

1977 S Josephine

Balance Sheet
As of 10/31/17

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Date 11/23/17 Time:10:44:27

1977 S Josephine

Report #0592 Page: 1

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 10/01/17
Ending vendor #: "Last" Ending date: 10/31/17

ASSETS	
Cash Checking - Operating	\$ 367.55
Cash Savings - Reserves	22,311.70
Dues Receivable	109.00
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TOTAL ASSETS	\$ 22,788.25
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LIABILITIES & EQUITY	
CURRENT LIABILITIES:	
Prepaid Owner Dues	\$ 3,627.00
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Subtotal Current Liab.	\$ 3,627.00
RESERVES:	
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Subtotal Reserves	\$.00
EQUITY:	
Prior Year Net Inc./Loss	\$ 28,843.08
Current Year Net Income/(Loss)	(9,681.83)
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Subtotal Equity	\$ 19,161.25
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TOTAL LIABILITIES & EQUITY	\$ 22,788.25
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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	10/02/17	436 CAPITO	CAPITOL HILL MANAGEMENT CO		100117				360.00
							Account Total:		360.00
7260		Postage & Mail							
	10/02/17	436 CAPITO	CAPITOL HILL MANAGEMENT CO		100117				3.76
							Account Total:		3.76
7270		Inspections							
	10/02/17	438 MNG FI	MANAGER OF FINANCE		442305				87.50
							Account Total:		87.50
7280		Insurance							
	10/15/17	441 AMFAM	AMERICAN FAMILY		100917				252.75
							Account Total:		252.75
8910		Electricity							
	10/02/17	439 XCEL	XCEL ENERGY		561549839				79.94
							Account Total:		79.94
8930		Water & Sewer							
	10/02/17	437 DENV	DENVER WATER		092217				238.90
							Account Total:		238.90
8950		Gas							
	10/02/17	439 XCEL	XCEL ENERGY		561549839				120.56
							Account Total:		120.56
8990		Telephone							
	10/15/17	442 CENT	CENTURYLINK		100417				44.26

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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		44.26
9090		Light Repair							
	10/02/17		435	BRYANT	ED BRYANT	100117			24.24
							Account Total:		24.24
9700		Trash Removal							
	10/15/17		440	ALPINE	ALPINE WASTE	622235			165.00
							Account Total:		165.00
9850		Janitorial Services							
	10/02/17		435	BRYANT	ED BRYANT	100117			160.00
							Account Total:		160.00
							Section Total:		1,536.91

A/P DISTRIBUTION TO G/L REPORT

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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		1,536.91
3010		Accounts Payable							
	10/02/17		435	BRYANT	ED BRYANT	100117			184.24
	10/02/17		436	CAPITO	CAPITOL HILL MANAGEMENT CO	100117			363.76
	10/02/17		437	DENV	DENVER WATER	092217			238.90
	10/02/17		438	MNG FI	MANAGER OF FINANCE	442305			87.50
	10/02/17		439	XCEL	XCEL ENERGY	561549839			200.50
	10/15/17		440	ALPINE	ALPINE WASTE	622235			165.00
	10/15/17		441	AMFAM	AMERICAN FAMILY	100917			252.75
	10/15/17		442	CENT	CENTURYLINK	100417			44.26
							Account Total:		1,536.91
							Section Total:		1,536.91

A/P DISTRIBUTION TO G/L REPORT

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Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
A/P Checks in Detail								
1010	Cash Checking - Operating							
	10/02/17	435	BRYANT	ED BRYANT	100117		1415	184.24
	10/02/17	436	CAPITO	CAPITOL HILL MANAGEMENT CO	100117		1416	363.76
	10/02/17	437	DENV	DENVER WATER	092217		1417	238.90
	10/02/17	438	MNG FI	MANAGER OF FINANCE	442305		1418	87.50
	10/02/17	439	XCEL	XCEL ENERGY	561549839		1419	200.50
	10/15/17	440	ALPINE	ALPINE WASTE	622235		1420	165.00
	10/15/17	441	AMFAM	AMERICAN FAMILY	100917		1421	252.75
	10/15/17	442	CENT	CENTURYLINK	100417		1422	44.26
						Account Total:		1,536.91
						Section Total:		1,536.91

