

30 Emerson St Condominiums

Balance Sheet
As of 12/31/17

Page: 1

Date 01/27/18 Time:13:07:43

30 Emerson St Condominiums

Report #0704 Page: 1

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	\$ 8,198.75
Cash Savings - Reserves	19,784.67
Dues Receivable	196.05
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TOTAL ASSETS	\$ 28,179.47
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LIABILITIES & EQUITY	
CURRENT LIABILITIES:	
Prepaid Owner Dues	\$ 1,355.43
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Subtotal Current Liab.	\$ 1,355.43
 RESERVES:	
<hr/>	
Subtotal Reserves	\$.00
 EQUITY:	
Prior Year Net Inc./Loss	\$ 16,250.76
Current Year Net Income/(Loss)	10,573.28
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Subtotal Equity	\$ 26,824.04
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TOTAL LIABILITIES & EQUITY	\$ 28,179.47
<hr/>	

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	12/01/17	475 CAPITO	CAPITOL HILL MANAGEMENT CO		120117				390.00
							Account Total:		390.00
7260		Postage & Mail							
	12/01/17	475 CAPITO	CAPITOL HILL MANAGEMENT CO		120117				3.29
							Account Total:		3.29
7280		Insurance							
	12/15/17	482 PREMAS	PREMIUM ASSIGNMENT CORPORATION		120117				614.85
							Account Total:		614.85
7450		Other Taxes & Fees							
	12/01/17	475 CAPITO	CAPITOL HILL MANAGEMENT CO		120117				35.00
	12/01/17	478 MNG FI	MANAGER OF FINANCE		111417				259.05
							Account Total:		294.05
8910		Electricity							
	12/15/17	483 XCEL	XCEL ENERGY		571214032				55.08
							Account Total:		55.08
8930		Water & Sewer							
	12/01/17	477 DENV	DENVER WATER		112017				282.81
							Account Total:		282.81
8950		Gas							
	12/15/17	483 XCEL	XCEL ENERGY		571214032				411.77
							Account Total:		411.77
8990		Telephone							
	12/15/17	481 CENT	CENTURYLINK		112817				37.06

A/P DISTRIBUTION TO G/L REPORT

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 Ending vendor #: "Last" Ending date: 12/31/17

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
						Account Total:		37.06
9155				Heating Maintenance				
	12/01/17	476	CHOICE	CHOICE MECHANICAL	20277			146.25
						Account Total:		146.25
9700				Trash Removal				
	12/01/17	479	WAST	WASTE CONNECTIONS	3063024			129.15
						Account Total:		129.15
						Section Total:		2,364.31

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	475	CAPITO	CAPITOL HILL MANAGEMENT CO	120117			428.29
	12/01/17	476	CHOICE	CHOICE MECHANICAL	20277			146.25
	12/01/17	477	DENV	DENVER WATER	112017			282.81
	12/01/17	478	MNG FI	MANAGER OF FINANCE	111417			259.05
	12/01/17	479	WAST	WASTE CONNECTIONS	3063024			129.15
	12/15/17	481	CENT	CENTURYLINK	112817			37.06
	12/15/17	482	PREMAS	PREMIUM ASSIGNMENT CORPORATION	120117			614.85
	12/15/17	483	XCEL	XCEL ENERGY	571214032			466.85
						Account Total:		2,364.31
						Section Total:		2,364.31

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 12/01/17
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Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
A/P Checks in Detail								
1010	Cash Checking - Operating							
	12/01/17	475	CAPITO	CAPITOL HILL MANAGEMENT CO	120117		1450	428.29
	12/01/17	476	CHOICE	CHOICE MECHANICAL	20277		1451	146.25
	12/01/17	477	DENV	DENVER WATER	112017		1452	282.81
	12/01/17	478	MNG FI	MANAGER OF FINANCE	111417		1453	259.05
	12/01/17	479	WAST	WASTE CONNECTIONS	3063024		1454	129.15
	12/15/17	481	CENT	CENTURYLINK	112817		1455	37.06
	12/15/17	482	PREMAS	PREMIUM ASSIGNMENT CORPORATION	120117		1456	614.85
	12/15/17	483	XCEL	XCEL ENERGY	571214032		1457	466.85

