

Emerson Point

Balance Sheet
As of 09/30/17

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Date 10/13/17 Time:10:06:23

Emerson Point

Report #1382 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	\$ 13,538.57
Cash Savings - Reserves	5,069.58
Special Assmts. Receiv.	(1,554.00)
Misc. Owner Receivables	(75.00)
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TOTAL ASSETS	\$ 16,979.15
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LIABILITIES & EQUITY	
CURRENT LIABILITIES:	
Prepaid Owner Dues	\$ 1,800.00
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Subtotal Current Liab.	\$ 1,800.00
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RESERVES:	
Subtotal Reserves	\$.00
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EQUITY:	
Prior Year Net Inc./Loss	\$ 7,643.40
Current Year Net Income/(Loss)	7,535.75
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Subtotal Equity	\$ 15,179.15
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TOTAL LIABILITIES & EQUITY	\$ 16,979.15

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	09/01/17		843	CAPITO	CAPITOL HILL MANAGEMENT CO	090117			100.00
							Account Total:		100.00
7260		Postage & Mail							
	09/01/17		843	CAPITO	CAPITOL HILL MANAGEMENT CO	090117			2.35
							Account Total:		2.35
7450		Other Taxes & Fees							
	09/01/17		843	CAPITO	CAPITOL HILL MANAGEMENT CO	090117			10.00
							Account Total:		10.00
8905		Electricity & Gas							
	09/15/17		847	XCEL	XCEL ENERGY	560258351			341.31
							Account Total:		341.31
8930		Water & Sewer							
	09/01/17		845	DENV	DENVER WATER	082117			116.48
							Account Total:		116.48
9090		Light Repair							
	09/01/17		842	BRYANT	ED BRYANT	090117			2.79
							Account Total:		2.79
9180		Plumbing Repairs - Common							
	09/01/17		844	CHOICE	CHOICE MECHANICAL	19804			582.12
							Account Total:		582.12
9190		Electrical Repairs							
	09/15/17		846	KELLY	KELLY ELECTRICAL SERVICES, INC	24407			402.61

A/P DISTRIBUTION TO G/L REPORT

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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		402.61
9850		Janitorial Services							
	09/01/17		842	BRYANT	ED BRYANT	090117			65.00
							Account Total:		65.00
							Section Total:		1,622.66

A/P DISTRIBUTION TO G/L REPORT

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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Payable in Detail		
3010		Accounts Payable							
	09/01/17		842	BRYANT	ED BRYANT	090117			67.79
	09/01/17		843	CAPITO	CAPITOL HILL MANAGEMENT CO	090117			112.35
	09/01/17		844	CHOICE	CHOICE MECHANICAL	19804			582.12
	09/01/17		845	DENV	DENVER WATER	082117			116.48
	09/15/17		846	KELLY	KELLY ELECTRICAL SERVICES, INC	24407			402.61
	09/15/17		847	XCEL	XCEL ENERGY	560258351			341.31
							Account Total:		1,622.66
							Section Total:		1,622.66

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 09/01/17
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Account #	Description		Invoice #	Reference	Chk #	Amount
	Date	Vchr-# Vend-#	Name			
A/P Checks in Detail						
1010	Cash Checking - Operating					
	09/01/17	842 BRYANT	ED BRYANT	090117	1793	67.79
	09/01/17	843 CAPITO	CAPITOL HILL MANAGEMENT CO	090117	1794	112.35
	09/01/17	844 CHOICE	CHOICE MECHANICAL	19804	1795	582.12
	09/01/17	845 DENV	DENVER WATER	082117	1796	116.48
	09/15/17	846 KELLY	KELLY ELECTRICAL SERVICES, INC	24407	1797	402.61
	09/15/17	847 XCEL	XCEL ENERGY	560258351	1798	341.31
					Account Total:	1,622.66
					Section Total:	1,622.66

