

Emerson Point

Balance Sheet
As of 10/31/17

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Emerson Point

Report #1393 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	\$ 6,842.77
Cash Savings - Reserves	5,069.58
Dues Receivable	450.00
Special Assmts. Receiv.	(2,377.00)
Misc. Owner Receivables	(75.00)
TOTAL ASSETS	\$ 9,910.35
=====	
LIABILITIES & EQUITY	
CURRENT LIABILITIES:	
Prepaid Owner Dues	\$ 2,250.00
Subtotal Current Liab.	\$ 2,250.00
RESERVES:	
Subtotal Reserves	\$.00
EQUITY:	
Prior Year Net Inc./Loss	\$ 7,643.40
Current Year Net Income/(Loss)	16.95
Subtotal Equity	\$ 7,660.35
TOTAL LIABILITIES & EQUITY	\$ 9,910.35
=====	

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	10/02/17	849 CAPITO			CAPITOL HILL MANAGEMENT CO	100117			100.00
							Account Total:		100.00
7260		Postage & Mail							
	10/02/17	849 CAPITO			CAPITOL HILL MANAGEMENT CO	100117			1.88
							Account Total:		1.88
7280		Insurance							
	10/02/17	851 FCFPRE			FCF PREMIUM FINANCE	100117			312.56
							Account Total:		312.56
7450		Other Taxes & Fees							
	10/15/17	853 MNG FI			MANAGER OF FINANCE	092817			181.26
							Account Total:		181.26
8905		Electricity & Gas							
	10/15/17	854 XCEL			XCEL ENERGY	564078859			341.62
							Account Total:		341.62
8930		Water & Sewer							
	10/02/17	850 DENV			DENVER WATER	092017			116.48
							Account Total:		116.48
9145		Ext. Bldg. Maint.							
	10/15/17	852 MASONA			MASONARY AND CONCRETE WORKS	102014-31C			8,200.00
							Account Total:		8,200.00
9850		Janitorial Services							
	10/02/17	848 BRYANT			ED BRYANT	100117			65.00

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
								Account Total: 65.00
								Section Total: 9,318.80

A/P DISTRIBUTION TO G/L REPORT

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

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Account Payable in Detail								
3010	Accounts Payable							
	10/02/17	848	BRYANT	ED BRYANT	100117			65.00
	10/02/17	849	CAPITO	CAPITOL HILL MANAGEMENT CO	100117			101.88
	10/02/17	850	DENV	DENVER WATER	092017			116.48
	10/02/17	851	FCFPRE	FCF PREMIUM FINANCE	100117			312.56
	10/15/17	852	MASONA	MASONARY AND CONCRETE WORKS	102014-31C			8,200.00
	10/15/17	853	MNG FI	MANAGER OF FINANCE	092817			181.26
	10/15/17	854	XCEL	XCEL ENERGY	564078859			341.62
								Account Total: 9,318.80
								Section Total: 9,318.80

A/P DISTRIBUTION TO G/L REPORT

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

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
A/P Checks in Detail								
1010	Cash Checking - Operating							
	10/02/17	848	BRYANT	ED BRYANT	100117		1799	65.00
	10/02/17	849	CAPITO	CAPITOL HILL MANAGEMENT CO	100117		1800	101.88
	10/02/17	850	DENV	DENVER WATER	092017		1801	116.48
	10/02/17	851	FCFPRE	FCF PREMIUM FINANCE	100117		1802	312.56
	10/15/17	852	MASONA	MASONARY AND CONCRETE WORKS	102014-31C		1803	8,200.00
	10/15/17	853	MNG FI	MANAGER OF FINANCE	092817		1804	181.26
	10/15/17	854	XCEL	XCEL ENERGY	564078859		1805	341.62

Account Total: 9,318.80

Section Total: 9,318.80

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	18,000.00	18,000.00	.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	.00	.00	.00	5.69	.00	5.69	.00
Subtotal Income		1,800.00	1,800.00	.00	28,785.69	18,000.00	10,785.69	21,600.00
EXPENSES								
General & Administrative								
07010	Management Fees	100.00	100.00	.00	1,000.00	1,000.00	.00	1,200.00
07011	Administrative Expense	.00	33.33	33.33	.00	333.30	333.30	400.00
07020	Accounting Fees	.00	17.50	17.50	220.00	175.00	(45.00)	210.00
07260	Postage & Mail	1.88	2.92	1.04	42.56	29.20	(13.36)	35.00
07270	Inspections	.00	.00	.00	105.50	.00	(105.50)	.00
07280	Insurance	312.56	216.67	(95.89)	3,549.15	2,166.70	(1,382.45)	2,600.00
07320	Office Supplies	.00	12.50	12.50	.00	125.00	125.00	150.00
07400	Printing & Reproduction	.00	.00	.00	2.60	.00	(2.60)	.00
07450	Other Taxes & Fees	181.26	.00	(181.26)	412.52	.00	(412.52)	.00
General & Administrative		595.70	382.92	(212.78)	5,332.33	3,829.20	(1,503.13)	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	341.62	541.67	200.05	3,448.63	5,416.70	1,968.07	6,500.00
08930	Water & Sewer	116.48	108.33	(8.15)	911.28	1,083.30	172.02	1,300.00
Utilities		458.10	650.00	191.90	4,359.91	6,500.00	2,140.09	7,800.00
Maintenance								
09010	Tree/Lawn Maint.	.00	.00	.00	75.00	.00	(75.00)	.00
09090	Light Repair	.00	.00	.00	33.29	.00	(33.29)	.00
09110	Gen. Maint. & Repair	.00	75.00	75.00	.00	750.00	750.00	900.00
09115	Interior Maintenance	.00	.00	.00	214.12	.00	(214.12)	.00
09145	Ext. Bldg. Maint.	8,200.00	.00	(8,200.00)	14,345.79	.00	(14,345.79)	.00

Emerson Point

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

Account	Description	Actual	Current Period		Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance	
09155	Heating Maintenance	.00	125.00	125.00	146.25	1,250.00	1,103.75	1,500.00
09180	Plumbing Repairs - Common	.00	66.67	66.67	728.37	666.70	(61.67)	800.00
09190	Electrical Repairs	.00	.00	.00	402.61	.00	(402.61)	.00
09580	Misc. Maintenance	.00	.00	.00	148.03	.00	(148.03)	.00
	Maintenance	8,200.00	266.67	(7,933.33)	16,093.46	2,666.70	(13,426.76)	3,200.00
Contract Services								
09610	Lawn Maint. & Landscaping	.00	125.00	125.00	320.47	1,250.00	929.53	1,500.00
09800	Snow Removal	.00	59.17	59.17	550.00	591.70	41.70	710.00
09850	Janitorial Services	65.00	66.67	1.67	650.00	666.70	16.70	800.00
	Contract Services	65.00	250.84	185.84	1,520.47	2,508.40	987.93	3,010.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	9,318.80	1,550.43	(7,768.37)	28,768.74	15,504.30	(13,264.44)	18,605.00
	Current Year Net Income/(loss)	(7,518.80)	249.57	(7,768.37)	16.95	2,495.70	(2,478.75)	2,995.00