Current Year Net Income/(loss)	1,789.63	248.75	1,540.88	1,165.73	497.50	668.23	2,984.80
=====								