

**1977 S Josephine**

Balance Sheet  
As of 12/31/17

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**1977 S Josephine**

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**A/P DISTRIBUTION TO G/L REPORT**

Starting vendor #: "First" Starting date: 12/01/17  
Ending vendor #: "Last" Ending date: 12/31/17

ASSETS	
Cash Checking - Operating	\$ 958.05
Cash Savings - Reserves	20,013.42
Dues Receivable	109.00
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<b>TOTAL ASSETS</b>	<b>\$ 21,080.47</b>
<hr/>	
LIABILITIES & EQUITY	
<b>CURRENT LIABILITIES:</b>	
Prepaid Owner Dues	\$ 1,283.00
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Subtotal Current Liab.	\$ 1,283.00
<b>RESERVES:</b>	
<hr/>	
Subtotal Reserves	\$ .00
<b>EQUITY:</b>	
Prior Year Net Inc./Loss	\$ 28,843.08
Current Year Net Income/(Loss)	(9,045.61)
<hr/>	
Subtotal Equity	\$ 19,797.47
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$ 21,080.47</b>
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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	12/01/17		451	CAPITO	CAPITOL HILL MANAGEMENT CO	120117			360.00
							Account Total:		360.00
7260		Postage & Mail							
	12/01/17		451	CAPITO	CAPITOL HILL MANAGEMENT CO	120117			1.88
							Account Total:		1.88
7280		Insurance							
	12/15/17		457	AMFABR	AMERICAN FAMILY BROKERAGE, INC	FBP-0434870-00			430.00
	12/15/17		458	AMFAM	AMERICAN FAMILY	120717			331.08
							Account Total:		761.08
8910		Electricity							
	12/01/17		455	XCEL	XCEL ENERGY	569320988			147.42
							Account Total:		147.42
8930		Water & Sewer							
	12/01/17		453	DENV	DENVER WATER	112217			219.95
							Account Total:		219.95
8950		Gas							
	12/01/17		455	XCEL	XCEL ENERGY	569320988			492.53
							Account Total:		492.53
8990		Telephone							
	12/15/17		459	CENT	CENTURYLINK	120417			44.53
							Account Total:		44.53
9090		Light Repair							
	12/01/17		450	BRYANT	ED BRYANT	120117			9.58

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Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
						Account Total:		9.58
9155				Heating Maintenance				
	12/01/17	452	CHOICE	CHOICE MECHANICAL	20311			203.00
						Account Total:		203.00
9610				Lawn Maint. & Landscaping				
	12/01/17	454	METMCM	METRO MCM INC	5233			285.00
						Account Total:		285.00
9700				Trash Removal				
	12/15/17	456	ALPINE	ALPINE WASTE	636575			100.00
						Account Total:		100.00
9725				Recycling				
	12/15/17	456	ALPINE	ALPINE WASTE	636575			65.00
						Account Total:		65.00
9850				Janitorial Services				
	12/01/17	450	BRYANT	ED BRYANT	120117			160.00
						Account Total:		160.00
						Section Total:		2,849.97

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 12/01/17  
 Ending vendor #: "Last" Ending date: 12/31/17

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Account Payable in Detail								
3010				Accounts Payable				
	12/01/17	450	BRYANT	ED BRYANT	120117			169.58
	12/01/17	451	CAPITO	CAPITOL HILL MANAGEMENT CO	120117			361.88
	12/01/17	452	CHOICE	CHOICE MECHANICAL	20311			203.00
	12/01/17	453	DENV	DENVER WATER	112217			219.95
	12/01/17	454	METMCM	METRO MCM INC	5233			285.00
	12/01/17	455	XCEL	XCEL ENERGY	569320988			639.95
	12/15/17	456	ALPINE	ALPINE WASTE	636575			165.00
	12/15/17	457	AMFABR	AMERICAN FAMILY BROKERAGE, INC	FBP-0434870-00			430.00
	12/15/17	458	AMFAM	AMERICAN FAMILY	120717			331.08
	12/15/17	459	CENT	CENTURYLINK	120417			44.53
						Account Total:		2,849.97
						Section Total:		2,849.97

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 12/01/17  
 Ending vendor #: "Last" Ending date: 12/31/17

