

Marion Street Condominiums

Balance Sheet
As of 10/31/17

ASSETS		
1010	Cash Checking - Operating	\$ 14,860.23
1070	Cash Savings - Reserves	18,111.63
1305	Dues Receivable	2,650.00
1315	R & R Violation Receivable	400.00
1330	Special Assmts. Receiv.	930.00
1340	Late Fees Receivable	225.00
TOTAL ASSETS		<u>\$ 37,176.86</u> =====
LIABILITIES & EQUITY		
CURRENT LIABILITIES:		
3305	Prepaid Owner Dues	\$ (400.00)
Subtotal Current Liab.		<u>\$ (400.00)</u>
RESERVES:		
5010	Reserves - Unallocated	\$ 3,398.35
Subtotal Reserves		<u>\$ 3,398.35</u>
EQUITY:		
5510	Prior Year Net Inc./Loss	\$ 35,423.31
5520	Contrib. Capital - Owners	7,322.79
	Current Year Net Income/(Loss)	(8,567.59)
Subtotal Equity		<u>\$ 34,178.51</u>
TOTAL LIABILITIES & EQUITY		<u>\$ 37,176.86</u> =====

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	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	10/02/17	1183 CAPITO	CAPITOL HILL MANAGEMENT CO		100117				300.00
Account Total:									300.00
7260		Postage & Mail							
	10/02/17	1183 CAPITO	CAPITOL HILL MANAGEMENT CO		100117				3.29
Account Total:									3.29
7280		Insurance							
	10/02/17	1186 NATWID	NATIONWIDE INSURANCE		091117				499.08
Account Total:									499.08
7400		Printing & Reproduction							
	10/02/17	1183 CAPITO	CAPITOL HILL MANAGEMENT CO		100117				.40
Account Total:									.40
7450		Other Taxes & Fees							
	10/15/17	1192 MNG FI	MANAGER OF FINANCE		092817				196.55
Account Total:									196.55
8905		Electricity & Gas							
	10/15/17	1193 XCEL	XCEL ENERGY		564080897				510.00
Account Total:									510.00
8930		Water & Sewer							
	10/02/17	1184 DENV	DENVER WATER		092017				199.49
Account Total:									199.49
9110		Gen. Maint. & Repair							
	10/15/17	1191 VALV	VALVERDE PROPERTY SERVICES		520				70.00

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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		70.00
9700		Trash Removal							
	10/02/17		1189	WAST	WASTE CONNECTIONS	3024919			227.94
							Account Total:		227.94
9750		Extermination							
	10/02/17		1187	SPRAGU	SPRAGUE PEST SOLUTIONS	3316272			275.00
							Account Total:		275.00
9850		Janitorial Services							
	10/15/17		1190	KATHYQ	KATHY QUICK	100117			55.00
							Account Total:		55.00
							Section Total:		2,336.75

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	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Payable in Detail		
3010		Accounts Payable							
	10/02/17		1183	CAPITO	CAPITOL HILL MANAGEMENT CO	100117			303.69
	10/02/17		1184	DENV	DENVER WATER	092017			199.49
	10/02/17		1186	NATWID	NATIONWIDE INSURANCE	091117			499.08
	10/02/17		1187	SPRAGU	SPRAGUE PEST SOLUTIONS	3316272			275.00
	10/02/17		1189	WAST	WASTE CONNECTIONS	3024919			227.94
	10/15/17		1190	KATHYQ	KATHY QUICK	100117			55.00
	10/15/17		1192	MNG FI	MANAGER OF FINANCE	092817			196.55
	10/15/17		1191	VALV	VALVERDE PROPERTY SERVICES	520			70.00
	10/15/17		1193	XCEL	XCEL ENERGY	564080897			510.00
							Account Total:		2,336.75
							Section Total:		2,336.75

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	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
A/P Checks in Detail									
1010		Cash Checking - Operating							
	10/02/17	1183 CAPITO			CAPITOL HILL MANAGEMENT CO	100117		1774	303.69
	10/02/17	1184 DENV			DENVER WATER	092017		1775	199.49
	10/02/17	1186 NATWID			NATIONWIDE INSURANCE	091117		1776	499.08
	10/02/17	1187 SPRAGU			SPRAGUE PEST SOLUTIONS	3316272		1777	275.00
	10/02/17	1189 WAST			WASTE CONNECTIONS	3024919		1778	227.94
	10/15/17	1190 KATHYQ			KATHY QUICK	100117		1779	55.00
	10/15/17	1192 MNG FI			MANAGER OF FINANCE	092817		1780	196.55
	10/15/17	1191 VALV			VALVERDE PROPERTY SERVICES	520		1781	70.00
	10/15/17	1193 XCEL			XCEL ENERGY	564080897		1782	510.00

