

Penrose Place Condominiums

Balance Sheet
As of 02/28/18

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Date 03/19/18 Time:17:13:46

Penrose Place Condominiums

Report #0639 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 | \$ 3,656.41 |
| Cash Savings - Reserves | (.30) |
| Dues Receivable | 161.10 |
| <hr/> | |
| TOTAL ASSETS | \$ 3,817.21 |
| <hr/> | |
| LIABILITIES & EQUITY | |
| CURRENT LIABILITIES: | |
| Prepaid Owner Dues | \$ 789.30 |
| <hr/> | |
| Subtotal Current Liab. | \$ 789.30 |
| | |
| RESERVES: | |
| <hr/> | |
| Subtotal Reserves | \$.00 |
| | |
| EQUITY: | |
| Prior Year Net Inc./Loss | \$ 2,790.81 |
| Current Year Net Income/(Loss) | 237.10 |
| <hr/> | |
| Subtotal Equity | \$ 3,027.91 |
| | |
| TOTAL LIABILITIES & EQUITY | \$ 3,817.21 |
| <hr/> | |

| Account # | Date | Description | Vchr-# | Vend-# | Name | Invoice-# | Reference | Chk # | Amount |
|------------------------|----------|------------------------|--------|--------|----------------------------|-----------|----------------|-------|--------|
| Distribution in Detail | | | | | | | | | |
| 7010 | | Management Fees | | | | | | | |
| | 02/02/18 | | 291 | CAPITO | CAPITOL HILL MANAGEMENT CO | 020118 | | | 180.00 |
| | | | | | | | Account Total: | | 180.00 |
| 7011 | | Administrative Expense | | | | | | | |
| | 02/02/18 | | 291 | CAPITO | CAPITOL HILL MANAGEMENT CO | 020118 | | | 19.99 |
| | | | | | | | Account Total: | | 19.99 |
| 7260 | | Postage & Mail | | | | | | | |
| | 02/02/18 | | 291 | CAPITO | CAPITOL HILL MANAGEMENT CO | 020118 | | | 1.88 |
| | | | | | | | Account Total: | | 1.88 |
| 8910 | | Electricity | | | | | | | |
| | 02/14/18 | | 296 | XCEL | XCEL ENERGY | 578720103 | | | 94.41 |
| | | | | | | | Account Total: | | 94.41 |
| 8930 | | Water & Sewer | | | | | | | |
| | 02/02/18 | | 292 | DENV | DENVER WATER | 011918 | | | 166.39 |
| | | | | | | | Account Total: | | 166.39 |
| 8950 | | Gas | | | | | | | |
| | 02/14/18 | | 296 | XCEL | XCEL ENERGY | 578720103 | | | 425.91 |
| | | | | | | | Account Total: | | 425.91 |
| 9090 | | Light Repair | | | | | | | |
| | 02/02/18 | | 290 | BRYANT | ED BRYANT | 020118 | | | 9.73 |
| | | | | | | | Account Total: | | 9.73 |
| 9800 | | Snow Removal | | | | | | | |
| | 02/14/18 | | 295 | HIGPLA | HIGH PLAINS LAWN SERVICE | 8095 | | | 38.00 |

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: 38.00 |
| 9850 | | | | Janitorial Services | | | | |
| | 02/02/18 | 290 | BRYANT | ED BRYANT | 020118 | | | 65.00 |
| | | | | | | | | Account Total: 65.00 |
| | | | | | | | | Section Total: 1,001.31 |

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 Payable in Detail |
| 3010 | | | | Accounts Payable | | | | |
| | 02/02/18 | 290 | BRYANT | ED BRYANT | 020118 | | | 74.73 |
| | 02/02/18 | 291 | CAPITO | CAPITOL HILL MANAGEMENT CO | 020118 | | | 201.87 |
| | 02/02/18 | 292 | DENV | DENVER WATER | 011918 | | | 166.39 |
| | 02/14/18 | 295 | HIGPLA | HIGH PLAINS LAWN SERVICE | 8095 | | | 38.00 |
| | 02/14/18 | 296 | XCEL | XCEL ENERGY | 578720103 | | | 520.32 |
| | | | | | | | | Account Total: 1,001.31 |
| | | | | | | | | Section Total: 1,001.31 |

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 | Description | Vchr-# | Vend-# | Name | Invoice-# | Reference | Chk # | Amount |
|-----------|------|-------------|--------|--------|------|-----------|-----------|-------|--------|
|-----------|------|-------------|--------|--------|------|-----------|-----------|-------|--------|

