The Capitol Lofts
711 Main Street
Houston, Texas 77002
713-777-7368

THE CAPITOL LOFTS COUNCIL OF CO-OWNERS
MEETING OF THE BOARD OF DIRECTORS
Virtual Teleconference
August 13, 2024, at 6:00 PM
AGENDA

- CONFIRMATION OF A QUORUM
- HOMEOWNER FORUM – *In the interest of time we ask that all matters be limited to 3 minutes per owner.*
- CALL TO ORDER
- ADOPTION OF AGENDA
- CONSIDERATION OF PRIOR MEETING MINUTES – JULY 10 BOARD MEETING WAS CANCELLED
  - Meeting minutes from the June 12, 2024 Board of Directors meeting.
- FINANCIAL REPORT
  - Summary of financials ending July 2024. Reserve account is a depository account monthly. The account requires board vote to utilize funds.
- MANAGER'S REPORT
  - Located the cause of the high-water usage and it has been rectified. Usage and billing should return to standard beginning 7/1/24 and the commercial space to be billed for their usage
  - Utility Comparison – Please see the provided usage graphs.
- PRESIDENT'S REPORT
  - July 2024 Delinquent Accounts = 0
- TREASURER'S REPORT
  - City of Houston More Space Project update - https://downtownhouston.org/about/priority-projects/more-space-main-street-20
- SECRETARY'S REPORT
- NEW BUSINESS
- OLD BUSINESS

- STANDING BUSINESS
  - Discussions regarding changes to by-laws
    a. Remove items that are technically ‘rules’ to a consolidated rules list outside of by-laws.
    b. Change the length of an officer’s terms to 3 yrs. to maintain more continuity.

  The Board of Directors approved creating a committee headed up by Renee Rodriguez (601) and Jason Sanford (901) to review the by-laws and rules if regulations to decipher overlap in language in each document.

- PROJECT HOPPER:
  - Begin compiling quotes to replace the building directory

- NEXT MEETING
  - September 11, 2024

- ADJOURNMENT

- EXECUTIVE SESSION - *To Follow the Meeting of The Board of Directors*

The Capitol Lofts
711 Main Street
Houston, Texas 77002
713-777-7368

THE CAPITOL LOFTS COUNCIL OF CO-OWNERS
MEETING OF THE BOARD OF DIRECTORS
Virtual Teleconference
June 12, 2024, at 6:00 PM
MINUTES

- CONFIRMATION OF A QUORUM

  Directors Present:
  Jack Downes
  Renee Rodriguez
  Jason Sanford
  Cody McLaughlin
  Todd Early
  Michael Moore

  In Attendance:
  Daniel Kuehn – Boxer Property Management

- HOMEOWNER FORUM

  Homeowners present
  Hanson (702) – Listening in on meeting.
  Nelson (501) – Listening in on meeting
  Hughes (804) – Listening in on meeting.
  Mitchell (703) – Commercial A/C compression
  Foote (1001/1002) – Listening in on meeting.
  Mitts (705) – Listening in on meeting.
  Champion (303) – Listening in on meeting.
  Coffey (506) – Listening in on meeting
  Smith (902) – Listening in on meeting.

- CALL TO ORDER

  The meeting was called to order at 6:41pm

- ADOPTION OF AGENDA

  Motion to Approve the June 12, 2024, Agenda
  Proposed by: Jack Downes
  Seconded by: Jason Sanford

- CONSIDERATION OF PRIOR MEETING MINUTES

  Motion to Approve the May 8, 2024, Minutes.
  Proposed by: Jack Downes
  Seconded by: Jason Sanford

- FINANCIAL REPORT

  The Financial Report ending May 31, 2024, was reviewed.
  The Reserve account is a depository account monthly. This account requires the board vote to remove / utilize funds.

- MANAGER'S REPORT
  - Comcast/Xfinity Internet upgrade went live 5/24/24. Owners who need assistance with the setup, equipment exchange or billing questions are asked to call Xfinity directly or visit the nearest Xfinity store. – **Owners to call 855-307-4896 or visit a local Xfinity store for assistance.**
  - Utility Comparison – Please see the provided usage graphs.

