

**3030 Wyandot Condominiums**

Balance Sheet  
As of 09/30/17

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**3030 Wyandot Condominiums**

Report #0361 Page: 1

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

Starting vendor #: "First" Starting date: 09/01/17  
Ending vendor #: "Last" Ending date: 09/30/17

ASSETS	
Cash Checking - Operating	\$ 13,948.67
Cash Savings - Reserves	15,779.82
Dues Receivable	325.00
<hr/>	
<b>TOTAL ASSETS</b>	<b>\$ 30,053.49</b>
<hr/>	
LIABILITIES & EQUITY	
<b>CURRENT LIABILITIES:</b>	
<hr/>	
Subtotal Current Liab.	\$ .00
<b>RESERVES:</b>	
<hr/>	
Subtotal Reserves	\$ .00
<b>EQUITY:</b>	
Prior Year Net Inc./Loss	\$ 6,105.68
Current Year Net Income/(Loss)	23,947.81
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Subtotal Equity	\$ 30,053.49
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<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$ 30,053.49</b>

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	09/01/17	197 CAPITO	CAPITOL HILL MANAGEMENT CO		090117				210.00
							Account Total:		210.00
7260		Postage & Mail							
	09/01/17	197 CAPITO	CAPITOL HILL MANAGEMENT CO		090117				2.82
							Account Total:		2.82
7270		Inspections							
	09/01/17	200 MNG FI	MANAGER OF FINANCE		439914				115.50
							Account Total:		115.50
7420		Property Taxes							
	09/15/17	202 MNG FI	MANAGER OF FINANCE		083117				158.29
							Account Total:		158.29
8930		Water & Sewer							
	09/01/17	198 DENV	DENVER WATER		081117				482.66
							Account Total:		482.66
8990		Telephone							
	09/15/17	201 CENT	CENTURYLINK		082217				75.46
							Account Total:		75.46
9610		Lawn Maint. & Landscaping							
	09/01/17	199 HIGPLA	HIGH PLAINS LAWN SERVICE		6231				337.00
							Account Total:		337.00
							Section Total:		1,381.73

A/P DISTRIBUTION TO G/L REPORT

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Account #	Date	Vchr-#	Vend-#	Description	Name	Invoice-#	Reference	Chk #	Amount
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Account Payable in Detail

3010	Accounts Payable								
	09/01/17	197	CAPITO	CAPITOL HILL MANAGEMENT CO		090117			212.82
	09/01/17	198	DENV	DENVER WATER		081117			482.66
	09/01/17	199	HIGPLA	HIGH PLAINS LAWN SERVICE		6231			337.00
	09/01/17	200	MNG FI	MANAGER OF FINANCE		439914			115.50
	09/15/17	201	CENT	CENTURYLINK		082217			75.46
	09/15/17	202	MNG FI	MANAGER OF FINANCE		083117			158.29
							Account Total:		1,381.73
							Section Total:		1,381.73

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A/P Checks in Detail

1010	Cash Checking - Operating								
	09/01/17	197	CAPITO	CAPITOL HILL MANAGEMENT CO		090117		1186	212.82
	09/01/17	198	DENV	DENVER WATER		081117		1187	482.66
	09/01/17	199	HIGPLA	HIGH PLAINS LAWN SERVICE		6231		1188	337.00
	09/01/17	200	MNG FI	MANAGER OF FINANCE		439914		1189	115.50
	09/15/17	201	CENT	CENTURYLINK		082217		1190	75.46
	09/15/17	202	MNG FI	MANAGER OF FINANCE		083117		1191	158.29
							Account Total:		1,381.73
							Section Total:		1,381.73

**3030 Wyandot Condominiums**

Income/Expense Statement  
Period: 09/01/17 to 09/30/17

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	20,475.00	.00	20,475.00	.00
06355	Beginning Balance	.00	.00	.00	21,131.82	.00	21,131.82	.00
06910	Interest Income	.38	.00	.38	3.51	.00	3.51	.00
	Subtotal Income	2,275.38	.00	2,275.38	41,610.33	.00	41,610.33	.00
EXPENSES								
General & Administrative								
07010	Management Fees	210.00	210.00	.00	1,890.00	1,890.00	.00	2,520.00
07020	Accounting Fees	.00	18.33	18.33	220.00	164.97	(55.03)	220.00
07260	Postage & Mail	2.82	3.33	.51	60.38	29.97	(30.41)	40.00
07270	Inspections	115.50	62.50	(53.00)	895.61	562.50	(333.11)	750.00
07280	Insurance	.00	608.33	608.33	4,307.93	5,474.97	1,167.04	7,300.00
07420	Property Taxes	158.29	.00	(158.29)	158.29	.00	(158.29)	.00
07450	Other Taxes & Fees	.00	25.00	25.00	198.29	225.00	26.71	300.00
	General & Administrative	486.61	927.49	440.88	7,730.50	8,347.41	616.91	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	1,500.03	1,500.03	2,000.00
08910	Electricity	.00	.00	.00	180.82	.00	(180.82)	.00
08930	Water & Sewer	482.66	300.00	(182.66)	3,580.77	2,700.00	(880.77)	3,600.00
08950	Gas	.00	.00	.00	419.57	.00	(419.57)	.00
08990	Telephone	75.46	75.00	(.46)	676.70	675.00	(1.70)	900.00
	Utilities	558.12	541.67	(16.45)	4,857.86	4,875.03	17.17	6,500.00
Maintenance								
09015	Landscaping	.00	104.17	104.17	.00	937.53	937.53	1,250.00
09110	Gen. Maint. & Repair	.00	41.67	41.67	258.27	375.03	116.76	500.00
09140	Roof Repairs	.00	83.33	83.33	420.00	749.97	329.97	1,000.00
09145	Ext. Bldg. Maint.	.00	83.33	83.33	1,535.56	749.97	(785.59)	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	375.03	375.03	500.00

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Period: 09/01/17 to 09/30/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	Maintenance	.00	354.17	354.17	2,408.83	3,187.53	778.70	4,250.00
Contract Services								
09610	Lawn Maint. & Landscaping	337.00	.00	(337.00)	1,116.83	.00	(1,116.83)	.00
09650	Security Services	.00	45.83	45.83	927.50	412.47	(515.03)	550.00
09750	Extermination	.00	.00	.00	475.00	.00	(475.00)	.00
09800	Snow Removal	.00	41.67	41.67	146.00	375.03	229.03	500.00
	Contract Services	337.00	87.50	(249.50)	2,665.33	787.50	(1,877.83)	1,050.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	1,381.73	1,910.83	529.10	17,662.52	17,197.47	(465.05)	22,930.00
	Current Year Net Income/(loss)	893.65	(1,910.83)	2,804.48	23,947.81	(17,197.47)	41,145.28	(22,930.00)