

Marion Street Condominiums

Balance Sheet
As of 12/31/17

ASSETS			
1010	Cash Checking - Operating	\$	15,580.77
1070	Cash Savings - Reserves		18,112.51
1305	Dues Receivable		3,550.00
1315	R & R Violation Receivable		400.00
1330	Special Assmts. Receiv.		333.00
1340	Late Fees Receivable		275.00
<hr/>			
	TOTAL ASSETS	\$	38,251.28
			=====
LIABILITIES & EQUITY			
CURRENT LIABILITIES:			
3305	Prepaid Owner Dues	\$	(100.00)
<hr/>			
	Subtotal Current Liab.	\$	(100.00)
RESERVES:			
5010	Reserves - Unallocated	\$	3,398.35
<hr/>			
	Subtotal Reserves	\$	3,398.35
EQUITY:			
5510	Prior Year Net Inc./Loss	\$	35,423.31
5520	Contrib. Capital - Owners		7,322.79
	Current Year Net Income/(Loss)		(7,793.17)
<hr/>			
	Subtotal Equity	\$	34,952.93
<hr/>			
	TOTAL LIABILITIES & EQUITY	\$	38,251.28
			=====

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	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	12/01/17	1203 CAPITO	CAPITOL HILL MANAGEMENT CO		120117				300.00
							Account Total:		300.00
7260		Postage & Mail							
	12/01/17	1203 CAPITO	CAPITOL HILL MANAGEMENT CO		120117				3.76
							Account Total:		3.76
7280		Insurance							
	12/01/17	1208 NATWID	NATIONWIDE INSURANCE		111317				499.09
							Account Total:		499.09
8905		Electricity & Gas							
	12/15/17	1212 XCEL	XCEL ENERGY		571666465				579.00
							Account Total:		579.00
8930		Water & Sewer							
	12/01/17	1206 DENV	DENVER WATER		112017				221.17
							Account Total:		221.17
9155		Heating Maintenance							
	12/01/17	1205 CHOICE	CHOICE MECHANICAL		20341				347.63
	12/15/17	1211 CHOICE	CHOICE MECHANICAL		20467				998.00
							Account Total:		1,345.63
9180		Plumbing Repairs - Common							
	12/01/17	1204 CHOICE	CHOICE MECHANICAL		30283				235.75
							Account Total:		235.75
9700		Trash Removal							
	12/01/17	1210 WAST	WASTE CONNECTIONS		3066014				148.33

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 Total:		148.33
9850				Janitorial Services				
	12/01/17	1209	KATHYQ	KATHY QUICK	120117			55.00
						Account Total:		55.00
						Section Total:		3,387.73

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	1203	CAPITO	CAPITOL HILL MANAGEMENT CO	120117			303.76
	12/01/17	1204	CHOICE	CHOICE MECHANICAL	30283			235.75
	12/01/17	1205	CHOICE	CHOICE MECHANICAL	20341			347.63
	12/01/17	1206	DENV	DENVER WATER	112017			221.17
	12/01/17	1209	KATHYQ	KATHY QUICK	120117			55.00
	12/01/17	1208	NATWID	NATIONWIDE INSURANCE	111317			499.09
	12/01/17	1210	WAST	WASTE CONNECTIONS	3066014			148.33
	12/15/17	1211	CHOICE	CHOICE MECHANICAL	20467			998.00
	12/15/17	1212	XCEL	XCEL ENERGY	571666465			579.00
						Account Total:		3,387.73
						Section Total:		3,387.73

A/P DISTRIBUTION TO G/L REPORT

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

Account #	Description		Invoice #	Reference	Chk #	Amount
	Date	Vchr-# Vend-#	Name			
A/P Checks in Detail						
1010	Cash Checking - Operating					
	12/01/17	1203 CAPITO	CAPITOL HILL MANAGEMENT CO	120117	1792	303.76
	12/01/17	1204 CHOICE	CHOICE MECHANICAL	30283	1793	235.75
	12/01/17	1205 CHOICE	CHOICE MECHANICAL	20341	1793	347.63
	12/01/17	1206 DENV	DENVER WATER	112017	1794	221.17
	12/01/17	1209 KATHYQ	KATHY QUICK	120117	1795	55.00
	12/01/17	1208 NATWID	NATIONWIDE INSURANCE	111317	1796	499.09
	12/01/17	1210 WAST	WASTE CONNECTIONS	3066014	1797	148.33
	12/15/17	1211 CHOICE	CHOICE MECHANICAL	20467	1798	998.00
	12/15/17	1212 XCEL	XCEL ENERGY	571666465	1799	579.00

