

1977 S Josephine

Balance Sheet
As of 08/31/17

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1977 S Josephine

Report #0563 Page: 1

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 08/01/17
Ending vendor #: "Last" Ending date: 08/31/17

ASSETS	
Cash Checking - Operating	\$ 655.38
Cash Savings - Reserves	23,008.83
Dues Receivable	109.00
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TOTAL ASSETS	\$ 23,773.21
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LIABILITIES & EQUITY	
CURRENT LIABILITIES:	
Prepaid Owner Dues	\$ 6,287.00
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Subtotal Current Liab.	\$ 6,287.00
RESERVES:	
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Subtotal Reserves	\$.00
EQUITY:	
Prior Year Net Inc./Loss	\$ 28,843.08
Current Year Net Income/(Loss)	(11,356.87)
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Subtotal Equity	\$ 17,486.21
TOTAL LIABILITIES & EQUITY	\$ 23,773.21
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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	08/01/17		414	CAPITO	CAPITOL HILL MANAGEMENT CO	080117			360.00
							Account Total:		360.00
7260		Postage & Mail							
	08/01/17		414	CAPITO	CAPITOL HILL MANAGEMENT CO	080117			3.29
							Account Total:		3.29
7280		Insurance							
	08/01/17		412	AMFAM	AMERICAN FAMILY	070717			255.25
	08/15/17		423	AMFAM	AMERICAN FAMILY	080817			255.25
							Account Total:		510.50
8910		Electricity							
	08/01/17		420	XCEL	XCEL ENERGY	553937761			409.80
							Account Total:		409.80
8930		Water & Sewer							
	08/01/17		415	DENV	DENVER WATER	072417			238.90
							Account Total:		238.90
8950		Gas							
	08/01/17		420	XCEL	XCEL ENERGY	553937761			697.77
							Account Total:		697.77
8990		Telephone							
	08/01/17		416	CENT	CENTURYLINK	070417			39.02
	08/15/17		421	CENT	CENTURYLINK	080417			38.83
							Account Total:		77.85
9090		Light Repair							

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Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
	08/01/17	413	BRYANT	ED BRYANT	080117			19.48
						Account Total:		19.48
9145				Ext. Bldg. Maint.				
	08/01/17	417	VALV	VALVERDE PROPERTY SERVICES	476			70.00
	08/01/17	419	VALV	VALVERDE PROPERTY SERVICES	484			70.00
						Account Total:		140.00
9155				Heating Maintenance				
	08/15/17	425	CHOICE	CHOICE MECHANICAL	19700			101.50
						Account Total:		101.50
9610				Lawn Maint. & Landscaping				
	08/01/17	418	VALV	VALVERDE PROPERTY SERVICES	480			70.00
	08/11/17	418	VALV	VALVERDE PROPERTY SERVICES	480	wrong property		70.00CR
						Account Total:		.00
9700				Trash Removal				
	08/15/17	424	ALPINE	ALPINE WASTE	609218			165.00
						Account Total:		165.00
9850				Janitorial Services				
	08/01/17	413	BRYANT	ED BRYANT	080117			160.00
						Account Total:		160.00
						Section Total:		2,884.09

A/P DISTRIBUTION TO G/L REPORT

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 Ending vendor #: "Last" Ending date: 08/31/17

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Account Payable in Detail								
3010				Accounts Payable				
	08/01/17	412	AMFAM	AMERICAN FAMILY	070717			255.25
	08/01/17	413	BRYANT	ED BRYANT	080117			179.48
	08/01/17	414	CAPITO	CAPITOL HILL MANAGEMENT CO	080117			363.29
	08/01/17	416	CENT	CENTURYLINK	070417			39.02
	08/01/17	415	DENV	DENVER WATER	072417			238.90
	08/01/17	417	VALV	VALVERDE PROPERTY SERVICES	476			70.00
	08/01/17	418	VALV	VALVERDE PROPERTY SERVICES	480			70.00
	08/01/17	419	VALV	VALVERDE PROPERTY SERVICES	484			70.00
	08/01/17	420	XCEL	XCEL ENERGY	553937761			1,107.57
	08/11/17	418	VALV	VALVERDE PROPERTY SERVICES	480	wrong property		70.00CR
	08/15/17	424	ALPINE	ALPINE WASTE	609218			165.00
	08/15/17	423	AMFAM	AMERICAN FAMILY	080817			255.25
	08/15/17	421	CENT	CENTURYLINK	080417			38.83
	08/15/17	425	CHOICE	CHOICE MECHANICAL	19700			101.50
						Account Total:		2,884.09
						Section Total:		2,884.09