Account Total: 2,364.31

Section Total: 2,364.31

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	
INCOME:								
06305	Dues	3,162.56	3,151.63	10.93	37,950.72	37,820.00	130.72	37,820.00
06360	Misc. Owner Income	.00	.00	.00	10.00	.00	10.00	.00
06910	Interest Income	.47	.00	.47	4.22	.00	4.22	.00
06930	Key Income	.00	.00	.00	10.00	.00	10.00	.00
Subtotal Income		3,163.03	3,151.63	11.40	37,974.94	37,820.00	154.94	37,820.00
EXPENSES								
General & Administrative								
07010	Management Fees	390.00	390.00	.00	4,680.00	4,680.00	.00	4,680.00
07011	Administrative Expense	.00	15.87	15.87	.00	190.00	190.00	190.00
07020	Accounting Fees	.00	18.37	18.37	220.00	220.00	.00	220.00
07260	Postage & Mail	3.29	2.88	(.41)	117.64	35.00	(82.64)	35.00
07270	Inspections	.00	11.25	11.25	280.73	135.00	(145.73)	135.00
07280	Insurance	614.85	1,250.00	635.15	9,036.62	15,000.00	5,963.38	15,000.00
07400	Printing & Reproduction	.00	.00	.00	38.55	.00	(38.55)	.00
07450	Other Taxes & Fees	294.05	.00	(294.05)	563.10	.00	(563.10)	.00
General & Administrative		1,302.19	1,688.37	386.18	14,936.64	20,260.00	5,323.36	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	55.08	152.76	97.68	491.00	1,833.34	1,342.34	1,833.34
08930	Water & Sewer	282.81	266.63	(16.18)	3,196.50	3,200.00	3.50	3,200.00
08950	Gas	411.77	305.50	(106.27)	3,629.60	3,666.66	37.06	3,666.66
08990	Telephone	37.06	.00	(37.06)	419.98	.00	(419.98)	.00
Utilities		786.72	724.89	(61.83)	7,737.08	8,700.00	962.92	8,700.00
Maintenance								
09010	Tree/Lawn Maint.	.00	.00	.00	450.00	.00	(450.00)	.00
09015	Landscaping	.00	16.63	16.63	305.67	200.00	(105.67)	200.00
09110	Gen. Maint. & Repair	.00	16.63	16.63	1,268.97	200.00	(1,068.97)	200.00
09145	Ext. Bldg. Maint.	.00	50.00	50.00	550.58	600.00	49.42	600.00
09155	Heating Maintenance	146.25	41.63	(104.62)	247.75	500.00	252.25	500.00

30 Emerson St Condominiums

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

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
09165	Laundry	.00	83.37	83.37	175.00	1,000.00	825.00	1,000.00
09180	Plumbing Repairs - Common	.00	66.63	66.63	.00	800.00	800.00	800.00
09195	Intercom Maintenance	.00	8.37	8.37	.00	100.00	100.00	100.00
	Maintenance	146.25	283.26	137.01	2,997.97	3,400.00	402.03	3,400.00
Contract Services								
09615	Roof Maintenance Contract	.00	41.63	41.63	.00	500.00	500.00	500.00
09700	Trash Removal	129.15	87.50	(41.65)	1,601.97	1,050.00	(551.97)	1,050.00
09800	Snow Removal	.00	41.63	41.63	128.00	500.00	372.00	500.00
	Contract Services	129.15	170.76	41.61	1,729.97	2,050.00	320.03	2,050.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
TOTAL EXPENSES		2,364.31	2,867.28	502.97	27,401.66	34,410.00	7,008.34	34,410.00
Current Year Net Income/(loss)		798.72	284.35	514.37	10,573.28	3,410.00	7,163.28	3,410.00