Account Total: 3,387.73

Section Total: 3,387.73

Marion Street Condominiums

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

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	36,000.00	36,000.00	.00	36,000.00
50.00	.00	50.00	06340	Late Fee Income	275.00	.00	275.00	.00
.00	.00	.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
.43	.00	.43	06910	Interest Income	5.43	.00	5.43	.00
3,050.43	3,000.00	50.43		Subtotal Income	38,041.74	36,000.00	2,041.74	36,000.00
EXPENSES								
General & Administrative								
300.00	220.00	(80.00)	07010	Management Fees	3,600.00	2,640.00	(960.00)	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	210.00	(10.00)	210.00
.00	41.74	41.74	07160	Legal Fees	.00	500.00	500.00	500.00
3.76	36.63	32.87	07260	Postage & Mail	86.66	440.00	353.34	440.00
.00	20.00	20.00	07270	Inspections	320.00	240.00	(80.00)	240.00
499.09	433.37	(65.72)	07280	Insurance	5,845.86	5,200.00	(645.86)	5,200.00
.00	10.00	10.00	07400	Printing & Reproduction	3.10	120.00	116.90	120.00
.00	50.00	50.00	07450	Other Taxes & Fees	443.10	600.00	156.90	600.00
802.85	829.24	26.39		General & Administrativ	10,597.59	9,950.00	(647.59)	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								
579.00	1,000.00	421.00	08905	Electricity & Gas	6,590.39	12,000.00	5,409.61	12,000.00
221.17	175.00	(46.17)	08930	Water & Sewer	2,604.81	2,100.00	(504.81)	2,100.00
800.17	1,175.00	374.83		Utilities	9,195.20	14,100.00	4,904.80	14,100.00
Maintenance								
.00	20.87	20.87	09015	Landscaping	303.13	250.00	(53.13)	250.00
.00	20.87	20.87	09090	Light Repair	.00	250.00	250.00	250.00

Marion Street Condominiums

Income/Expense Statement

Period: 12/01/17 to 12/31/17

Actual	Current Period		Account	Description	Actual	Year-To-Date		Yearly Budget
	Budget	Variance				Budget	Variance	
.00	41.63	41.63	09110	Gen. Maint. & Repair	210.00	500.00	290.00	500.00
.00	8.37	8.37	09115	Interior Maintenance	.00	100.00	100.00	100.00
.00	8.37	8.37	09140	Roof Repairs	230.00	100.00	(130.00)	100.00
.00	8.37	8.37	09145	Ext. Bldg. Maint.	13,300.00	100.00	(13,200.00)	100.00
1,345.63	.00	(1,345.63)	09155	Heating Maintenance	3,171.52	.00	(3,171.52)	.00
235.75	125.00	(110.75)	09180	Plumbing Repairs - Common	5,956.63	1,500.00	(4,456.63)	1,500.00
.00	.00	.00	09190	Electrical Repairs	343.15	.00	(343.15)	.00
.00	41.63	41.63	09580	Misc. Maintenance	.00	500.00	500.00	500.00
<u>1,581.38</u>	<u>275.11</u>	<u>(1,306.27)</u>		Maintenance	<u>23,514.43</u>	<u>3,300.00</u>	<u>(20,214.43)</u>	<u>3,300.00</u>
Contract Services								
148.33	.00	(148.33)	09700	Trash Removal	451.83	.00	(451.83)	.00
.00	.00	.00	09750	Extermination	605.00	.00	(605.00)	.00
.00	41.63	41.63	09800	Snow Removal	272.94	500.00	227.06	500.00
55.00	58.37	3.37	09850	Janitorial Services	660.00	700.00	40.00	700.00
<u>203.33</u>	<u>100.00</u>	<u>(103.33)</u>		Contract Services	<u>1,989.77</u>	<u>1,200.00</u>	<u>(789.77)</u>	<u>1,200.00</u>
Reserve Contributions								
.00	.00	.00		Reserve Contributions	.00	.00	.00	.00
<u>3,387.73</u>	<u>2,379.35</u>	<u>(1,008.38)</u>		TOTAL EXPENSES	<u>45,834.91</u>	<u>28,550.00</u>	<u>(17,284.91)</u>	<u>28,550.00</u>
<u>(337.30)</u>	<u>620.65</u>	<u>(957.95)</u>		Current Year Net Income/(los)	<u>(7,793.17)</u>	<u>7,450.00</u>	<u>(15,243.17)</u>	<u>7,450.00</u>
=====	=====	=====			=====	=====	=====	=====