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
A/P Checks in Detail								
1010	Cash Checking - Operating							
	12/01/17	450	BRYANT	ED BRYANT	120117		1429	169.58
	12/01/17	451	CAPITO	CAPITOL HILL MANAGEMENT CO	120117		1430	361.88
	12/01/17	452	CHOICE	CHOICE MECHANICAL	20311		1431	203.00
	12/01/17	453	DENV	DENVER WATER	112217		1432	219.95
	12/01/17	454	METMCM	METRO MCM INC	5233		1433	285.00
	12/01/17	455	XCEL	XCEL ENERGY	569320988		1434	639.95
	12/15/17	456	ALPINE	ALPINE WASTE	636575		1435	165.00
	12/15/17	457	AMFABR	AMERICAN FAMILY BROKERAGE, INC	FBP-0434870-00		1436	430.00
	12/15/17	458	AMFAM	AMERICAN FAMILY	120717		1437	331.08
	12/15/17	459	CENT	CENTURYLINK	120417		1438	44.53

Account Total: 2,849.97

Section Total: 2,849.97

Income/Expense Statement  
 Period: 12/01/17 to 12/31/17

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	28,920.00	28,909.56	10.44	28,909.56
06910	Interest Income	.81	.00	.81	12.10	.00	12.10	.00
Subtotal Income		2,410.81	2,409.13	1.68	28,932.10	28,909.56	22.54	28,909.56
EXPENSES								
General & Administrative								
07010	Management Fees	360.00	360.00	.00	4,320.00	4,320.00	.00	4,320.00
07020	Accounting Fees	.00	25.00	25.00	220.00	300.00	80.00	300.00
07250	Bank Charges	.00	.00	.00	34.00	.00	(34.00)	.00
07260	Postage & Mail	1.88	6.25	4.37	124.54	75.00	(49.54)	75.00
07270	Inspections	.00	17.37	17.37	87.50	208.00	120.50	208.00
07280	Insurance	761.08	289.88	(471.20)	4,072.20	3,479.00	(593.20)	3,479.00
07400	Printing & Reproduction	.00	.00	.00	15.40	.00	(15.40)	.00
07450	Other Taxes & Fees	.00	.00	.00	141.90	.00	(141.90)	.00
General & Administrative		1,122.96	698.50	(424.46)	9,015.54	8,382.00	(633.54)	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	147.42	99.00	(48.42)	1,068.46	1,188.00	119.54	1,188.00
08930	Water & Sewer	219.95	224.00	4.05	2,707.33	2,688.00	(19.33)	2,688.00
08950	Gas	492.53	251.50	(241.03)	3,028.07	3,018.00	(10.07)	3,018.00
08990	Telephone	44.53	39.50	(5.03)	538.71	474.00	(64.71)	474.00
Utilities		904.43	614.00	(290.43)	7,342.57	7,368.00	25.43	7,368.00
Maintenance								
09090	Light Repair	9.58	.00	(9.58)	99.53	.00	(99.53)	.00
09110	Gen. Maint. & Repair	.00	145.12	145.12	812.45	1,741.00	928.55	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	203.00	.00	(203.00)	304.50	.00	(304.50)	.00
09165	Laundry	.00	20.87	20.87	793.64	250.00	(543.64)	250.00
09190	Electrical Repairs	.00	.00	.00	1,315.00	.00	(1,315.00)	.00

**1977 S Josephine**

Income/Expense Statement  
 Period: 12/01/17 to 12/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	Maintenance	212.58	165.99	(46.59)	10,859.24	1,991.00	(8,868.24)	1,991.00
Contract Services								
09610	Lawn Maint. & Landscaping	285.00	207.13	(77.87)	5,907.39	2,486.00	(3,421.39)	2,486.00
09650	Security Services	.00	.00	.00	84.42	.00	(84.42)	.00
09700	Trash Removal	100.00	201.75	101.75	2,145.08	2,421.00	275.92	2,421.00
09725	Recycling	65.00	.00	(65.00)	177.26	.00	(177.26)	.00
09800	Snow Removal	.00	62.50	62.50	518.75	750.00	231.25	750.00
09850	Janitorial Services	160.00	160.00	.00	1,927.46	1,920.00	(7.46)	1,920.00
	Contract Services	610.00	631.38	21.38	10,760.36	7,577.00	(3,183.36)	7,577.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	2,849.97	2,109.87	(740.10)	37,977.71	25,318.00	(12,659.71)	25,318.00
	Current Year Net Income/(loss)	(439.16)	299.26	(738.42)	(9,045.61)	3,591.56	(12,637.17)	3,591.56