

**Marion Street Condominiums**

Balance Sheet  
As of 08/31/17

ASSETS

1010	Cash Checking - Operating	\$	12,281.85
1070	Cash Savings - Reserves		18,110.72
1305	Dues Receivable		1,450.00
1315	R & R Violation Receivable		400.00
1330	Special Assmts. Receiv.		1,864.00
1340	Late Fees Receivable		200.00
			<hr/>
	TOTAL ASSETS	\$	34,306.57
			=====

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3305	Prepaid Owner Dues	\$	(200.00)
			<hr/>
	Subtotal Current Liab.	\$	(200.00)

RESERVES:

5010	Reserves - Unallocated	\$	3,398.35
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	Subtotal Reserves	\$	3,398.35

EQUITY:

5510	Prior Year Net Inc./Loss	\$	35,423.31
5520	Contrib. Capital - Owners		7,322.79
	Current Year Net Income/(Loss)		(11,637.88)
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	Subtotal Equity	\$	31,108.22

	TOTAL LIABILITIES & EQUITY	\$	34,306.57
			=====

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	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	08/01/17	1169 CAPITO	CAPITOL HILL MANAGEMENT CO		080117				300.00
								Account Total:	300.00
7260		Postage & Mail							
	08/01/17	1169 CAPITO	CAPITOL HILL MANAGEMENT CO		080117				3.76
								Account Total:	3.76
7280		Insurance							
	08/01/17	1171 NATWID	NATIONWIDE INSURANCE		071217				499.08
								Account Total:	499.08
7400		Printing & Reproduction							
	08/01/17	1169 CAPITO	CAPITOL HILL MANAGEMENT CO		080117				40
								Account Total:	40
8905		Electricity & Gas							
	08/15/17	1175 XCEL	XCEL ENERGY		556492096				510.00
								Account Total:	510.00
8930		Water & Sewer							
	08/01/17	1170 DENV	DENVER WATER		072017				204.91
								Account Total:	204.91
9145		Ext. Bldg. Maint.							
	08/01/17	1173 SINGLE	SINGLETRACK PAINTING		1535				10,925.00
								Account Total:	10,925.00
9155		Heating Maintenance							
	08/15/17	1174 CHOICE	CHOICE MECHANICAL		19695				101.50

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	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		101.50
9850		Janitorial Services							
	08/01/17		1172	KATHYQ	KATHY QUICK	080117			55.00
							Account Total:		55.00
							Section Total:		12,599.65

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	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Payable in Detail		
3010		Accounts Payable							
	08/01/17	1169	CAPITO	CAPITOL HILL MANAGEMENT CO		080117			304.16
	08/01/17	1170	DENV	DENVER WATER		072017			204.91
	08/01/17	1172	KATHYQ	KATHY QUICK		080117			55.00
	08/01/17	1171	NATWID	NATIONWIDE INSURANCE		071217			499.08
	08/01/17	1173	SINGLE	SINGLETRACK PAINTING		1535			10,925.00
	08/15/17	1174	CHOICE	CHOICE MECHANICAL		19695			101.50
	08/15/17	1175	XCEL	XCEL ENERGY		556492096			510.00
							Account Total:		12,599.65
							Section Total:		12,599.65

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	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
1010		Cash Checking - Operating							
	08/01/17	1169 CAPITO			CAPITOL HILL MANAGEMENT CO	080117		1760	304.16
	08/01/17	1170 DENV			DENVER WATER	072017		1761	204.91
	08/01/17	1172 KATHYQ			KATHY QUICK	080117		1762	55.00
	08/01/17	1171 NATWID			NATIONWIDE INSURANCE	071217		1763	499.08
	08/01/17	1173 SINGLE			SINGLETRACK PAINTING	1535		1764	10,925.00
	08/15/17	1174 CHOICE			CHOICE MECHANICAL	19695		1765	101.50
	08/15/17	1175 XCEL			XCEL ENERGY	556492096		1766	510.00

