

Emerson Point

Balance Sheet
As of 12/31/17

Page: 1

Date 01/27/18 Time:12:15:29

Emerson Point

Report #1421 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	\$ 8,752.62
Cash Savings - Reserves	5,071.49
Dues Receivable	450.00
Special Assmts. Receiv.	(3,200.00)
Misc. Owner Receivables	(75.00)
<hr/>	
TOTAL ASSETS	\$ 10,999.11
<hr/>	
LIABILITIES & EQUITY	
CURRENT LIABILITIES:	
Prepaid Owner Dues	\$ 2,250.00
<hr/>	
Subtotal Current Liab.	\$ 2,250.00
RESERVES:	
<hr/>	
Subtotal Reserves	\$.00
EQUITY:	
Prior Year Net Inc./Loss	\$ 7,643.40
Current Year Net Income/(Loss)	1,105.71
<hr/>	
Subtotal Equity	\$ 8,749.11
TOTAL LIABILITIES & EQUITY	\$ 10,999.11
<hr/>	

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	12/01/17	862 CAPITO		CAPITOL HILL MANAGEMENT CO		120117			100.00
							Account Total:		100.00
7260		Postage & Mail							
	12/01/17	862 CAPITO		CAPITOL HILL MANAGEMENT CO		120117			2.82
							Account Total:		2.82
7280		Insurance							
	12/01/17	865 FCFPRE		FCF PREMIUM FINANCE		120117			312.56
	12/01/17	876 FCFPRE		FCF PREMIUM FINANCE		120117			363.81
	12/15/17	866 FCFPRE		FCF PREMIUM FINANCE		010118			312.56
							Account Total:		988.93
7400		Printing & Reproduction							
	12/01/17	862 CAPITO		CAPITOL HILL MANAGEMENT CO		120117			40
							Account Total:		40
8905		Electricity & Gas							
	12/15/17	867 XCEL		XCEL ENERGY		571657496			342.20
							Account Total:		342.20
8930		Water & Sewer							
	12/01/17	864 DENV		DENVER WATER		112017			79.66
							Account Total:		79.66
9155		Heating Maintenance							
	12/01/17	863 CHOICE		CHOICE MECHANICAL		20281			146.25
							Account Total:		146.25
9850		Janitorial Services							

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
	12/01/17	861	BRYANT	ED BRYANT	120117			65.00
						Account Total:		65.00
						Section Total:		1,725.26

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	861	BRYANT	ED BRYANT	120117			65.00
	12/01/17	862	CAPITO	CAPITOL HILL MANAGEMENT CO	120117			103.22
	12/01/17	863	CHOICE	CHOICE MECHANICAL	20281			146.25
	12/01/17	864	DENV	DENVER WATER	112017			79.66
	12/01/17	865	FCFPRE	FCF PREMIUM FINANCE	120117			312.56
	12/15/17	866	FCFPRE	FCF PREMIUM FINANCE	010118			312.56
	12/15/17	867	XCEL	XCEL ENERGY	571657496			342.20
						Account Total:		1,361.45
						Section Total:		1,361.45

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	861	BRYANT	ED BRYANT	120117		1812	65.00
	12/01/17	862	CAPITO	CAPITOL HILL MANAGEMENT CO	120117		1813	103.22
	12/01/17	863	CHOICE	CHOICE MECHANICAL	20281		1814	146.25
	12/01/17	864	DENV	DENVER WATER	112017		1815	79.66
	12/01/17	865	FCFPRE	FCF PREMIUM FINANCE	120117		1816	312.56
	12/01/17	876	FCFPRE	FCF PREMIUM FINANCE	120117		120117	363.81
	12/15/17	866	FCFPRE	FCF PREMIUM FINANCE	010118		1817	312.56
	12/15/17	867	XCEL	XCEL ENERGY	571657496		1818	342.20

Account Total: 1,725.26

Section Total: 1,725.26

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	21,600.00	21,600.00	.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	1.91	.00	1.91	7.60	.00	7.60	.00
Subtotal Income		1,801.91	1,800.00	1.91	32,387.60	21,600.00	10,787.60	21,600.00
EXPENSES								
General & Administrative								
07010	Management Fees	100.00	100.00	.00	1,200.00	1,200.00	.00	1,200.00
07011	Administrative Expense	.00	33.37	33.37	.00	400.00	400.00	400.00
07020	Accounting Fees	.00	17.50	17.50	220.00	210.00	(10.00)	210.00
07260	Postage & Mail	2.82	2.88	.06	48.20	35.00	(13.20)	35.00
07270	Inspections	.00	.00	.00	169.75	.00	(169.75)	.00
07280	Insurance	988.93	216.63	(772.30)	4,538.08	2,600.00	(1,938.08)	2,600.00
07320	Office Supplies	.00	12.50	12.50	.00	150.00	150.00	150.00
07400	Printing & Reproduction	.40	.00	(.40)	3.00	.00	(3.00)	.00
07450	Other Taxes & Fees	.00	.00	.00	412.52	.00	(412.52)	.00
General & Administrative		1,092.15	382.88	(709.27)	6,591.55	4,595.00	(1,996.55)	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	342.20	541.63	199.43	4,132.75	6,500.00	2,367.25	6,500.00
08930	Water & Sewer	79.66	108.37	28.71	1,099.84	1,300.00	200.16	1,300.00
Utilities		421.86	650.00	228.14	5,232.59	7,800.00	2,567.41	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	900.00	900.00	900.00
09115	Interior Maintenance	.00	.00	.00	214.12	.00	(214.12)	.00
09145	Ext. Bldg. Maint.	.00	.00	.00	14,345.79	.00	(14,345.79)	.00

Emerson Point

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	
09155	Heating Maintenance	146.25	125.00	(21.25)	292.50	1,500.00	1,207.50	1,500.00
09180	Plumbing Repairs - Common	.00	66.63	66.63	728.37	800.00	71.63	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	146.25	266.63	120.38	16,239.71	3,200.00	(13,039.71)	3,200.00
Contract Services								
09610	Lawn Maint. & Landscaping	.00	125.00	125.00	425.47	1,500.00	1,074.53	1,500.00
09800	Snow Removal	.00	59.13	59.13	550.00	710.00	160.00	710.00
09850	Janitorial Services	65.00	66.63	1.63	780.00	800.00	20.00	800.00
	Contract Services	65.00	250.76	185.76	1,755.47	3,010.00	1,254.53	3,010.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	1,725.26	1,550.27	(174.99)	31,281.89	18,605.00	(12,676.89)	18,605.00
	Current Year Net Income/(loss)	76.65	249.73	(173.08)	1,105.71	2,995.00	(1,889.29)	2,995.00