

30 Emerson St Condominiums

Balance Sheet
As of 10/31/17

Page: 1

Date 11/23/17 Time:10:33:27

30 Emerson St Condominiums

Report #0678 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	\$ 6,569.57	
Cash Savings - Reserves	19,210.22	
TOTAL ASSETS		\$ 25,779.79 =====
LIABILITIES & EQUITY		
CURRENT LIABILITIES:		
Prepaid Owner Dues	\$ 760.87	
Subtotal Current Liab.		\$ 760.87
RESERVES:		
Subtotal Reserves		\$.00
EQUITY:		
Prior Year Net Inc./Loss	\$ 16,250.76	
Current Year Net Income/(Loss)	8,768.16	
Subtotal Equity		\$ 25,018.92
TOTAL LIABILITIES & EQUITY		\$ 25,779.79 =====

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	10/02/17		457	CAPITO	CAPITOL HILL MANAGEMENT CO	100117			390.00
							Account Total:		390.00
7260		Postage & Mail							
	10/02/17		457	CAPITO	CAPITOL HILL MANAGEMENT CO	100117			3.29
							Account Total:		3.29
7280		Insurance							
	10/15/17		465	PREMAS	PREMIUM ASSIGNMENT CORPORATION	100217			614.85
							Account Total:		614.85
7400		Printing & Reproduction							
	10/02/17		457	CAPITO	CAPITOL HILL MANAGEMENT CO	100117			4.80
							Account Total:		4.80
8910		Electricity							
	10/15/17		466	XCEL	XCEL ENERGY	563395921			31.01
							Account Total:		31.01
8930		Water & Sewer							
	10/02/17		458	DENV	DENVER WATER	092017			264.39
							Account Total:		264.39
8950		Gas							
	10/15/17		466	XCEL	XCEL ENERGY	563395921			107.80
							Account Total:		107.80
8990		Telephone							
	10/15/17		463	CENT	CENTURYLINK	092817			36.88

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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		36.88
9010		Tree/Lawn Maint.							
	10/15/17		461	ARBOR	ARBORSCAPE INC	55679			280.00
							Account Total:		280.00
9110		Gen. Maint. & Repair							
	10/02/17		459	VALV	VALVERDE PROPERTY SERVICES	513			299.55
							Account Total:		299.55
9145		Ext. Bldg. Maint.							
	10/15/17		464	JOHNSO	JEFFREY JOHNSON	093017			376.72
							Account Total:		376.72
9700		Trash Removal							
	10/02/17		460	WAST	WASTE CONNECTIONS	3021857			129.15
							Account Total:		129.15
							Section Total:		2,538.44

A/P DISTRIBUTION TO G/L REPORT

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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		36.88
3010		Accounts Payable							
	10/02/17		457	CAPITO	CAPITOL HILL MANAGEMENT CO	100117			398.09
	10/02/17		458	DENV	DENVER WATER	092017			264.39
	10/02/17		459	VALV	VALVERDE PROPERTY SERVICES	513			299.55
	10/02/17		460	WAST	WASTE CONNECTIONS	3021857			129.15
	10/15/17		461	ARBOR	ARBORSCAPE INC	55679			280.00
	10/15/17		463	CENT	CENTURYLINK	092817			36.88
	10/15/17		464	JOHNSO	JEFFREY JOHNSON	093017			376.72
	10/15/17		465	PREMAS	PREMIUM ASSIGNMENT CORPORATION	100217			614.85
	10/15/17		466	XCEL	XCEL ENERGY	563395921			138.81
							Account Total:		2,538.44
							Section Total:		2,538.44

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 10/01/17
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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	457	CAPITO	CAPITOL HILL MANAGEMENT CO	100117		1433	398.09
	10/02/17	458	DENV	DENVER WATER	092017		1434	264.39
	10/02/17	459	VALV	VALVERDE PROPERTY SERVICES	513		1435	299.55
	10/02/17	460	WAST	WASTE CONNECTIONS	3021857		1436	129.15
	10/15/17	461	ARBOR	ARBORSCAPE INC	55679		1437	280.00
	10/15/17	463	CENT	CENTURYLINK	092817		1438	36.88
	10/15/17	464	JOHNSO	JEFFREY JOHNSON	093017		1439	376.72
	10/15/17	465	PREMAS	PREMIUM ASSIGNMENT CORPORATION	100217		1440	614.85
	10/15/17	466	XCEL	XCEL ENERGY	563395921		1441	138.81