A/P Checks in Detail

Account Total: 12,599.65

Section Total: 12,599.65

Marion Street Condominiums

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

Account	Current Period			Description	Year-To-Date			Yearly Budget	
	Actual	Budget	Variance		Actual	Budget	Variance		
INCOME:									
	3,000.00	3,000.00	.00	06305	Dues	24,000.00	24,000.00	.00	36,000.00
	25.00	.00	25.00	06340	Late Fee Income	200.00	.00	200.00	.00
	.00	.00	.00	06460	Work Order Income	561.31	.00	561.31	.00
	.46	.00	.46	06910	Interest Income	3.64	.00	3.64	.00
	3,025.46	3,000.00	25.46		Subtotal Income	24,764.95	24,000.00	764.95	36,000.00
EXPENSES									
General & Administrative									
	300.00	220.00	(80.00)	07010	Management Fees	2,400.00	1,760.00	(640.00)	2,640.00
	.00	.00	.00	07011	Administrative Expense	60.68	.00	(60.68)	.00
	.00	17.50	17.50	07020	Accounting Fees	220.00	140.00	(80.00)	210.00
	.00	41.66	41.66	07160	Legal Fees	.00	333.28	333.28	500.00
	3.76	36.67	32.91	07260	Postage & Mail	73.03	293.36	220.33	440.00
	.00	20.00	20.00	07270	Inspections	320.00	160.00	(160.00)	240.00
	499.08	433.33	(65.75)	07280	Insurance	3,849.53	3,466.64	(382.89)	5,200.00
	.40	10.00	9.60	07400	Printing & Reproduction	.70	80.00	79.30	120.00
	.00	50.00	50.00	07450	Other Taxes & Fees	246.55	400.00	153.45	600.00
	803.24	829.16	25.92		General & Administrative	7,170.49	6,633.28	(537.21)	9,950.00
Unit Expenses									
	.00	.00	.00	08070	Plumbing Repairs - Units	537.92	.00	(537.92)	.00
	.00	.00	.00		Unit Expenses	537.92	.00	(537.92)	.00
Site Improvement									
	.00	.00	.00		Site Improvement	.00	.00	.00	.00
Utilities									
	510.00	1,000.00	490.00	08905	Electricity & Gas	4,481.39	8,000.00	3,518.61	12,000.00
	204.91	175.00	(29.91)	08930	Water & Sewer	1,777.04	1,400.00	(377.04)	2,100.00
	714.91	1,175.00	460.09		Utilities	6,258.43	9,400.00	3,141.57	14,100.00
Maintenance									
	.00	20.83	20.83	09015	Landscaping	303.13	166.64	(136.49)	250.00
	.00	20.83	20.83	09090	Light Repair	.00	166.64	166.64	250.00
	.00	41.67	41.67	09110	Gen. Maint. & Repair	.00	333.36	333.36	500.00

**Marion Street Condominiums**

Income/Expense Statement

Period: 08/01/17 to 08/31/17

Actual	Current Period		Account	Description	Actual	Year-To-Date		Yearly Budget
	Budget	Variance				Budget	Variance	
.00	8.33	8.33	09115	Interior Maintenance	.00	66.64	66.64	100.00
.00	8.33	8.33	09140	Roof Repairs	230.00	66.64	(163.36)	100.00
10,925.00	8.33	(10,916.67)	09145	Ext. Bldg. Maint.	13,300.00	66.64	(13,233.36)	100.00
101.50	.00	(101.50)	09155	Heating Maintenance	1,825.89	.00	(1,825.89)	.00
.00	125.00	125.00	09180	Plumbing Repairs - Common	5,720.88	1,000.00	(4,720.88)	1,500.00
.00	.00	.00	09190	Electrical Repairs	343.15	.00	(343.15)	.00
.00	41.67	41.67	09580	Misc. Maintenance	.00	333.36	333.36	500.00
<u>11,026.50</u>	<u>274.99</u>	<u>(10,751.51)</u>		Maintenance	<u>21,723.05</u>	<u>2,199.92</u>	<u>(19,523.13)</u>	<u>3,300.00</u>
Contract Services								
.00	41.67	41.67	09800	Snow Removal	272.94	333.36	60.42	500.00
55.00	58.33	3.33	09850	Janitorial Services	440.00	466.64	26.64	700.00
<u>55.00</u>	<u>100.00</u>	<u>45.00</u>		Contract Services	<u>712.94</u>	<u>800.00</u>	<u>87.06</u>	<u>1,200.00</u>
Reserve Contributions								
<u>.00</u>	<u>.00</u>	<u>.00</u>		Reserve Contributions	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>
12,599.65	2,379.15	(10,220.50)		TOTAL EXPENSES	36,402.83	19,033.20	(17,369.63)	28,550.00
(9,574.19)	620.85	(10,195.04)		Current Year Net Income/(los)	(11,637.88)	4,966.80	(16,604.68)	7,450.00
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