

Park Central Condominiums

Balance Sheet
As of 01/31/18

Page: 1

Date 02/20/18 Time:07:29:25

Park Central Condominiums

Report #2299 Page: 1

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 01/01/18
Ending vendor #: "Last" Ending date: 01/31/18

ASSETS		
Cash Checking - Operating	\$ 7,530.44	
Cash - Previous Mgmt.	180.48	
Cash Savings - Reserves	10,004.27	
Dues Receivable	475.94	
Special Assmts. Receiv.	532.20	
Late Fees Receivable	300.00	
TOTAL ASSETS		\$ 19,023.33
		=====
LIABILITIES & EQUITY		
CURRENT LIABILITIES:		
Prepaid Owner Dues	\$ 2,629.24	
Subtotal Current Liab.		\$ 2,629.24
RESERVES:		
Reserves - Interior Paint	\$ (788.71)	
Subtotal Reserves		\$ (788.71)
EQUITY:		
Prior Year Net Inc./Loss	\$ 17,806.70	
Current Year Net Income/(Loss)	(623.90)	
Subtotal Equity		\$ 17,182.80
TOTAL LIABILITIES & EQUITY		\$ 19,023.33
		=====

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	01/01/18	1240 CAPITO	CAPITOL HILL MANAGEMENT CO		010118				360.00
							Account Total:		360.00
7250		Bank Charges							
	01/12/18	1258 CITYWI	CITYWIDE BANKS		011218				18.66
							Account Total:		18.66
7260		Postage & Mail							
	01/01/18	1240 CAPITO	CAPITOL HILL MANAGEMENT CO		010118				7.05
							Account Total:		7.05
7280		Insurance							
	01/01/18	1241 CAISIS	CAIS, LLC		1675002				352.00
	01/01/18	1243 ST. PA	ST. PAUL TRAVELERS		122617				265.00
	01/14/18	1247 ASSUPA	ASSURED PARTNERS		120817				1,692.00
							Account Total:		2,309.00
7400		Printing & Reproduction							
	01/01/18	1240 CAPITO	CAPITOL HILL MANAGEMENT CO		010118				9.60
							Account Total:		9.60
7450		Other Taxes & Fees							
	01/14/18	1249 MNG FI	MANAGER OF FINANCE		122817				125.85
							Account Total:		125.85
8910		Electricity							
	01/14/18	1250 XCEL	XCEL ENERGY		575475646				60.74
							Account Total:		60.74
8930		Water & Sewer							

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Account #	Date	Vchr-#	Vend-#	Description	Name	Invoice-#	Reference	Chk #	Amount
	01/01/18	1242	DENV	DENVER WATER		121417			242.17
							Account Total:		242.17
8950	Gas								
	01/14/18	1250	XCEL	XCEL ENERGY		575475646			276.39
							Account Total:		276.39
9090	Light Repair								
	01/14/18	1246	BRYANT	ED BRYANT		010118			5.17
							Account Total:		5.17
9700	Trash Removal								
	01/01/18	1244	WAST	WASTE CONNECTIONS		3080083			263.44
							Account Total:		263.44
9800	Snow Removal								
	01/14/18	1248	HIGPLA	HIGH PLAINS LAWN SERVICE		8016			25.00
							Account Total:		25.00
9850	Janitorial Services								
	01/14/18	1246	BRYANT	ED BRYANT		010118			90.00
							Account Total:		90.00
							Section Total:		3,793.07

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 01/01/18
 Ending vendor #: "Last" Ending date: 01/31/18

Account #	Date	Vchr-#	Vend-#	Description	Name	Invoice-#	Reference	Chk #	Amount
Account Payable in Detail									
3010	Accounts Payable								
	01/01/18	1241	CAISIS	CAIS, LLC		1675002			352.00
	01/01/18	1240	CAPITO	CAPITOL HILL MANAGEMENT CO		010118			376.65
	01/01/18	1242	DENV	DENVER WATER		121417			242.17
	01/01/18	1243	ST. PA	ST. PAUL TRAVELERS		122617			265.00
	01/01/18	1244	WAST	WASTE CONNECTIONS		3080083			263.44
	01/14/18	1247	ASSUPA	ASSURED PARTNERS		120817			1,692.00
	01/14/18	1246	BRYANT	ED BRYANT		010118			95.17
	01/14/18	1248	HIGPLA	HIGH PLAINS LAWN SERVICE		8016			25.00
	01/14/18	1249	MNG FI	MANAGER OF FINANCE		122817			125.85
	01/14/18	1250	XCEL	XCEL ENERGY		575475646			337.13
							Account Total:		3,774.41
							Section Total:		3,774.41