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Starting vendor #: "First" Starting date: 08/01/17
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Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
A/P Checks in Detail								
1010	Cash Checking - Operating							
	08/01/17	412	AMFAM	AMERICAN FAMILY	070717		1394	255.25
	08/01/17	413	BRYANT	ED BRYANT	080117		1395	179.48
	08/01/17	414	CAPITO	CAPITOL HILL MANAGEMENT CO	080117		1396	363.29
	08/01/17	416	CENT	CENTURYLINK	070417		1397	39.02
	08/01/17	415	DENV	DENVER WATER	072417		1398	238.90
	08/01/17	420	XCEL	XCEL ENERGY	553937761		1400	1,107.57
	08/15/17	424	ALPINE	ALPINE WASTE	609218		1401	165.00
	08/15/17	423	AMFAM	AMERICAN FAMILY	080817		1402	255.25
	08/15/17	421	CENT	CENTURYLINK	080417		1403	38.83
	08/15/17	425	CHOICE	CHOICE MECHANICAL	19700		1404	101.50
	08/15/17	417	VALV	VALVERDE PROPERTY SERVICES	476		1405	70.00
	08/15/17	419	VALV	VALVERDE PROPERTY SERVICES	484		1405	70.00

Account Total: 2,884.09

Section Total: 2,884.09

Income/Expense Statement
 Period: 08/01/17 to 08/31/17

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	19,280.00	19,273.04	6.96	28,909.56
06910	Interest Income	.00	.00	.00	7.51	.00	7.51	.00
	Subtotal Income	2,410.00	2,409.13	.87	19,287.51	19,273.04	14.47	28,909.56
EXPENSES								
General & Administrative								
07010	Management Fees	360.00	360.00	.00	2,880.00	2,880.00	.00	4,320.00
07020	Accounting Fees	.00	25.00	25.00	220.00	200.00	(20.00)	300.00
07260	Postage & Mail	3.29	6.25	2.96	111.38	50.00	(61.38)	75.00
07270	Inspections	.00	17.33	17.33	.00	138.64	138.64	208.00
07280	Insurance	510.50	289.92	(220.58)	2,472.00	2,319.36	(152.64)	3,479.00
07400	Printing & Reproduction	.00	.00	.00	11.40	.00	(11.40)	.00
07450	Other Taxes & Fees	.00	.00	.00	141.90	.00	(141.90)	.00
	General & Administrative	873.79	698.50	(175.29)	5,836.68	5,588.00	(248.68)	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	409.80	99.00	(310.80)	775.20	792.00	16.80	1,188.00
08930	Water & Sewer	238.90	224.00	(14.90)	1,744.15	1,792.00	47.85	2,688.00
08950	Gas	697.77	251.50	(446.27)	2,310.44	2,012.00	(298.44)	3,018.00
08990	Telephone	77.85	39.50	(38.35)	361.78	316.00	(45.78)	474.00
	Utilities	1,424.32	614.00	(810.32)	5,191.57	4,912.00	(279.57)	7,368.00
Maintenance								
09090	Light Repair	19.48	.00	(19.48)	55.53	.00	(55.53)	.00
09110	Gen. Maint. & Repair	.00	145.08	145.08	640.98	1,160.64	519.66	1,741.00
09145	Ext. Bldg. Maint.	140.00	.00	(140.00)	7,020.52	.00	(7,020.52)	.00
09148	Carpet Cleaning	.00	.00	.00	513.60	.00	(513.60)	.00
09155	Heating Maintenance	101.50	.00	(101.50)	101.50	.00	(101.50)	.00
09165	Laundry	.00	20.83	20.83	793.64	166.64	(627.00)	250.00
09190	Electrical Repairs	.00	.00	.00	1,315.00	.00	(1,315.00)	.00

1977 S Josephine

Income/Expense Statement
 Period: 08/01/17 to 08/31/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
	Maintenance	260.98	165.91	(95.07)	10,440.77	1,327.28	(9,113.49)	1,991.00
Contract Services								
09610	Lawn Maint. & Landscaping	.00	207.17	207.17	5,622.39	1,657.36	(3,965.03)	2,486.00
09650	Security Services	.00	.00	.00	84.42	.00	(84.42)	.00
09700	Trash Removal	165.00	201.75	36.75	1,550.08	1,614.00	63.92	2,421.00
09725	Recycling	.00	.00	.00	112.26	.00	(112.26)	.00
09800	Snow Removal	.00	62.50	62.50	518.75	500.00	(18.75)	750.00
09850	Janitorial Services	160.00	160.00	.00	1,287.46	1,280.00	(7.46)	1,920.00
	Contract Services	325.00	631.42	306.42	9,175.36	5,051.36	(4,124.00)	7,577.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	2,884.09	2,109.83	(774.26)	30,644.38	16,878.64	(13,765.74)	25,318.00
	Current Year Net Income/(loss)	(474.09)	299.30	(773.39)	(11,356.87)	2,394.40	(13,751.27)	3,591.56