

**1977 S Josephine**

Balance Sheet  
As of 07/31/17

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**1977 S Josephine**

Report #0550 Page: 1

**ASSETS**

Cash Checking - Operating	\$ 380.47	
Cash Savings - Reserves	25,008.83	
Dues Receivable	109.00	
<b>TOTAL ASSETS</b>	<u>\$ 25,498.30</u>	=====

**LIABILITIES & EQUITY**

<b>CURRENT LIABILITIES:</b>		
Prepaid Owner Dues	\$ 7,538.00	
<b>Subtotal Current Liab.</b>	<u>\$ 7,538.00</u>	
<b>RESERVES:</b>		
<b>Subtotal Reserves</b>	<u>\$ .00</u>	
<b>EQUITY:</b>		
Prior Year Net Inc./Loss	\$ 28,843.08	
Current Year Net Income/(Loss)	(10,882.78)	
<b>Subtotal Equity</b>	<u>\$ 17,960.30</u>	
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u>\$ 25,498.30</u>	=====

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

Starting vendor #: "First" Starting date: 07/01/17  
Ending vendor #: "Last" Ending date: 07/31/17

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	07/03/17	404 CAPITO			CAPITOL HILL MANAGEMENT CO	070117			360.00
							Account Total:		360.00
7260		Postage & Mail							
	07/03/17	404 CAPITO			CAPITOL HILL MANAGEMENT CO	070117			3.29
							Account Total:		3.29
7450		Other Taxes & Fees							
	07/03/17	406 MNG FI			MANAGER OF FINANCE	062017			131.90
							Account Total:		131.90
8930		Water & Sewer							
	07/03/17	405 DENV			DENVER WATER	062217			246.48
							Account Total:		246.48
9090		Light Repair							
	07/03/17	403 BRYANT			ED BRYANT	070117			19.11
							Account Total:		19.11
9110		Gen. Maint. & Repair							
	07/03/17	409 VALV			VALVERDE PROPERTY SERVICES	453			640.98
							Account Total:		640.98
9148		Carpet Cleaning							
	07/03/17	403 BRYANT			ED BRYANT	070117			57.60
							Account Total:		57.60
9190		Electrical Repairs							
	07/14/17	411 KELLY			KELLY ELECTRICAL SERVICES, INC	23872			1,315.00

A/P DISTRIBUTION TO G/L REPORT

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 Ending vendor #: "Last" Ending date: 07/31/17

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
						Account Total:		1,315.00
9610				Lawn Maint. & Landscaping				
	07/03/17	407	METMCM	METRO MCM INC	4871			50.00
						Account Total:		50.00
9650				Security Services				
	07/03/17	408	SENT	SENTRY FIRE & SAFETY	11989-93145			84.42
						Account Total:		84.42
9700				Trash Removal				
	07/14/17	410	ALPINE	ALPINE WASTE	601786			100.00
						Account Total:		100.00
9725				Recycling				
	07/14/17	410	ALPINE	ALPINE WASTE	601786			60.00
						Account Total:		60.00
9850				Janitorial Services				
	07/03/17	403	BRYANT	ED BRYANT	070117			167.46
						Account Total:		167.46
						Section Total:		3,236.24

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 07/01/17  
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Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
						Account Total:		1,315.00
3010				Accounts Payable				
	07/03/17	403	BRYANT	ED BRYANT	070117			244.17
	07/03/17	404	CAPITO	CAPITOL HILL MANAGEMENT CO	070117			363.29
	07/03/17	405	DENV	DENVER WATER	062217			246.48
	07/03/17	407	METMCM	METRO MCM INC	4871			50.00
	07/03/17	406	MNG FI	MANAGER OF FINANCE	062017			131.90
	07/03/17	408	SENT	SENTRY FIRE & SAFETY	11989-93145			84.42
	07/03/17	409	VALV	VALVERDE PROPERTY SERVICES	453			640.98
	07/14/17	410	ALPINE	ALPINE WASTE	601786			160.00
	07/14/17	411	KELLY	KELLY ELECTRICAL SERVICES, INC	23872			1,315.00
						Account Total:		3,236.24
						Section Total:		3,236.24

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 07/01/17  
 Ending vendor #: "Last" Ending date: 07/31/17