Account Total: 2,538.44

Section Total: 2,538.44

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

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06305	Dues	3,162.56	3,151.67	10.89	31,625.60	31,516.70	108.90	37,820.00
06360	Misc. Owner Income	.00	.00	.00	10.00	.00	10.00	.00
06910	Interest Income	.51	.00	.51	3.27	.00	3.27	.00
06930	Key Income	.00	.00	.00	10.00	.00	10.00	.00
Subtotal Income		3,163.07	3,151.67	11.40	31,648.87	31,516.70	132.17	37,820.00
EXPENSES								
General & Administrative								
07010	Management Fees	390.00	390.00	.00	3,900.00	3,900.00	.00	4,680.00
07011	Administrative Expense	.00	15.83	15.83	.00	158.30	158.30	190.00
07020	Accounting Fees	.00	18.33	18.33	220.00	183.30	(36.70)	220.00
07260	Postage & Mail	3.29	2.92	(.37)	103.07	29.20	(73.87)	35.00
07270	Inspections	.00	11.25	11.25	209.23	112.50	(96.73)	135.00
07280	Insurance	614.85	1,250.00	635.15	7,806.92	12,500.00	4,693.08	15,000.00
07400	Printing & Reproduction	4.80	.00	(4.80)	30.35	.00	(30.35)	.00
07450	Other Taxes & Fees	.00	.00	.00	269.05	.00	(269.05)	.00
General & Administrative		1,012.94	1,688.33	675.39	12,538.62	16,883.30	4,344.68	20,260.00
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	31.01	152.78	121.77	389.33	1,527.80	1,138.47	1,833.34
08930	Water & Sewer	264.39	266.67	2.28	2,641.17	2,666.70	25.53	3,200.00
08950	Gas	107.80	305.56	197.76	2,940.20	3,055.60	115.40	3,666.66
08990	Telephone	36.88	.00	(36.88)	345.86	.00	(345.86)	.00
Utilities		440.08	725.01	284.93	6,316.56	7,250.10	933.54	8,700.00
Maintenance								
09010	Tree/Lawn Maint.	280.00	.00	(280.00)	450.00	.00	(450.00)	.00
09015	Landscaping	.00	16.67	16.67	305.67	166.70	(138.97)	200.00
09110	Gen. Maint. & Repair	299.55	16.67	(282.88)	1,053.61	166.70	(886.91)	200.00
09145	Ext. Bldg. Maint.	376.72	50.00	(326.72)	550.58	500.00	(50.58)	600.00
09155	Heating Maintenance	.00	41.67	41.67	101.50	416.70	315.20	500.00

30 Emerson St Condominiums

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	
09165	Laundry	.00	83.33	83.33	175.00	833.30	658.30	1,000.00
09180	Plumbing Repairs - Common	.00	66.67	66.67	.00	666.70	666.70	800.00
09195	Intercom Maintenance	.00	8.33	8.33	.00	83.30	83.30	100.00
	Maintenance	956.27	283.34	(672.93)	2,636.36	2,833.40	197.04	3,400.00
Contract Services								
09615	Roof Maintenance Contract	.00	41.67	41.67	.00	416.70	416.70	500.00
09700	Trash Removal	129.15	87.50	(41.65)	1,261.17	875.00	(386.17)	1,050.00
09800	Snow Removal	.00	41.67	41.67	128.00	416.70	288.70	500.00
	Contract Services	129.15	170.84	41.69	1,389.17	1,708.40	319.23	2,050.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
TOTAL EXPENSES		2,538.44	2,867.52	329.08	22,880.71	28,675.20	5,794.49	34,410.00
Current Year Net Income/(loss)		624.63	284.15	340.48	8,768.16	2,841.50	5,926.66	3,410.00