

**Marion Street Condominiums**

Balance Sheet  
As of 11/30/17

ASSETS

1010	Cash Checking - Operating	\$	15,888.50
1070	Cash Savings - Reserves		18,112.08
1305	Dues Receivable		3,250.00
1315	R & R Violation Receivable		400.00
1330	Special Assmts. Receiv.		563.00
1340	Late Fees Receivable		225.00
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	TOTAL ASSETS	\$	38,438.58
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

3305	Prepaid Owner Dues	\$	(250.00)
			<hr/>
	Subtotal Current Liab.	\$	(250.00)

RESERVES:

5010	Reserves - Unallocated	\$	3,398.35
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	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)		(7,455.87)
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	Subtotal Equity	\$	35,290.23

	TOTAL LIABILITIES & EQUITY	\$	38,438.58
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A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 11/01/17  
Ending vendor #: "Last" Ending date: 11/30/17

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	11/01/17	1194 CAPITO	CAPITOL HILL MANAGEMENT CO		110117				300.00
							Account Total:		300.00
7260		Postage & Mail							
	11/01/17	1194 CAPITO	CAPITOL HILL MANAGEMENT CO		110117				3.76
							Account Total:		3.76
7280		Insurance							
	11/01/17	1196 NATWID	NATIONWIDE INSURANCE		110117				499.08
							Account Total:		499.08
8905		Electricity & Gas							
	11/15/17	1202 XCEL	XCEL ENERGY		568065174				510.00
							Account Total:		510.00
8930		Water & Sewer							
	11/01/17	1195 DENV	DENVER WATER		101917				210.33
							Account Total:		210.33
9110		Gen. Maint. & Repair							
	11/15/17	1201 VALV	VALVERDE PROPERTY SERVICES		544				70.00
							Account Total:		70.00
9700		Trash Removal							
	11/01/17	1199 WAST	WASTE CONNECTIONS		3045943				75.56
							Account Total:		75.56
9750		Extermination							
	11/01/17	1198 SPRAGU	SPRAGUE PEST SOLUTIONS		3333216				82.50
	11/15/17	1200 SPRAGU	SPRAGUE PEST SOLUTIONS		3358071				82.50

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 11/01/17  
 Ending vendor #: "Last" Ending date: 11/30/17

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
						Account Total:		165.00
9850				Janitorial Services				
	11/01/17	1197	KATHYQ	KATHY QUICK	110117			55.00
						Account Total:		55.00
						Section Total:		1,888.73

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 11/01/17  
 Ending vendor #: "Last" Ending date: 11/30/17

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Account Payable in Detail								
3010	Accounts Payable							
	11/01/17	1194	CAPITO	CAPITOL HILL MANAGEMENT CO	110117			303.76
	11/01/17	1195	DENV	DENVER WATER	101917			210.33
	11/01/17	1197	KATHYQ	KATHY QUICK	110117			55.00
	11/01/17	1196	NATWID	NATIONWIDE INSURANCE	110117			499.08
	11/01/17	1198	SPRAGU	SPRAGUE PEST SOLUTIONS	3333216			82.50
	11/01/17	1199	WAST	WASTE CONNECTIONS	3045943			75.56
	11/15/17	1200	SPRAGU	SPRAGUE PEST SOLUTIONS	3358071			82.50
	11/15/17	1201	VALV	VALVERDE PROPERTY SERVICES	544			70.00
	11/15/17	1202	XCEL	XCEL ENERGY	568065174			510.00
						Account Total:		1,888.73
						Section Total:		1,888.73

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 11/01/17  
 Ending vendor #: "Last" Ending date: 11/30/17

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
A/P Checks in Detail									
1010		Cash Checking - Operating							
	11/01/17	1194	CAPITO		CAPITOL HILL MANAGEMENT CO	110117		1783	303.76
	11/01/17	1195	DENV		DENVER WATER	101917		1784	210.33
	11/01/17	1197	KATHYQ		KATHY QUICK	110117		1785	55.00
	11/01/17	1196	NATWID		NATIONWIDE INSURANCE	110117		1786	499.08
	11/01/17	1198	SPRAGU		SPRAGUE PEST SOLUTIONS	3333216		1787	82.50
	11/01/17	1199	WAST		WASTE CONNECTIONS	3045943		1788	75.56
	11/15/17	1200	SPRAGU		SPRAGUE PEST SOLUTIONS	3358071		1789	82.50
	11/15/17	1201	VALV		VALVERDE PROPERTY SERVICES	544		1790	70.00
	11/15/17	1202	XCEL		XCEL ENERGY	568065174		1791	510.00

