

30 Emerson St Condominiums

Balance Sheet
As of 02/28/18

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30 Emerson St Condominiums

Report #0734 Page: 1

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 02/01/18
Ending vendor #: "Last" Ending date: 02/28/18

ASSETS	
Cash Checking - Operating	\$ 14,511.50
Cash Savings - Reserves	25,360.02
Dues Receivable	196.05
Special Assmts. Receiv.	35,018.01
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TOTAL ASSETS	\$ 75,085.58
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LIABILITIES & EQUITY	
CURRENT LIABILITIES:	
Prepaid Owner Dues	\$ 1,493.93
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Subtotal Current Liab.	\$ 1,493.93
RESERVES:	
<hr/>	
Subtotal Reserves	\$.00
EQUITY:	
Prior Year Net Inc./Loss	\$ 26,824.04
Current Year Net Income/(Loss)	46,767.61
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Subtotal Equity	\$ 73,591.65
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TOTAL LIABILITIES & EQUITY	\$ 75,085.58
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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	02/02/18	492 CAPITO	CAPITOL HILL MANAGEMENT CO		020118				390.00
							Account Total:		390.00
7260		Postage & Mail							
	02/02/18	492 CAPITO	CAPITOL HILL MANAGEMENT CO		020118				2.82
							Account Total:		2.82
7280		Insurance							
	02/14/18	498 PREMAS	PREMIUM ASSIGNMENT CORPORATION		020118				614.85
							Account Total:		614.85
8910		Electricity							
	02/14/18	500 XCEL	XCEL ENERGY		578738536				54.26
							Account Total:		54.26
8930		Water & Sewer							
	02/02/18	494 DENV	DENVER WATER		011918				278.50
							Account Total:		278.50
8950		Gas							
	02/14/18	500 XCEL	XCEL ENERGY		578738536				568.03
							Account Total:		568.03
8990		Telephone							
	02/14/18	496 CENT	CENTURYLINK		012818				37.15
							Account Total:		37.15
9110		Gen. Maint. & Repair							
	02/14/18	499 VALV	VALVERDE PROPERTY SERVICES		605				70.00

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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		70.00
9155		Heating Maintenance							
	02/02/18		493	CHOICE	CHOICE MECHANICAL	20657	#302		292.50
							Account Total:		292.50
9700		Trash Removal							
	02/02/18		495	WAST	WASTE CONNECTIONS	3103844			129.15
							Account Total:		129.15
9800		Snow Removal							
	02/14/18		497	HIGPLA	HIGH PLAINS LAWN SERVICE	8080			45.00
							Account Total:		45.00
							Section Total:		2,482.26

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 02/01/18
 Ending vendor #: "Last" Ending date: 02/28/18

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Payable in Detail		
3010		Accounts Payable							
	02/02/18		492	CAPITO	CAPITOL HILL MANAGEMENT CO	020118			392.82
	02/02/18		493	CHOICE	CHOICE MECHANICAL	20657	#302		292.50
	02/02/18		494	DENV	DENVER WATER	011918			278.50
	02/02/18		495	WAST	WASTE CONNECTIONS	3103844			129.15
	02/14/18		496	CENT	CENTURYLINK	012818			37.15
	02/14/18		497	HIGPLA	HIGH PLAINS LAWN SERVICE	8080			45.00
	02/14/18		498	PREMAS	PREMIUM ASSIGNMENT CORPORATION	020118			614.85
	02/14/18		499	VALV	VALVERDE PROPERTY SERVICES	605			70.00
	02/14/18		500	XCEL	XCEL ENERGY	578738536			622.29
							Account Total:		2,482.26
							Section Total:		2,482.26

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 02/01/18
 Ending vendor #: "Last" Ending date: 02/28/18

