

30 Emerson St Condominiums

Balance Sheet
As of 08/31/17

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30 Emerson St Condominiums

Report #0649 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	\$ 12,082.47
Cash Savings - Reserves	12,635.53
Dues Receivable	196.05
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TOTAL ASSETS	\$ 24,914.05
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LIABILITIES & EQUITY	
CURRENT LIABILITIES:	
Prepaid Owner Dues	\$ 1,156.53
<hr/>	
Subtotal Current Liab.	\$ 1,156.53
 RESERVES:	
<hr/>	
Subtotal Reserves	\$.00
 EQUITY:	
Prior Year Net Inc./Loss	\$ 16,250.76
Current Year Net Income/(Loss)	7,506.76
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Subtotal Equity	\$ 23,757.52
<hr/>	
TOTAL LIABILITIES & EQUITY	\$ 24,914.05
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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	08/01/17	441 CAPITO			CAPITOL HILL MANAGEMENT CO	080117			390.00
							Account Total:		390.00
7260		Postage & Mail							
	08/01/17	441 CAPITO			CAPITOL HILL MANAGEMENT CO	080117			6.11
							Account Total:		6.11
7400		Printing & Reproduction							
	08/01/17	441 CAPITO			CAPITOL HILL MANAGEMENT CO	080117			2.60
							Account Total:		2.60
8910		Electricity							
	08/15/17	448 XCEL			XCEL ENERGY	555768690			24.85
							Account Total:		24.85
8930		Water & Sewer							
	08/01/17	442 DENV			DENVER WATER	072017			256.26
							Account Total:		256.26
8950		Gas							
	08/15/17	448 XCEL			XCEL ENERGY	555768690			97.53
							Account Total:		97.53
8990		Telephone							
	08/15/17	446 CENT			CENTURYLINK	072817			34.65
							Account Total:		34.65
9110		Gen. Maint. & Repair							
	08/01/17	443 VALV			VALVERDE PROPERTY SERVICES	455			335.95
	08/01/17	444 VALV			VALVERDE PROPERTY SERVICES	472			167.24

A/P DISTRIBUTION TO G/L REPORT

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Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
						Account Total:		503.19
9155				Heating Maintenance				
	08/15/17	447	CHOICE	CHOICE MECHANICAL	19688			101.50
						Account Total:		101.50
9700				Trash Removal				
	08/01/17	445	WAST	WASTE CONNECTIONS	2981309			129.15
						Account Total:		129.15
						Section Total:		1,545.84

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 08/01/17
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Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Account Payable in Detail								
3010				Accounts Payable				
	08/01/17	441	CAPITO	CAPITOL HILL MANAGEMENT CO	080117			398.71
	08/01/17	442	DENV	DENVER WATER	072017			256.26
	08/01/17	443	VALV	VALVERDE PROPERTY SERVICES	455			335.95
	08/01/17	444	VALV	VALVERDE PROPERTY SERVICES	472			167.24
	08/01/17	445	WAST	WASTE CONNECTIONS	2981309			129.15
	08/15/17	446	CENT	CENTURYLINK	072817			34.65
	08/15/17	447	CHOICE	CHOICE MECHANICAL	19688			101.50
	08/15/17	448	XCEL	XCEL ENERGY	555768690			122.38
						Account Total:		1,545.84
						Section Total:		1,545.84

A/P DISTRIBUTION TO G/L REPORT

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	441	CAPITO	CAPITOL HILL MANAGEMENT CO	080117		1418	398.71
	08/01/17	442	DENV	DENVER WATER	072017		1419	256.26
	08/01/17	443	VALV	VALVERDE PROPERTY SERVICES	455		1420	335.95
	08/01/17	444	VALV	VALVERDE PROPERTY SERVICES	472		1420	167.24
	08/01/17	445	WAST	WASTE CONNECTIONS	2981309		1421	129.15
	08/15/17	446	CENT	CENTURYLINK	072817		1422	34.65
	08/15/17	447	CHOICE	CHOICE MECHANICAL	19688		1423	101.50
	08/15/17	448	XCEL	XCEL ENERGY	555768690		1424	122.38

Account Total: 1,545.84

Section Total: 1,545.84

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	3,162.56	3,151.67	10.89	25,300.48	25,213.36	87.12	37,820.00
06360	Misc. Owner Income	.00	.00	.00	10.00	.00	10.00	.00
06910	Interest Income	.00	.00	.00	2.08	.00	2.08	.00
06930	Key Income	.00	.00	.00	10.00	.00	10.00	.00
Subtotal Income		3,162.56	3,151.67	10.89	25,322.56	25,213.36	109.20	37,820.00
EXPENSES								
General & Administrative								
07010	Management Fees	390.00	390.00	.00	3,120.00	3,120.00	.00	4,680.00
07011	Administrative Expense	.00	15.83	15.83	.00	126.64	126.64	190.00
07020	Accounting Fees	.00	18.33	18.33	220.00	146.64	(73.36)	220.00
07260	Postage & Mail	6.11	2.92	(3.19)	96.96	23.36	(73.60)	35.00
07270	Inspections	.00	11.25	11.25	209.23	90.00	(119.23)	135.00
07280	Insurance	.00	1,250.00	1,250.00	5,900.89	10,000.00	4,099.11	15,000.00
07400	Printing & Reproduction	2.60	.00	(2.60)	25.55	.00	(25.55)	.00
07450	Other Taxes & Fees	.00	.00	.00	269.05	.00	(269.05)	.00
General & Administrative		398.71	1,688.33	1,289.62	9,841.68	13,506.64	3,664.96	20,260.00
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	24.85	152.78	127.93	329.42	1,222.24	892.82	1,833.34
08930	Water & Sewer	256.26	266.67	10.41	2,106.97	2,133.36	26.39	3,200.00
08950	Gas	97.53	305.56	208.03	2,724.60	2,444.48	(280.12)	3,666.66
08990	Telephone	34.65	.00	(34.65)	274.50	.00	(274.50)	.00
Utilities		413.29	725.01	311.72	5,435.49	5,800.08	364.59	8,700.00
Maintenance								
09015	Landscaping	.00	16.67	16.67	305.67	133.36	(172.31)	200.00
09110	Gen. Maint. & Repair	503.19	16.67	(486.52)	651.73	133.36	(518.37)	200.00
09145	Ext. Bldg. Maint.	.00	50.00	50.00	173.86	400.00	226.14	600.00
09155	Heating Maintenance	101.50	41.67	(59.83)	101.50	333.36	231.86	500.00
09165	Laundry	.00	83.33	83.33	175.00	666.64	491.64	1,000.00

30 Emerson St 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	
09180	Plumbing Repairs - Common	.00	66.67	66.67	.00	533.36	533.36	800.00
09195	Intercom Maintenance	.00	8.33	8.33	.00	66.64	66.64	100.00
	Maintenance	604.69	283.34	(321.35)	1,407.76	2,266.72	858.96	3,400.00
Contract Services								
09615	Roof Maintenance Contract	.00	41.67	41.67	.00	333.36	333.36	500.00
09700	Trash Removal	129.15	87.50	(41.65)	1,002.87	700.00	(302.87)	1,050.00
09800	Snow Removal	.00	41.67	41.67	128.00	333.36	205.36	500.00
	Contract Services	129.15	170.84	41.69	1,130.87	1,366.72	235.85	2,050.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	1,545.84	2,867.52	1,321.68	17,815.80	22,940.16	5,124.36	34,410.00
	Current Year Net Income/(loss)	1,616.72	284.15	1,332.57	7,506.76	2,273.20	5,233.56	3,410.00