

3030 Wyandot Condominiums

Balance Sheet
As of 08/31/17

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3030 Wyandot Condominiums

Report #0347 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	\$ 13,055.40
Cash Savings - Reserves	15,779.44
Dues Receivable	650.00
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TOTAL ASSETS	\$ 29,484.84
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LIABILITIES & EQUITY	
CURRENT LIABILITIES:	
Prepaid Owner Dues	\$ 325.00
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Subtotal Current Liab.	\$ 325.00
RESERVES:	
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Subtotal Reserves	\$.00
EQUITY:	
Prior Year Net Inc./Loss	\$ 6,105.68
Current Year Net Income/(Loss)	23,054.16
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Subtotal Equity	\$ 29,159.84
TOTAL LIABILITIES & EQUITY	\$ 29,484.84
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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	08/01/17	190 CAPITO			CAPITOL HILL MANAGEMENT CO	080117			210.00
							Account Total:		210.00
7260		Postage & Mail							
	08/01/17	190 CAPITO			CAPITOL HILL MANAGEMENT CO	080117			2.82
							Account Total:		2.82
8930		Water & Sewer							
	08/01/17	192 DENV			DENVER WATER	071217			471.29
							Account Total:		471.29
8990		Telephone							
	08/01/17	191 CENT			CENTURYLINK	072217			76.25
							Account Total:		76.25
9145		Ext. Bldg. Maint.							
	08/01/17	194 VALV			VALVERDE PROPERTY SERVICES	435			1,426.56
							Account Total:		1,426.56
9610		Lawn Maint. & Landscaping							
	08/15/17	196 VALV			VALVERDE PROPERTY SERVICES	480			70.00
							Account Total:		70.00
9650		Security Services							
	08/01/17	193 FIRE A			FIRE ALARM SERVICES, INC.	173642			333.50
							Account Total:		333.50
9750		Extermination							
	08/15/17	195 ANIMAL			ANIMAL & PEST CONTROL SPECIALI	48720			475.00

A/P DISTRIBUTION TO G/L REPORT

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

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Account Total:								475.00
Section Total:								3,065.42

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 08/01/17
 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	190	CAPITO	CAPITOL HILL MANAGEMENT CO	080117			212.82
	08/01/17	191	CENT	CENTURYLINK	072217			76.25
	08/01/17	192	DENV	DENVER WATER	071217			471.29
	08/01/17	193	FIRE A	FIRE ALARM SERVICES, INC.	173642			333.50
	08/01/17	194	VALV	VALVERDE PROPERTY SERVICES	435			1,426.56
	08/15/17	195	ANIMAL	ANIMAL & PEST CONTROL SPECIALI	48720			475.00
	08/15/17	196	VALV	VALVERDE PROPERTY SERVICES	480			70.00
Account Total:								3,065.42
Section Total:								3,065.42

A/P DISTRIBUTION TO G/L REPORT

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

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
A/P Checks in Detail								
1010	Cash Checking - Operating							
	08/01/17	190	CAPITO	CAPITOL HILL MANAGEMENT CO	080117		1179	212.82
	08/01/17	191	CENT	CENTURYLINK	072217		1180	76.25
	08/01/17	192	DENV	DENVER WATER	071217		1181	471.29
	08/01/17	193	FIRE A	FIRE ALARM SERVICES, INC.	173642		1182	333.50
	08/01/17	194	VALV	VALVERDE PROPERTY SERVICES	435		1183	1,426.56
	08/15/17	195	ANIMAL	ANIMAL & PEST CONTROL SPECIALI	48720		1184	475.00
	08/15/17	196	VALV	VALVERDE PROPERTY SERVICES	480		1185	70.00

Account Total: 3,065.42

Section Total: 3,065.42

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

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06305	Dues	2,275.00	.00	2,275.00	18,200.00	.00	18,200.00	.00
06355	Beginning Balance	.00	.00	.00	21,131.82	.00	21,131.82	.00
06910	Interest Income	.40	.00	.40	3.13	.00	3.13	.00
	Subtotal Income	2,275.40	.00	2,275.40	39,334.95	.00	39,334.95	.00
EXPENSES								
General & Administrative								
07010	Management Fees	210.00	210.00	.00	1,680.00	1,680.00	.00	2,520.00
07020	Accounting Fees	.00	18.33	18.33	220.00	146.64	(73.36)	220.00
07260	Postage & Mail	2.82	3.33	.51	57.56	26.64	(30.92)	40.00
07270	Inspections	.00	62.50	62.50	780.11	500.00	(280.11)	750.00
07280	Insurance	.00	608.33	608.33	4,307.93	4,866.64	558.71	7,300.00
07450	Other Taxes & Fees	.00	25.00	25.00	198.29	200.00	1.71	300.00
	General & Administrative	212.82	927.49	714.67	7,243.89	7,419.92	176.03	11,130.00
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	166.67	166.67	.00	1,333.36	1,333.36	2,000.00
08910	Electricity	.00	.00	.00	180.82	.00	(180.82)	.00
08930	Water & Sewer	471.29	300.00	(171.29)	3,098.11	2,400.00	(698.11)	3,600.00
08950	Gas	.00	.00	.00	419.57	.00	(419.57)	.00
08990	Telephone	76.25	75.00	(1.25)	601.24	600.00	(1.24)	900.00
	Utilities	547.54	541.67	(5.87)	4,299.74	4,333.36	33.62	6,500.00
Maintenance								
09015	Landscaping	.00	104.17	104.17	.00	833.36	833.36	1,250.00
09110	Gen. Maint. & Repair	.00	41.67	41.67	258.27	333.36	75.09	500.00
09140	Roof Repairs	.00	83.33	83.33	420.00	666.64	246.64	1,000.00
09145	Ext. Bldg. Maint.	1,426.56	83.33	(1,343.23)	1,535.56	666.64	(868.92)	1,000.00
09160	Sewer Maintenance	.00	.00	.00	195.00	.00	(195.00)	.00
09180	Plumbing Repairs - Common	.00	41.67	41.67	.00	333.36	333.36	500.00

3030 Wyandot Condominiums

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

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	Maintenance	1,426.56	354.17	(1,072.39)	2,408.83	2,833.36	424.53	4,250.00
Contract Services								
09610	Lawn Maint. & Landscaping	70.00	.00	(70.00)	779.83	.00	(779.83)	.00
09650	Security Services	333.50	45.83	(287.67)	927.50	366.64	(560.86)	550.00
09750	Extermination	475.00	.00	(475.00)	475.00	.00	(475.00)	.00
09800	Snow Removal	.00	41.67	41.67	146.00	333.36	187.36	500.00
	Contract Services	878.50	87.50	(791.00)	2,328.33	700.00	(1,628.33)	1,050.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	3,065.42	1,910.83	(1,154.59)	16,280.79	15,286.64	(994.15)	22,930.00
	Current Year Net Income/(loss)	(790.02)	(1,910.83)	1,120.81	23,054.16	(15,286.64)	38,340.80	(22,930.00)