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01/07/16
Cash Basis

Daniels Loft Condominium Owners Assoc
Balance Sheet
As of December 31, 2015

	Dec 31, 15
ASSETS	
Current Assets	
Checking/Savings	
Vectra Bank - Ckg	2,616.62
Vectra Bank - MMA-Reserves	91,224.08
Total Checking/Savings	93,840.70
Accounts Receivable	
Accounts Receivable	-163.37
Total Accounts Receivable	-163.37
Total Current Assets	93,677.33
TOTAL ASSETS	93,677.33
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
Non Current Liabilities	
Designated Reserves	91,114.40
Total Non Current Liabilities	91,114.40
Total Long Term Liabilities	91,114.40
Total Liabilities	91,114.40
Equity	
Retained Earnings	-9,507.39
Net Income	12,070.32
Total Equity	2,562.93
TOTAL LIABILITIES & EQUITY	93,677.33

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Daniels Loft Condominium Owners Assoc
Profit & Loss
December 2015

	<u>Dec 15</u>
Ordinary Income/Expense	
Income	
3010 Association Dues	4,316.00
3980 Interest	49.17
Total Income	<u>4,365.17</u>
Gross Profit	4,365.17
Expense	
5010 Administrative Expense	400.00
5260 Insurance	
5261 Prop. & Casualty Ins.	457.58
Total 5260 Insurance	<u>457.58</u>
5350 Building Maintenance	
5351 Exterior Maintenance	190.00
5362 Interior Maintenance	420.00
Total 5350 Building Maintenance	<u>610.00</u>
5380 Management Fee	100.00
5520 Service Contracts	
5523 Cleaning Services	400.00
Total 5520 Service Contracts	<u>400.00</u>
5700 Telephone	101.19
5710 Utilities	
5720 Trash Removal	167.10
5730 Utilities - Other	648.08
Total 5710 Utilities	<u>815.18</u>
Total Expense	<u>2,883.95</u>
Net Ordinary Income	<u>1,481.22</u>
Net Income	<u><u>1,481.22</u></u>

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Daniels Loft Condominium Owners Assoc

Budget Variance Report

December 2015

	Dec 15	Budget	Jan - Dec 15	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
3010 Association Dues	4,316.00	4,316.00	52,336.00	51,792.00	51,792.00
3540 Reimbursements	0.00	0.00	233.88	0.00	0.00
3800 CD Matured	0.00	0.00	1,119.73	0.00	0.00
3980 Interest	49.17	0.00	49.17	0.00	0.00
Total Income	4,365.17	4,316.00	53,738.78	51,792.00	51,792.00
Gross Profit	4,365.17	4,316.00	53,738.78	51,792.00	51,792.00
Expense					
5010 Administrative Expense	400.00	0.00	3,907.45	0.00	0.00
5260 Insurance					
5261 Prop. & Casualty Ins.	457.58	2,700.00	3,857.88	5,400.00	5,400.00
5264 Workman's Comp	0.00	50.00	396.00	450.00	450.00
Total 5260 Insurance	457.58	2,750.00	4,253.88	5,850.00	5,850.00
5300 Licenses & Permits	0.00	25.00	264.00	300.00	300.00
5350 Building Maintenance					
5351 Exterior Maintenance	190.00	125.00	4,803.61	1,500.00	1,500.00
5362 Interior Maintenance	420.00	125.00	4,238.07	1,500.00	1,500.00
Total 5350 Building Maintenance	610.00	250.00	9,041.68	3,000.00	3,000.00
5380 Management Fee	100.00	250.00	1,800.00	3,000.00	3,000.00
5390 Onsite Mgmt Fee	0.00	250.00	0.00	3,000.00	3,000.00
5430 Reserve Study	0.00	0.00	0.00	500.00	500.00
5440 Professional Fees	0.00	50.00	130.22	200.00	200.00
5450 Building Repairs					
5454 General Repairs	0.00	100.00	1,795.38	1,200.00	1,200.00
5455 HVAC	0.00	150.00	1,565.33	1,800.00	1,800.00
5457 Plumbing and Electrical	0.00	175.00	420.00	2,100.00	2,100.00
Total 5450 Building Repairs	0.00	425.00	3,780.71	5,100.00	5,100.00
5520 Service Contracts					
5521 Elevator Contract	0.00	0.00	3,809.89	2,980.00	2,980.00
5523 Cleaning Services	400.00	400.00	4,750.00	4,800.00	4,800.00
5525 Security Fire Systems	0.00	0.00	145.00	0.00	0.00
Total 5520 Service Contracts	400.00	400.00	8,704.89	7,780.00	7,780.00
5550 Supplies - Building	0.00	100.00	320.77	1,200.00	1,200.00
5700 Telephone	101.19	100.00	1,192.05	1,200.00	1,200.00
5710 Utilities					
5720 Trash Removal	167.10	150.00	1,915.36	1,800.00	1,800.00
5730 Utilities - Other	648.08	525.00	6,357.45	6,300.00	6,300.00
Total 5710 Utilities	815.18	675.00	8,272.81	8,100.00	8,100.00
Total Expense	2,883.95	5,275.00	41,668.46	39,230.00	39,230.00