Account Total: 1,888.73

Section Total: 1,888.73

Marion Street Condominiums

Income/Expense Statement

Period: 11/01/17 to 11/30/17

Account	Current Period			Description	Year-To-Date			Yearly Budget	
	Actual	Budget	Variance		Actual	Budget	Variance		
INCOME:									
	3,000.00	3,000.00	.00	06305	Dues	33,000.00	33,000.00	.00	36,000.00
	.00	.00	.00	06340	Late Fee Income	225.00	.00	225.00	.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
	.45	.00	.45	06910	Interest Income	5.00	.00	5.00	.00
	3,000.45	3,000.00	.45		Subtotal Income	34,991.31	33,000.00	1,991.31	36,000.00
EXPENSES									
General & Administrative									
	300.00	220.00	(80.00)	07010	Management Fees	3,300.00	2,420.00	(880.00)	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	192.50	(27.50)	210.00
	.00	41.66	41.66	07160	Legal Fees	.00	458.26	458.26	500.00
	3.76	36.67	32.91	07260	Postage & Mail	82.90	403.37	320.47	440.00
	.00	20.00	20.00	07270	Inspections	320.00	220.00	(100.00)	240.00
	499.08	433.33	(65.75)	07280	Insurance	5,346.77	4,766.63	(580.14)	5,200.00
	.00	10.00	10.00	07400	Printing & Reproduction	3.10	110.00	106.90	120.00
	.00	50.00	50.00	07450	Other Taxes & Fees	443.10	550.00	106.90	600.00
	802.84	829.16	26.32		General & Administrativ	9,794.74	9,120.76	(673.98)	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	6,011.39	11,000.00	4,988.61	12,000.00
	210.33	175.00	(35.33)	08930	Water & Sewer	2,383.64	1,925.00	(458.64)	2,100.00
	720.33	1,175.00	454.67		Utilities	8,395.03	12,925.00	4,529.97	14,100.00
Maintenance									
	.00	20.83	20.83	09015	Landscaping	303.13	229.13	(74.00)	250.00
	.00	20.83	20.83	09090	Light Repair	.00	229.13	229.13	250.00

**Marion Street Condominiums**

Income/Expense Statement

Period: 11/01/17 to 11/30/17

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	210.00	458.37	248.37	500.00
.00	8.33	8.33	09115	Interior Maintenance	.00	91.63	91.63	100.00
.00	8.33	8.33	09140	Roof Repairs	230.00	91.63	(138.37)	100.00
.00	8.33	8.33	09145	Ext. Bldg. Maint.	13,300.00	91.63	(13,208.37)	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	1,375.00	(4,345.88)	1,500.00
.00	.00	.00	09190	Electrical Repairs	343.15	.00	(343.15)	.00
.00	41.67	41.67	09580	Misc. Maintenance	.00	458.37	458.37	500.00
<u>70.00</u>	<u>274.99</u>	<u>204.99</u>		Maintenance	<u>21,933.05</u>	<u>3,024.89</u>	<u>(18,908.16)</u>	<u>3,300.00</u>
Contract Services								
75.56	.00	(75.56)	09700	Trash Removal	303.50	.00	(303.50)	.00
165.00	.00	(165.00)	09750	Extermination	605.00	.00	(605.00)	.00
.00	41.67	41.67	09800	Snow Removal	272.94	458.37	185.43	500.00
55.00	58.33	3.33	09850	Janitorial Services	605.00	641.63	36.63	700.00
<u>295.56</u>	<u>100.00</u>	<u>(195.56)</u>		Contract Services	<u>1,786.44</u>	<u>1,100.00</u>	<u>(686.44)</u>	<u>1,200.00</u>
Reserve Contributions								
.00	.00	.00		Reserve Contributions	.00	.00	.00	.00
1,888.73	2,379.15	490.42		TOTAL EXPENSES	42,447.18	26,170.65	(16,276.53)	28,550.00
1,111.72	620.85	490.87		Current Year Net Income/(los)	(7,455.87)	6,829.35	(14,285.22)	7,450.00
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