A/P Checks in Detail

| | | | | | | | | | |
|------|----------|---------------------------|----------------------------|--|-----------|--|----------------|------|----------|
| 1010 | | Cash Checking - Operating | | | | | | | |
| | 02/02/18 | 290 BRYANT | ED BRYANT | | 020118 | | | 1516 | 74.73 |
| | 02/02/18 | 291 CAPITO | CAPITOL HILL MANAGEMENT CO | | 020118 | | | 1517 | 201.87 |
| | 02/02/18 | 292 DENV | DENVER WATER | | 011918 | | | 1518 | 166.39 |
| | 02/14/18 | 295 HIGHPLA | HIGH PLAINS LAWN SERVICE | | 8095 | | | 1519 | 38.00 |
| | 02/14/18 | 296 XCEL | XCEL ENERGY | | 578720103 | | | 1520 | 520.32 |
| | | | | | | | Account Total: | | 1,001.31 |
| | | | | | | | Section Total: | | 1,001.31 |

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 | 1,533.18 | 1,289.45 | 243.73 | 3,066.36 | 2,578.90 | 487.46 | 15,473.40 |
| | Subtotal Income | 1,533.18 | 1,289.45 | 243.73 | 3,066.36 | 2,578.90 | 487.46 | 15,473.40 |
| EXPENSES | | | | | | | | |
| General & Administrative | | | | | | | | |
| 07010 | Management Fees | 180.00 | .00 | (180.00) | 360.00 | .00 | (360.00) | .00 |
| 07011 | Administrative Expense | 19.99 | .00 | (19.99) | 19.99 | .00 | (19.99) | .00 |
| 07250 | Bank Charges | .00 | .00 | .00 | 59.25 | .00 | (59.25) | .00 |
| 07260 | Postage & Mail | 1.88 | .00 | (1.88) | 5.64 | .00 | (5.64) | .00 |
| 07280 | Insurance | .00 | 348.59 | 348.59 | 851.53 | 697.18 | (154.35) | 4,183.10 |
| 07450 | Other Taxes & Fees | .00 | 11.14 | 11.14 | .00 | 22.28 | 22.28 | 133.67 |
| 07890 | Misc. G & A | .00 | 9.12 | 9.12 | .00 | 18.24 | 18.24 | 109.40 |
| | General & Administrative | 201.87 | 368.85 | 166.98 | 1,296.41 | 737.70 | (558.71) | 4,426.17 |
| 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 | 364.75 | 364.75 | .00 | 729.50 | 729.50 | 4,376.95 |
| 08910 | Electricity | 94.41 | .00 | (94.41) | 197.84 | .00 | (197.84) | .00 |
| 08930 | Water & Sewer | 166.39 | 120.16 | (46.23) | 329.57 | 240.32 | (89.25) | 1,441.91 |
| 08950 | Gas | 425.91 | .00 | (425.91) | 789.71 | .00 | (789.71) | .00 |
| | Utilities | 686.71 | 484.91 | (201.80) | 1,317.12 | 969.82 | (347.30) | 5,818.86 |
| Maintenance | | | | | | | | |
| 09015 | Landscaping | .00 | 86.51 | 86.51 | .00 | 173.02 | 173.02 | 1,038.16 |
| 09090 | Light Repair | 9.73 | .00 | (9.73) | 9.73 | .00 | (9.73) | .00 |
| 09110 | Gen. Maint. & Repair | .00 | 137.10 | 137.10 | .00 | 274.20 | 274.20 | 1,645.20 |
| | Maintenance | 9.73 | 223.61 | 213.88 | 9.73 | 447.22 | 437.49 | 2,683.36 |
| Contract Services | | | | | | | | |
| 09800 | Snow Removal | 38.00 | .00 | (38.00) | 76.00 | .00 | (76.00) | .00 |
| 09850 | Janitorial Services | 65.00 | 64.31 | (.69) | 130.00 | 128.62 | (1.38) | 771.67 |

Penrose Place 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 |
|-----------------------|--------------------------------|----------|-----------------------|----------|----------|---------------------|----------|---------------|
| | Contract Services | 103.00 | 64.31 | (38.69) | 206.00 | 128.62 | (77.38) | 771.67 |
| Reserve Contributions | | | | | | | | |
| | Reserve Contributions | .00 | .00 | .00 | .00 | .00 | .00 | .00 |
| | TOTAL EXPENSES | 1,001.31 | 1,141.68 | 140.37 | 2,829.26 | 2,283.36 | (545.90) | 13,700.06 |
| | Current Year Net Income/(loss) | 531.87 | 147.77 | 384.10 | 237.10 | 295.54 | (58.44) | 1,773.34 |