

100 East Main Street Condo Association

Balance Sheet

As of September 30, 2019

	<u>Sep 30, 19</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
100 · TB Operating Checking 1799	7,834
110 · TB Capital Res MM 1807	93
Total Checking/Savings	<u>7,927</u>
Other Current Assets	
155 · Due from Operating	23,154
Total Other Current Assets	<u>23,154</u>
Total Current Assets	<u>31,081</u>
<b>TOTAL ASSETS</b>	<b><u>31,081</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
200 · Accounts Payable	7,130
Total Accounts Payable	<u>7,130</u>
Other Current Liabilities	
220 · Due to Capital Reserve	23,154
Total Other Current Liabilities	<u>23,154</u>
Total Current Liabilities	<u>30,284</u>
Total Liabilities	30,284
Equity	
300 · Retained Earnings	(10,252)
Net Income	11,049
Total Equity	<u>797</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>31,081</u></b>

**100 East Main Street Condo Association**

**Accounts Payable**

As of September 30, 2019

	<b>Current</b>	<b>1 - 30</b>	<b>31 - 60</b>	<b>61 - 90</b>	<b>&gt; 90</b>	<b>TOTAL</b>
<b>Aspen Maintenance Supply</b>	\$ 148	\$ -	\$ -	\$ -	\$ (41)	\$ 107
<b>Black Hills Energy</b>	\$ 132	\$ -	\$ 103	\$ -	\$ -	\$ 235
<b>CenturyLink</b>	\$ -	\$ 62	\$ -	\$ -	\$ -	\$ 62
<b>City of Aspen</b>	\$ 489	\$ 264	\$ -	\$ -	\$ -	\$ 753
<b>Fireman's Fund Insurance</b>	\$ 1,990	\$ -	\$ -	\$ -	\$ -	\$ 1,990
<b>Groundskeepers of Aspen Inc</b>	\$ -	\$ 484	\$ -	\$ -	\$ -	\$ 484
<b>Micro Plastics, Inc.</b>	\$ -	\$ -	\$ 1,268	\$ -	\$ -	\$ 1,268
<b>Northwest Colorado Council of Governments</b>	\$ 225	\$ -	\$ -	\$ -	\$ -	\$ 225
<b>Sandy's Office Supply</b>	\$ -	\$ -	\$ -	\$ -	\$ (133)	\$ (133)
<b>The Romero Group</b>	\$ 1,102	\$ 1,038	\$ -	\$ -	\$ -	\$ 2,140
<b>TOTAL</b>	<b>\$ 4,085</b>	<b>\$ 1,848</b>	<b>\$ 1,371</b>	<b>\$ -</b>	<b>\$ (174)</b>	<b>\$ 7,130</b>

**100 East Main Street Condo Association**

**Profit & Loss**

As of September 30, 2019

	Jan - Sep 19	Jan - Sep 19	Jan - Sep 19	Jan - Sep 19	Scope: \$1,000 & 15%	Annual Budget
	Actuals	Budget	\$ Over Budget	% of Budget		
<b>Ordinary Income/Expense</b>						
<b>Income</b>						
400 · Operating Assessment Revenue	58,744	58,744	(0)	100.0%		78,325
410 · Elevator Operating Assessment	1,928	1,928	-	100.0%		2,570
461 · Interest Revenue	82					-
<b>Total Income</b>	<b>60,753</b>	<b>60,671</b>	<b>82</b>	<b>100.1%</b>		<b>80,895</b>
<b>Expense</b>						
<b>Office &amp; Administration</b>						
601 · Bank Fees	90					-
602 · Office Supplies	675	585	90	115.4%		980
603 · Management Fees	11,430	11,430	-	100.0%		15,240
<b>Total Office &amp; Administration</b>	<b>12,195</b>	<b>12,015</b>	<b>180</b>	<b>101.5%</b>		<b>16,220</b>
<b>Professional Fees</b>						
604 · Tax Preparation Fee	465	500	(35)	93.0%		500
605 · Legal	-	1,350	(1,350)	0.0%	<b>1</b>	1,800
<b>Total Professional Fees</b>	<b>465</b>	<b>1,850</b>	<b>(1,385)</b>	<b>25.1%</b>		<b>2,300</b>
<b>Insurance</b>						
606 · Insurance Policy	8,228	8,192	36	100.4%		10,187
<b>Total Insurance</b>	<b>8,228</b>	<b>8,192</b>	<b>36</b>	<b>100.4%</b>		<b>10,187</b>
<b>Repairs &amp; Maintenance</b>						
630 · Building Repairs/Maint	13,059	3,827	9,232	341.2%	<b>2</b>	5,103
631 · Building R&M Supplies	481	675	(194)	71.3%		900
632 · On Call / Stand By Service	1,365	1,365	-	100.0%		1,820
633 · Holiday Decoration	-	-	-	0.0%		750
<b>Total Repairs &amp; Maintenance</b>	<b>14,905</b>	<b>5,867</b>	<b>9,038</b>	<b>254.0%</b>		<b>8,573</b>
<b>Landscape &amp; Irrigation</b>						
634 · Landscaping/Irrigation (OC)	919	1,800	(881)	51.0%		1,800
635 · Landscaping/Irrigation TRG	877	1,680	(803)	52.2%		2,240
636 · Landscape/Irrigation Supplies	-	400	(400)	0.0%		400
<b>Total Landscape &amp; Irrigation</b>	<b>1,796</b>	<b>3,880</b>	<b>(2,084)</b>	<b>46.3%</b>		<b>4,440</b>
<b>Mechanical Systems</b>						
637 · Heating & Domestic Water TRG	-	2,563	(2,563)	0.0%	<b>3</b>	3,389
638 · Mechanical Systems Supplies	-	200	(200)	0.0%		400
639 · Mechanical Systems Labor (OC)	1,632	970	662	168.3%		1,220
<b>Total Mechanical Systems</b>	<b>1,632</b>	<b>3,733</b>	<b>(2,101)</b>	<b>43.7%</b>		<b>5,009</b>
<b>Janitorial</b>						
640 · Cleaning TRG	2,795	1,989	806	140.5%		2,652
641 · Cleaning Supplies	584	410	174	142.5%		560
<b>Total Janitorial</b>	<b>3,379</b>	<b>2,399</b>	<b>980</b>	<b>140.8%</b>		<b>3,212</b>