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
A/P Checks in Detail								
1010	Cash Checking - Operating							
	07/03/17	403	BRYANT	ED BRYANT	070117		1385	244.17
	07/03/17	404	CAPITO	CAPITOL HILL MANAGEMENT CO	070117		1386	363.29
	07/03/17	405	DENV	DENVER WATER	062217		1387	246.48
	07/03/17	407	METMCM	METRO MCM INC	4871		1388	50.00
	07/03/17	406	MNG FI	MANAGER OF FINANCE	062017		1389	131.90
	07/03/17	408	SENT	SENTRY FIRE & SAFETY	11989-93145		1390	84.42
	07/03/17	409	VALV	VALVERDE PROPERTY SERVICES	453		1391	640.98
	07/14/17	410	ALPINE	ALPINE WASTE	601786		1392	160.00
	07/14/17	411	KELLY	KELLY ELECTRICAL SERVICES, INC	23872		1393	1,315.00
							Account Total:	3,236.24
							Section Total:	3,236.24

Income/Expense Statement  
 Period: 07/01/17 to 07/31/17

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
06305	Dues	2,410.00	2,409.13	.87	16,870.00	16,863.91	6.09	28,909.56
06910	Interest Income	1.06	.00	1.06	7.51	.00	7.51	.00
	Subtotal Income	2,411.06	2,409.13	1.93	16,877.51	16,863.91	13.60	28,909.56
EXPENSES								
General & Administrative								
07010	Management Fees	360.00	360.00	.00	2,520.00	2,520.00	.00	4,320.00
07020	Accounting Fees	.00	25.00	25.00	220.00	175.00	(45.00)	300.00
07260	Postage & Mail	3.29	6.25	2.96	108.09	43.75	(64.34)	75.00
07270	Inspections	.00	17.33	17.33	.00	121.31	121.31	208.00
07280	Insurance	.00	289.92	289.92	1,961.50	2,029.44	67.94	3,479.00
07400	Printing & Reproduction	.00	.00	.00	11.40	.00	(11.40)	.00
07450	Other Taxes & Fees	131.90	.00	(131.90)	141.90	.00	(141.90)	.00
	General & Administrative	495.19	698.50	203.31	4,962.89	4,889.50	(73.39)	8,382.00
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	.00	99.00	99.00	365.40	693.00	327.60	1,188.00
08930	Water & Sewer	246.48	224.00	(22.48)	1,505.25	1,568.00	62.75	2,688.00
08950	Gas	.00	251.50	251.50	1,612.67	1,760.50	147.83	3,018.00
08990	Telephone	.00	39.50	39.50	283.93	276.50	(7.43)	474.00
	Utilities	246.48	614.00	367.52	3,767.25	4,298.00	530.75	7,368.00
Maintenance								
09090	Light Repair	19.11	.00	(19.11)	36.05	.00	(36.05)	.00
09110	Gen. Maint. & Repair	640.98	145.08	(495.90)	640.98	1,015.56	374.58	1,741.00
09145	Ext. Bldg. Maint.	.00	.00	.00	6,880.52	.00	(6,880.52)	.00
09148	Carpet Cleaning	57.60	.00	(57.60)	513.60	.00	(513.60)	.00
09165	Laundry	.00	20.83	20.83	793.64	145.81	(647.83)	250.00
09190	Electrical Repairs	1,315.00	.00	(1,315.00)	1,315.00	.00	(1,315.00)	.00
	Maintenance	2,032.69	165.91	(1,866.78)	10,179.79	1,161.37	(9,018.42)	1,991.00

**1977 S Josephine**

Income/Expense Statement  
 Period: 07/01/17 to 07/31/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
Contract Services								
09610	Lawn Maint. & Landscaping	50.00	207.17	157.17	5,622.39	1,450.19	(4,172.20)	2,486.00
09650	Security Services	84.42	.00	(84.42)	84.42	.00	(84.42)	.00
09700	Trash Removal	100.00	201.75	101.75	1,385.08	1,412.25	27.17	2,421.00
09725	Recycling	60.00	.00	(60.00)	112.26	.00	(112.26)	.00
09800	Snow Removal	.00	62.50	62.50	518.75	437.50	(81.25)	750.00
09850	Janitorial Services	167.46	160.00	(7.46)	1,127.46	1,120.00	(7.46)	1,920.00
	Contract Services	461.88	631.42	169.54	8,850.36	4,419.94	(4,430.42)	7,577.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	3,236.24	2,109.83	(1,126.41)	27,760.29	14,768.81	(12,991.48)	25,318.00
	Current Year Net Income/(loss)	(825.18)	299.30	(1,124.48)	(10,882.78)	2,095.10	(12,977.88)	3,591.56