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
A/P Checks in Detail									
1010		Cash Checking - Operating							
	02/02/18	492 CAPITO			CAPITOL HILL MANAGEMENT CO	020118		1465	392.82
	02/02/18	493 CHOICE			CHOICE MECHANICAL	20657	#302	1466	292.50
	02/02/18	494 DENV			DENVER WATER	011918		1467	278.50
	02/02/18	495 WAST			WASTE CONNECTIONS	3103844		1468	129.15
	02/14/18	496 CENT			CENTURYLINK	012818		1469	37.15
	02/14/18	497 HIGPLA			HIGH PLAINS LAWN SERVICE	8080		1470	45.00
	02/14/18	498 PREMAS			PREMIUM ASSIGNMENT CORPORATION	020118		1471	614.85
	02/14/18	499 VALV			VALVERDE PROPERTY SERVICES	605		1472	70.00
	02/14/18	500 XCEL			XCEL ENERGY	578738536		1473	622.29
					Account Total:				2,482.26
					Section Total:				2,482.26

Income/Expense Statement
 Period: 02/01/18 to 02/28/18

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
06305	Dues	3,162.56	3,151.67	10.89	6,325.12	6,303.34	21.78	37,820.00
06330	Special Assmt. Income	45,000.00	.00	45,000.00	45,000.00	.00	45,000.00	.00
06910	Interest Income	.94	.00	.94	1.85	.00	1.85	.00
	Subtotal Income	48,163.50	3,151.67	45,011.83	51,326.97	6,303.34	45,023.63	37,820.00
EXPENSES								
General & Administrative								
07010	Management Fees	390.00	390.00	.00	780.00	780.00	.00	4,680.00
07011	Administrative Expense	.00	15.83	15.83	.00	31.66	31.66	190.00
07020	Accounting Fees	.00	18.33	18.33	.00	36.66	36.66	220.00
07260	Postage & Mail	2.82	2.92	.10	18.33	5.84	(12.49)	35.00
07270	Inspections	.00	11.25	11.25	.00	22.50	22.50	135.00
07280	Insurance	614.85	1,250.00	635.15	1,229.70	2,500.00	1,270.30	15,000.00
07400	Printing & Reproduction	.00	.00	.00	5.20	.00	(5.20)	.00
	General & Administrative	1,007.67	1,688.33	680.66	2,033.23	3,376.66	1,343.43	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	54.26	152.78	98.52	107.41	305.56	198.15	1,833.34
08930	Water & Sewer	278.50	266.67	(11.83)	553.73	533.34	(20.39)	3,200.00
08950	Gas	568.03	305.56	(262.47)	1,054.98	611.12	(443.86)	3,666.66
08990	Telephone	37.15	.00	(37.15)	74.21	.00	(74.21)	.00
	Utilities	937.94	725.01	(212.93)	1,790.33	1,450.02	(340.31)	8,700.00
Maintenance								
09015	Landscaping	.00	16.67	16.67	.00	33.34	33.34	200.00
09110	Gen. Maint. & Repair	70.00	16.67	(53.33)	140.00	33.34	(106.66)	200.00
09145	Ext. Bldg. Maint.	.00	50.00	50.00	.00	100.00	100.00	600.00
09155	Heating Maintenance	292.50	41.67	(250.83)	292.50	83.34	(209.16)	500.00
09165	Laundry	.00	83.33	83.33	.00	166.66	166.66	1,000.00
09180	Plumbing Repairs - Common	.00	66.67	66.67	.00	133.34	133.34	800.00
09195	Intercom Maintenance	.00	8.33	8.33	.00	16.66	16.66	100.00

30 Emerson St Condominiums

Income/Expense Statement
 Period: 02/01/18 to 02/28/18

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
	Maintenance	362.50	283.34	(79.16)	432.50	566.68	134.18	3,400.00
Contract Services								
09615	Roof Maintenance Contract	.00	41.67	41.67	.00	83.34	83.34	500.00
09700	Trash Removal	129.15	87.50	(41.65)	258.30	175.00	(83.30)	1,050.00
09800	Snow Removal	45.00	41.67	(3.33)	45.00	83.34	38.34	500.00
	Contract Services	174.15	170.84	(3.31)	303.30	341.68	38.38	2,050.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	2,482.26	2,867.52	385.26	4,559.36	5,735.04	1,175.68	34,410.00
	Current Year Net Income/(loss)	45,681.24	284.15	45,397.09	46,767.61	568.30	46,199.31	3,410.00