

Marion Street Condominiums

Balance Sheet
As of 09/30/17

ASSETS

1010	Cash Checking - Operating	\$	13,679.98
1070	Cash Savings - Reserves		18,111.15
1305	Dues Receivable		2,050.00
1315	R & R Violation Receivable		400.00
1330	Special Assmts. Receiv.		1,347.00
1340	Late Fees Receivable		225.00
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	TOTAL ASSETS	\$	35,813.13

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LIABILITIES & EQUITY

CURRENT LIABILITIES:

3305	Prepaid Owner Dues	\$	100.00
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	Subtotal Current Liab.	\$	100.00

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)		(10,431.32)
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	Subtotal Equity	\$	32,314.78

TOTAL LIABILITIES & EQUITY \$ 35,813.13

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A/P DISTRIBUTION TO G/L REPORT

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

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount	
Distribution in Detail										
7010		Management Fees								
	09/01/17	1176 CAPITO	CAPITOL HILL MANAGEMENT CO		090117				300.00	
									Account Total:	300.00
7011		Administrative Expense								
	09/01/17	1176 CAPITO	CAPITOL HILL MANAGEMENT CO		090117				18.19	
									Account Total:	18.19
7260		Postage & Mail								
	09/01/17	1176 CAPITO	CAPITOL HILL MANAGEMENT CO		090117				2.82	
									Account Total:	2.82
7280		Insurance								
	09/01/17	1178 NATWID	NATIONWIDE INSURANCE		081417				499.08	
									Account Total:	499.08
7400		Printing & Reproduction								
	09/01/17	1176 CAPITO	CAPITOL HILL MANAGEMENT CO		090117				2.00	
									Account Total:	2.00
8905		Electricity & Gas								
	09/15/17	1182 XCEL	XCEL ENERGY		560270771				510.00	
									Account Total:	510.00
8930		Water & Sewer								
	09/01/17	1177 DENV	DENVER WATER		082117				196.78	
									Account Total:	196.78
9110		Gen. Maint. & Repair								
	09/15/17	1181 VALV	VALVERDE PROPERTY SERVICES		505				70.00	

A/P DISTRIBUTION TO G/L REPORT

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

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		70.00
9750		Extermination							
	09/01/17		1180	SPRAGU	SPRAGUE PEST SOLUTIONS	3288029			165.00
							Account Total:		165.00
9850		Janitorial Services							
	09/01/17		1179	KATHYQ	KATHY QUICK	090117			55.00
							Account Total:		55.00
							Section Total:		1,818.87

A/P DISTRIBUTION TO G/L REPORT

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

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		1,818.87
3010		Accounts Payable							
	09/01/17	1176	CAPITO	CAPITOL HILL MANAGEMENT CO	090117				323.01
	09/01/17	1177	DENV	DENVER WATER	082117				196.78
	09/01/17	1179	KATHYQ	KATHY QUICK	090117				55.00
	09/01/17	1178	NATWID	NATIONWIDE INSURANCE	081417				499.08
	09/01/17	1180	SPRAGU	SPRAGUE PEST SOLUTIONS	3288029				165.00
	09/15/17	1181	VALV	VALVERDE PROPERTY SERVICES	505				70.00
	09/15/17	1182	XCEL	XCEL ENERGY	560270771				510.00
							Account Total:		1,818.87
							Section Total:		1,818.87

A/P DISTRIBUTION TO G/L REPORT

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

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
A/P Checks in Detail									
1010		Cash Checking - Operating							
	09/01/17	1176 CAPITO			CAPITOL HILL MANAGEMENT CO	090117		1767	323.01
	09/01/17	1177 DENV			DENVER WATER	082117		1768	196.78
	09/01/17	1179 KATHYQ			KATHY QUICK	090117		1769	55.00
	09/01/17	1178 NATWID			NATIONWIDE INSURANCE	081417		1770	499.08
	09/01/17	1180 SPRAGU			SPRAGUE PEST SOLUTIONS	3288029		1771	165.00
	09/15/17	1181 VALV			VALVERDE PROPERTY SERVICES	505		1772	70.00
	09/15/17	1182 XCEL			XCEL ENERGY	560270771		1773	510.00