Income/Expense Statement
 Period: 10/01/17 to 10/31/17

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
06305	Dues	2,410.00	2,409.13	.87	24,100.00	24,091.30	8.70	28,909.56
06910	Interest Income	.98	.00	.98	10.38	.00	10.38	.00
	Subtotal Income	2,410.98	2,409.13	1.85	24,110.38	24,091.30	19.08	28,909.56
EXPENSES								
General & Administrative								
07010	Management Fees	360.00	360.00	.00	3,600.00	3,600.00	.00	4,320.00
07020	Accounting Fees	.00	25.00	25.00	220.00	250.00	30.00	300.00
07250	Bank Charges	.00	.00	.00	34.00	.00	(34.00)	.00
07260	Postage & Mail	3.76	6.25	2.49	119.84	62.50	(57.34)	75.00
07270	Inspections	87.50	17.33	(70.17)	87.50	173.30	85.80	208.00
07280	Insurance	252.75	289.92	37.17	2,980.00	2,899.20	(80.80)	3,479.00
07400	Printing & Reproduction	.00	.00	.00	11.40	.00	(11.40)	.00
07450	Other Taxes & Fees	.00	.00	.00	141.90	.00	(141.90)	.00
	General & Administrative	704.01	698.50	(5.51)	7,194.64	6,985.00	(209.64)	8,382.00
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	79.94	99.00	19.06	921.04	990.00	68.96	1,188.00
08930	Water & Sewer	238.90	224.00	(14.90)	2,229.53	2,240.00	10.47	2,688.00
08950	Gas	120.56	251.50	130.94	2,535.54	2,515.00	(20.54)	3,018.00
08990	Telephone	44.26	39.50	(4.76)	449.62	395.00	(54.62)	474.00
	Utilities	483.66	614.00	130.34	6,135.73	6,140.00	4.27	7,368.00
Maintenance								
09090	Light Repair	24.24	.00	(24.24)	79.77	.00	(79.77)	.00
09110	Gen. Maint. & Repair	.00	145.08	145.08	812.45	1,450.80	638.35	1,741.00
09145	Ext. Bldg. Maint.	.00	.00	.00	7,020.52	.00	(7,020.52)	.00
09148	Carpet Cleaning	.00	.00	.00	513.60	.00	(513.60)	.00
09155	Heating Maintenance	.00	.00	.00	101.50	.00	(101.50)	.00
09165	Laundry	.00	20.83	20.83	793.64	208.30	(585.34)	250.00
09190	Electrical Repairs	.00	.00	.00	1,315.00	.00	(1,315.00)	.00

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Income/Expense Statement
 Period: 10/01/17 to 10/31/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
	Maintenance	24.24	165.91	141.67	10,636.48	1,659.10	(8,977.38)	1,991.00
Contract Services								
09610	Lawn Maint. & Landscaping	.00	207.17	207.17	5,622.39	2,071.70	(3,550.69)	2,486.00
09650	Security Services	.00	.00	.00	84.42	.00	(84.42)	.00
09700	Trash Removal	165.00	201.75	36.75	1,880.08	2,017.50	137.42	2,421.00
09725	Recycling	.00	.00	.00	112.26	.00	(112.26)	.00
09800	Snow Removal	.00	62.50	62.50	518.75	625.00	106.25	750.00
09850	Janitorial Services	160.00	160.00	.00	1,607.46	1,600.00	(7.46)	1,920.00
	Contract Services	325.00	631.42	306.42	9,825.36	6,314.20	(3,511.16)	7,577.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	1,536.91	2,109.83	572.92	33,792.21	21,098.30	(12,693.91)	25,318.00
	Current Year Net Income/(loss)	874.07	299.30	574.77	(9,681.83)	2,993.00	(12,674.83)	3,591.56
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