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

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
06305	Dues	1,800.00	1,800.00	.00	16,200.00	16,200.00	.00	21,600.00
06330	Special Assmt. Income	.00	.00	.00	9,880.00	.00	9,880.00	.00
06360	Misc. Owner Income	.00	.00	.00	900.00	.00	900.00	.00
06910	Interest Income	1.92	.00	1.92	5.69	.00	5.69	.00
	Subtotal Income	1,801.92	1,800.00	1.92	26,985.69	16,200.00	10,785.69	21,600.00
EXPENSES								
General & Administrative								
07010	Management Fees	100.00	100.00	.00	900.00	900.00	.00	1,200.00
07011	Administrative Expense	.00	33.33	33.33	.00	299.97	299.97	400.00
07020	Accounting Fees	.00	17.50	17.50	220.00	157.50	(62.50)	210.00
07260	Postage & Mail	2.35	2.92	.57	40.68	26.28	(14.40)	35.00
07270	Inspections	.00	.00	.00	105.50	.00	(105.50)	.00
07280	Insurance	.00	216.67	216.67	3,236.59	1,950.03	(1,286.56)	2,600.00
07320	Office Supplies	.00	12.50	12.50	.00	112.50	112.50	150.00
07400	Printing & Reproduction	.00	.00	.00	2.60	.00	(2.60)	.00
07450	Other Taxes & Fees	10.00	.00	(10.00)	231.26	.00	(231.26)	.00
	General & Administrative	112.35	382.92	270.57	4,736.63	3,446.28	(1,290.35)	4,595.00
Unit Expenses								
08070	Plumbing Repairs - Units	.00	.00	.00	1,462.57	.00	(1,462.57)	.00
	Unit Expenses	.00	.00	.00	1,462.57	.00	(1,462.57)	.00
Site Improvement								
	Site Improvement	.00	.00	.00	.00	.00	.00	.00
Utilities								
08905	Electricity & Gas	341.31	541.67	200.36	3,107.01	4,875.03	1,768.02	6,500.00
08930	Water & Sewer	116.48	108.33	(8.15)	794.80	974.97	180.17	1,300.00
	Utilities	457.79	650.00	192.21	3,901.81	5,850.00	1,948.19	7,800.00
Maintenance								
09010	Tree/Lawn Maint.	.00	.00	.00	75.00	.00	(75.00)	.00
09090	Light Repair	2.79	.00	(2.79)	33.29	.00	(33.29)	.00
09110	Gen. Maint. & Repair	.00	75.00	75.00	.00	675.00	675.00	900.00
09115	Interior Maintenance	.00	.00	.00	214.12	.00	(214.12)	.00
09145	Ext. Bldg. Maint.	.00	.00	.00	6,145.79	.00	(6,145.79)	.00

Emerson Point

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

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
09155	Heating Maintenance	.00	125.00	125.00	146.25	1,125.00	978.75	1,500.00
09180	Plumbing Repairs - Common	582.12	66.67	(515.45)	728.37	600.03	(128.34)	800.00
09190	Electrical Repairs	402.61	.00	(402.61)	402.61	.00	(402.61)	.00
09580	Misc. Maintenance	.00	.00	.00	148.03	.00	(148.03)	.00
	Maintenance	987.52	266.67	(720.85)	7,893.46	2,400.03	(5,493.43)	3,200.00
Contract Services								
09610	Lawn Maint. & Landscaping	.00	125.00	125.00	320.47	1,125.00	804.53	1,500.00
09800	Snow Removal	.00	59.17	59.17	550.00	532.53	(17.47)	710.00
09850	Janitorial Services	65.00	66.67	1.67	585.00	600.03	15.03	800.00
	Contract Services	65.00	250.84	185.84	1,455.47	2,257.56	802.09	3,010.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	1,622.66	1,550.43	(72.23)	19,449.94	13,953.87	(5,496.07)	18,605.00
	Current Year Net Income/(loss)	179.26	249.57	(70.31)	7,535.75	2,246.13	5,289.62	2,995.00