Account Total: 1,818.87

Section Total: 1,818.87

Marion Street Condominiums

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

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	27,000.00	27,000.00	.00	36,000.00
	25.00	.00	25.00	06340	Late Fee Income	225.00	.00	225.00	.00
	.00	.00	.00	06460	Work Order Income	561.31	.00	561.31	.00
	.43	.00	.43	06910	Interest Income	4.07	.00	4.07	.00
	3,025.43	3,000.00	25.43		Subtotal Income	27,790.38	27,000.00	790.38	36,000.00
EXPENSES									
General & Administrative									
	300.00	220.00	(80.00)	07010	Management Fees	2,700.00	1,980.00	(720.00)	2,640.00
	18.19	.00	(18.19)	07011	Administrative Expense	78.87	.00	(78.87)	.00
	.00	17.50	17.50	07020	Accounting Fees	220.00	157.50	(62.50)	210.00
	.00	41.66	41.66	07160	Legal Fees	.00	374.94	374.94	500.00
	2.82	36.67	33.85	07260	Postage & Mail	75.85	330.03	254.18	440.00
	.00	20.00	20.00	07270	Inspections	320.00	180.00	(140.00)	240.00
	499.08	433.33	(65.75)	07280	Insurance	4,348.61	3,899.97	(448.64)	5,200.00
	2.00	10.00	8.00	07400	Printing & Reproduction	2.70	90.00	87.30	120.00
	.00	50.00	50.00	07450	Other Taxes & Fees	246.55	450.00	203.45	600.00
	822.09	829.16	7.07		General & Administrativ	7,992.58	7,462.44	(530.14)	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	4,991.39	9,000.00	4,008.61	12,000.00
	196.78	175.00	(21.78)	08930	Water & Sewer	1,973.82	1,575.00	(398.82)	2,100.00
	706.78	1,175.00	468.22		Utilities	6,965.21	10,575.00	3,609.79	14,100.00
Maintenance									
	.00	20.83	20.83	09015	Landscaping	303.13	187.47	(115.66)	250.00
	.00	20.83	20.83	09090	Light Repair	.00	187.47	187.47	250.00
	70.00	41.67	(28.33)	09110	Gen. Maint. & Repair	70.00	375.03	305.03	500.00

Marion Street Condominiums

Income/Expense Statement

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

Actual	Current Period		Account	Description	Actual	Year-To-Date		Yearly Budget
	Budget	Variance				Budget	Variance	
.00	8.33	8.33	09115	Interior Maintenance	.00	74.97	74.97	100.00
.00	8.33	8.33	09140	Roof Repairs	230.00	74.97	(155.03)	100.00
.00	8.33	8.33	09145	Ext. Bldg. Maint.	13,300.00	74.97	(13,225.03)	100.00
.00	.00	.00	09155	Heating Maintenance	1,825.89	.00	(1,825.89)	.00
.00	125.00	125.00	09180	Plumbing Repairs - Common	5,720.88	1,125.00	(4,595.88)	1,500.00
.00	.00	.00	09190	Electrical Repairs	343.15	.00	(343.15)	.00
.00	41.67	41.67	09580	Misc. Maintenance	.00	375.03	375.03	500.00
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70.00	274.99	204.99		Maintenance	21,793.05	2,474.91	(19,318.14)	3,300.00
Contract Services								
165.00	.00	(165.00)	09750	Extermination	165.00	.00	(165.00)	.00
.00	41.67	41.67	09800	Snow Removal	272.94	375.03	102.09	500.00
55.00	58.33	3.33	09850	Janitorial Services	495.00	524.97	29.97	700.00
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220.00	100.00	(120.00)		Contract Services	932.94	900.00	(32.94)	1,200.00
Reserve Contributions								
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.00	.00	.00		Reserve Contributions	.00	.00	.00	.00
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1,818.87	2,379.15	560.28		TOTAL EXPENSES	38,221.70	21,412.35	(16,809.35)	28,550.00
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1,206.56	620.85	585.71		Current Year Net Income/(los)	(10,431.32)	5,587.65	(16,018.97)	7,450.00
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