Account Total: 2,336.75

Section Total: 2,336.75

Marion Street Condominiums

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

Actual	Current Period			Account	Description	Year-To-Date			Yearly Budget
	Budget	Variance				Actual	Budget	Variance	
INCOME:									
3,000.00	3,000.00	.00	06305	Dues	30,000.00	30,000.00	.00		36,000.00
.00	.00	.00	06340	Late Fee Income	225.00	.00	225.00		.00
1,200.00	.00	1,200.00	06360	Misc. Owner Income	1,200.00	.00	1,200.00		.00
.00	.00	.00	06460	Work Order Income	561.31	.00	561.31		.00
.48	.00	.48	06910	Interest Income	4.55	.00	4.55		.00
4,200.48	3,000.00	1,200.48		Subtotal Income	31,990.86	30,000.00	1,990.86		36,000.00
EXPENSES									
General & Administrative									
300.00	220.00	(80.00)	07010	Management Fees	3,000.00	2,200.00	(800.00)		2,640.00
.00	.00	.00	07011	Administrative Expense	78.87	.00	(78.87)		.00
.00	17.50	17.50	07020	Accounting Fees	220.00	175.00	(45.00)		210.00
.00	41.66	41.66	07160	Legal Fees	.00	416.60	416.60		500.00
3.29	36.67	33.38	07260	Postage & Mail	79.14	366.70	287.56		440.00
.00	20.00	20.00	07270	Inspections	320.00	200.00	(120.00)		240.00
499.08	433.33	(65.75)	07280	Insurance	4,847.69	4,333.30	(514.39)		5,200.00
.40	10.00	9.60	07400	Printing & Reproduction	3.10	100.00	96.90		120.00
196.55	50.00	(146.55)	07450	Other Taxes & Fees	443.10	500.00	56.90		600.00
999.32	829.16	(170.16)		General & Administrativ	8,991.90	8,291.60	(700.30)		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	5,501.39	10,000.00	4,498.61		12,000.00
199.49	175.00	(24.49)	08930	Water & Sewer	2,173.31	1,750.00	(423.31)		2,100.00
709.49	1,175.00	465.51		Utilities	7,674.70	11,750.00	4,075.30		14,100.00
Maintenance									
.00	20.83	20.83	09015	Landscaping	303.13	208.30	(94.83)		250.00
.00	20.83	20.83	09090	Light Repair	.00	208.30	208.30		250.00

Marion Street Condominiums

Income/Expense Statement

Period: 10/01/17 to 10/31/17

Actual	Current Period		Account	Description	Actual	Year-To-Date		Yearly Budget
	Budget	Variance				Budget	Variance	
70.00	41.67	(28.33)	09110	Gen. Maint. & Repair	140.00	416.70	276.70	500.00
.00	8.33	8.33	09115	Interior Maintenance	.00	83.30	83.30	100.00
.00	8.33	8.33	09140	Roof Repairs	230.00	83.30	(146.70)	100.00
.00	8.33	8.33	09145	Ext. Bldg. Maint.	13,300.00	83.30	(13,216.70)	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	1,250.00	(4,470.88)	1,500.00
.00	.00	.00	09190	Electrical Repairs	343.15	.00	(343.15)	.00
.00	41.67	41.67	09580	Misc. Maintenance	.00	416.70	416.70	500.00
<u>70.00</u>	<u>274.99</u>	<u>204.99</u>		Maintenance	<u>21,863.05</u>	<u>2,749.90</u>	<u>(19,113.15)</u>	<u>3,300.00</u>
Contract Services								
227.94	.00	(227.94)	09700	Trash Removal	227.94	.00	(227.94)	.00
275.00	.00	(275.00)	09750	Extermination	440.00	.00	(440.00)	.00
.00	41.67	41.67	09800	Snow Removal	272.94	416.70	143.76	500.00
55.00	58.33	3.33	09850	Janitorial Services	550.00	583.30	33.30	700.00
<u>557.94</u>	<u>100.00</u>	<u>(457.94)</u>		Contract Services	<u>1,490.88</u>	<u>1,000.00</u>	<u>(490.88)</u>	<u>1,200.00</u>
Reserve Contributions								
.00	.00	.00		Reserve Contributions	.00	.00	.00	.00
2,336.75	2,379.15	42.40		TOTAL EXPENSES	40,558.45	23,791.50	(16,766.95)	28,550.00
1,863.73	620.85	1,242.88		Current Year Net Income/(los)	(8,567.59)	6,208.50	(14,776.09)	7,450.00
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