**100 East Main Street Condo Association**

**Profit & Loss**

As of September 30, 2019

	Jan - Sep 19	Jan - Sep 19	Jan - Sep 19	Jan - Sep 19	Scope: \$1,000 & 15%	Annual Budget
	Actuals	Budget	\$ Over Budget	% of Budget		
<b>Outside Contractor Service</b>						
645 · Elevator Maintenance	775	1,225	(450)	63.3%		1,550
646 · Elevator Monitoring	535	765	(230)	69.9%		1,020
651 · Fire System	630	1,465	(835)	43.0%		1,885
652 · Security Life Safety	630	415	215	151.8%		515
653 · Fire Extinguishers	-	150	(150)	0.0%		150
<b>Total Outside Contractor Service</b>	<b>2,569</b>	<b>4,020</b>	<b>(1,451)</b>	<b>63.9%</b>		<b>5,120</b>
<b>Snow Removal</b>						
655 · Snow Shoveling TRG	776	315	461	246.3%		420
656 · Snow Removal (OC)	3,229	2,550	679	126.6%		3,450
<b>Total Snow Removal</b>	<b>4,005</b>	<b>2,865</b>	<b>1,140</b>	<b>139.8%</b>		<b>3,870</b>
<b>Utilities - Common Areas</b>						
670 · Electric Common-Area	7,290	9,600	(2,310)	75.9%	<b>4</b>	11,250
671 · Gas Common-Area	1,876	2,310	(434)	81.2%		3,210
674 · Trash	3,008	3,150	(142)	95.5%		4,200
675 · Water	1,100	955	145	115.2%		1,225
677 · Sewer	661	660	1	100.1%		880
<b>Total Utilities - Common Areas</b>	<b>13,934</b>	<b>16,675</b>	<b>(2,741)</b>	<b>83.6%</b>		<b>20,765</b>
<b>Other</b>						
700 · Contingency	-	900	(900)	0.0%		1,200
<b>Total Other</b>	<b>-</b>	<b>900</b>	<b>(900)</b>	<b>0.0%</b>		<b>1,200</b>
<b>Total Expense</b>	<b>63,108</b>	<b>62,396</b>	<b>712</b>	<b>101.1%</b>		<b>80,895</b>
<b>Net Ordinary Income</b>	<b>(2,355)</b>	<b>(1,725)</b>	<b>(630)</b>	<b>136.5%</b>		<b>-</b>
<b>Other Income/Expense</b>						
<b>Other Income</b>						
800 · Capital Reserve Assessment	15,000	15,000	-	100.0%		20,000
<b>Total Other Income</b>	<b>15,000</b>	<b>15,000</b>	<b>-</b>	<b>100.0%</b>		<b>20,000</b>
<b>Other Expense</b>						
910 · CP - Signage	1,405	2,500	(1,095)	56.2%	<b>5</b>	2,500
930 · CP - Front Door Lock	-	6,000	(6,000)	0.0%	<b>6</b>	6,000
940 · CP - Bike Rack	191	500	(309)	38.1%		500
950 · CP - Valve Tags	-	2,000	(2,000)	0.0%	<b>7</b>	2,000
<b>Total Other Expense</b>	<b>1,596</b>	<b>11,000</b>	<b>(9,404)</b>	<b>14.5%</b>		<b>11,000</b>
<b>Net Other Income</b>	<b>13,404</b>	<b>4,000</b>	<b>9,404</b>	<b>335.1%</b>		<b>9,000</b>
<b>Net Income</b>	<b>11,049</b>	<b>2,275</b>	<b>8,774</b>	<b>485.6%</b>		<b>9,000</b>

**100 East Main Street Condo Association**  
**Variance Explanations**  
**Scope: \$1,000.00 & 15%**

REF#	Account #	Explanations
------	-----------	--------------

**Expenses**

1	605 · Legal	Legal is \$1,350 under budget due to no legal expenses YTD.
2	630 · Building Repairs/Maint	Building Repairs/Maintenance is \$9,232 over budget due to a major sewer leak and repair at the building.
3	637 · Heating & Domestic Water Service	Heating & Domestic Water Service is (\$2,563) under budget due to no labor needed YTD.
4	670 - Electric Common Area	Electric Common Area is (\$2,310) under budget due to less usage than expected.
5	910 · CP - Signage	CP - Signage is (\$1,095) under budget due to a timing variance between budget and actual expenses. Sign has been ordered and is pending installation.
6	930 - CP - Front Door Lock	CP - Front Door Lock is (\$6,000) under budget due to a time variance between actual expenses and budget. Management is researching proposals.
7	950 · CP - Valve Tags	CP - Valve Tags is (\$2,000) under budget due to a timing variance between budget and actual expenses. Valve Tags are completed and we are waiting for the final invoice from AOK Plumbing.