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							
	01/01/18	1241	CAISIS	CAIS, LLC	1675002		2027	352.00
	01/01/18	1240	CAPITO	CAPITOL HILL MANAGEMENT CO	010118		2028	376.65
	01/01/18	1242	DENV	DENVER WATER	121417		2029	242.17
	01/01/18	1243	ST. PA	ST. PAUL TRAVELERS	122617		2030	265.00
	01/01/18	1244	WAST	WASTE CONNECTIONS	3080083		2031	263.44
	01/12/18	1258	CITYWI	CITYWIDE BANKS	011218		11218	18.66
	01/14/18	1247	ASSUPA	ASSURED PARTNERS	120817		2032	1,692.00
	01/14/18	1246	BRYANT	ED BRYANT	010118		2033	95.17
	01/14/18	1248	HIGPLA	HIGH PLAINS LAWN SERVICE	8016		2034	25.00
	01/14/18	1249	MNG FI	MANAGER OF FINANCE	122817		2035	125.85
	01/14/18	1250	XCEL	XCEL ENERGY	575475646		2036	337.13

Account Total: 3,793.07

Section Total: 3,793.07

Income/Expense Statement
 Period: 01/01/18 to 01/31/18

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	3,168.32	2,726.90	441.42	32,722.80
06910	Interest Income	.85	.00	.85	.85	.00	.85	.00
Subtotal Income		3,169.17	2,726.90	442.27	3,169.17	2,726.90	442.27	32,722.80
EXPENSES								
General & Administrative								
07010	Management Fees	360.00	360.00	.00	360.00	360.00	.00	4,320.00
07011	Administrative Expense	.00	18.33	18.33	.00	18.33	18.33	220.00
07250	Bank Charges	18.66	.00	(18.66)	18.66	.00	(18.66)	.00
07260	Postage & Mail	7.05	5.83	(1.22)	7.05	5.83	(1.22)	70.00
07280	Insurance	2,309.00	458.33	(1,850.67)	2,309.00	458.33	(1,850.67)	5,500.00
07290	Inspections	.00	49.00	49.00	.00	49.00	49.00	588.00
07320	Office Supplies	.00	20.83	20.83	.00	20.83	20.83	250.00
07400	Printing & Reproduction	9.60	.00	(9.60)	9.60	.00	(9.60)	.00
07450	Other Taxes & Fees	125.85	15.00	(110.85)	125.85	15.00	(110.85)	180.00
General & Administrative		2,830.16	927.32	(1,902.84)	2,830.16	927.32	(1,902.84)	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	60.74	60.83	.09	60.74	60.83	.09	730.00
08930	Water & Sewer	242.17	200.00	(42.17)	242.17	200.00	(42.17)	2,400.00
08950	Gas	276.39	166.67	(109.72)	276.39	166.67	(109.72)	2,000.00
Utilities		579.30	427.50	(151.80)	579.30	427.50	(151.80)	5,130.00
Maintenance								
09010	Tree/Lawn Maint.	.00	83.33	83.33	.00	83.33	83.33	1,000.00
09025	Sprinkler Maintenance	.00	25.00	25.00	.00	25.00	25.00	300.00
09090	Light Repair	5.17	.00	(5.17)	5.17	.00	(5.17)	.00
09110	Gen. Maint. & Repair	.00	16.67	16.67	.00	16.67	16.67	200.00
09145	Ext. Bldg. Maint.	.00	166.67	166.67	.00	166.67	166.67	2,000.00
09180	Plumbing Repairs - Common	.00	83.33	83.33	.00	83.33	83.33	1,000.00

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Income/Expense Statement
 Period: 01/01/18 to 01/31/18

Account	Description	Actual	Current Period		Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance	
	Maintenance	5.17	375.00	369.83	5.17	375.00	369.83	4,500.00
Contract Services								
09610	Lawn Maint. & Landscaping	.00	200.00	200.00	.00	200.00	200.00	2,400.00
09700	Trash Removal	263.44	375.00	111.56	263.44	375.00	111.56	4,500.00
09800	Snow Removal	25.00	83.33	58.33	25.00	83.33	58.33	1,000.00
09850	Janitorial Services	90.00	90.00	.00	90.00	90.00	.00	1,080.00
	Contract Services	378.44	748.33	369.89	378.44	748.33	369.89	8,980.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	3,793.07	2,478.15	(1,314.92)	3,793.07	2,478.15	(1,314.92)	29,738.00
	Current Year Net Income/(loss)	(623.90)	248.75	(872.65)	(623.90)	248.75	(872.65)	2,984.80