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Daniels Loft Condominium Owners Assoc
Budget Variance Report
December 2015

	<u>Dec 15</u>	<u>Budget</u>	<u>Jan - Dec 15</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Net Ordinary Income	1,481.22	-959.00	12,070.32	12,562.00	12,562.00
Other Income/Expense					
Other Expense					
Contingency Fund	0.00	200.00	0.00	2,400.00	2,400.00
Total Other Expense	0.00	200.00	0.00	2,400.00	2,400.00
Net Other Income	0.00	-200.00	0.00	-2,400.00	-2,400.00
Net Income	<u>1,481.22</u>	<u>-1,159.00</u>	<u>12,070.32</u>	<u>10,162.00</u>	<u>10,162.00</u>

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Daniels Loft Condominium Owners Assoc
Check Detail
 December 2015

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	ACH	12/02/2015	WCI Systems		Vectra Bank - Ckg		-167.10
Bill		12/02/2015			5720 Trash Re...	-167.10	167.10
TOTAL						-167.10	167.10
Bill Pmt -Check	ACH	12/08/2015	Century Link		Vectra Bank - Ckg		-101.19
Bill		12/08/2015			5700 Telephone	-101.19	101.19
TOTAL						-101.19	101.19
Bill Pmt -Check	ACH	12/10/2015	Rocky Mountain Fir...		Vectra Bank - Ckg		-420.00
Bill		12/10/2015			5362 Interior Mai...	-420.00	420.00
TOTAL						-420.00	420.00
Bill Pmt -Check	ACH	12/28/2015	Colorado Springs U...		Vectra Bank - Ckg		-648.08
Bill		12/28/2015			5730 Utilities - O...	-40.41	40.41
					5730 Utilities - O...	-168.83	168.83
					5730 Utilities - O...	-438.84	438.84
TOTAL						-648.08	648.08
Bill Pmt -Check	ACH	12/30/2015	American Family In...		Vectra Bank - Ckg		-457.58
Bill		12/30/2015			5261 Prop. & Ca...	-457.58	457.58
TOTAL						-457.58	457.58
Bill Pmt -Check	102	12/10/2015	Karen Dellinger		Vectra Bank - Ckg		-100.00
Bill		12/10/2015			5010 Administrati...	-100.00	100.00
TOTAL						-100.00	100.00
Bill Pmt -Check	5171	12/01/2015	Helen Chapman		Vectra Bank - Ckg		-130.00
Bill		12/01/2015			5523 Cleaning S...	-130.00	130.00
TOTAL						-130.00	130.00
Bill Pmt -Check	5172	12/01/2015	Wylene Carol		Vectra Bank - Ckg		-300.00
Bill		12/01/2015			5010 Administrati...	-300.00	300.00
TOTAL						-300.00	300.00
Bill Pmt -Check	5174	12/04/2015	The Best Managem...		Vectra Bank - Ckg		-100.00
Bill	1751	12/01/2015			5380 Manageme...	-100.00	100.00
TOTAL						-100.00	100.00
Bill Pmt -Check	5176	12/07/2015	Colorado Springs H...		Vectra Bank - Ckg		-270.00
Bill		12/07/2015			5523 Cleaning S...	-270.00	270.00
TOTAL						-270.00	270.00
Bill Pmt -Check	5190	12/15/2015	TAB Construction		Vectra Bank - Ckg		-40.00
Bill		12/15/2015			5351 Exterior M...	-40.00	40.00
TOTAL						-40.00	40.00
Bill Pmt -Check	5191	12/15/2015	Reliable Roofing Sy...		Vectra Bank - Ckg		-150.00
Bill		12/15/2015			5351 Exterior M...	-150.00	150.00
TOTAL						-150.00	150.00