- PRESIDENT'S REPORT
  - May 2024 Delinquent Account = $0.00
  - Unit 201 Discussion: **Discussion to improve the unit for owner's use**

- TREASURER'S REPORT - **Actively reviewing the financials.**

- SECRETERY'S REPORT

- NEW BUSINESS

- OLD BUSINESS

- STANDING BUSINESS
  - Discussions regarding changes to by-laws
    a. Remove items that are technically 'rules' to a consolidated rules list outside of by-laws.
    b. Change the length of an officer's term to 3 yrs. to maintain more continuity.

    The Board of Directors approved a committee headed up by Renee Rodriguez (601) and Jason Sanford (901) to review the by-laws and rules if regulations to decipher overlap in language in each document.

- PROJECT HOPPER:
  - **Building Directory/Call Box Replacement**
    Will begin to obtain quotes for replacement

- NEXT MEETING
  - July 10, 2024

- ADJOURNMENT– Meeting was adjourned at 7:16

- EXECUTIVE SESSION - *To Follow the Meeting of The Board of Directors*

Board Approval: ______________________ Date: ______________________

Financial Report Package

July FY 2024

Prepared for

The Capitol Lofts Council of Co Owners, Inc.

By

Boxer Property Management

Balance Sheet - Selected Items

	Jul-24
Cash	2,440.24
Reserve cash	309,507.09
Elevator note	90,289.61

Statement of Operations

HOA Fees	40,195.93
Special Assessment - Insurance Premium	-
NSF Fees	30.00
Capital Improvement Fee	-
Payroll and G&A Expenses	(6,868.50)
R&M	(3,743.44)
Utilities	(5,917.20)
Contract Services	(1,374.88)
Boxer Fees	(5,345.63)
Taxes, Interest & Insurance	(11,652.40)
Elevator note payment	(4,422.40)
	901.48

The Capitol Lofts Council of Co-Owners (711c)

Balance Sheet

Period = July 2024

Book = Accrual ; Tree = ysi_bs

	Operating	Reserve	Total
ASSETS			
CURRENT ASSETS			
Cash - Operating Acct	2,440.24	0.00	2,440.24
Cash - Reserve Bank Acct 1	0.00	309,507.09	309,507.09
Due To/From - Employee Reimbursements	0.00	0.00	0.00
Accounts Receivable	989.76	0.00	989.76
A/R - Other	0.00	0.00	0.00
Other Prepaid Expense	1,640.00	0.00	1,640.00
Prepaid Insurance	66,386.52	0.00	66,386.52
TOTAL CURRENT ASSETS	71,456.52	309,507.09	380,963.61
FIXED ASSETS			
TOTAL FIXED ASSETS	0.00	0.00	0.00
TOTAL ASSETS	71,456.52	309,507.09	380,963.61
LIABILITIES and CAPITAL			
LIABILITIES			
Accounts Payable	-2,593.03	0.00	-2,593.03
A/P - Suspense	0.00	0.00	0.00
Prepaid Rent	3,881.33	0.00	3,881.33
Accrued Expenses	86.82	0.00	86.82
Accrued Property Taxes	0.00	0.00	0.00
Note Payable	90,289.61	0.00	90,289.61
TOTAL LIABILITIES	91,664.73	0.00	91,664.73
CAPITAL			
Retained Earnings	-20,208.21	0.00	-20,208.21
Reserve Equity	0.00	309,507.09	309,507.09
TOTAL CAPITAL	-20,208.21	309,507.09	289,298.88
TOTAL LIABILITIES and CAPITAL	71,456.52	309,507.09	380,963.61
Total of All	0.00	0.00	0.00

The Capitol Lofts Council of Co-Owners (711c)

Balance Sheet - Comparative - Operating

Period = July 2024

Book = Accrual ; Tree = ysi_bs

	Current Balance 7/31/2024	Prior Month Balance 6/30/2024	Change
ASSETS			
CURRENT ASSETS			
Cash - Operating Acct	2,440.24	2,085.05	355.19
Cash - Reserve Bank Acct 1	0.00	0.00	0.00
Due To/From - Employee Reimbursements	0.00	0.00	0.00
Accounts Receivable	989.76	-1,121.74	2,111.50
A/R - Other	0.00	0.00	0.00
Other Prepaid Expense	1,640.00	2,340.00	-700.00
Prepaid Insurance	66,386.52	77,450.94	-11,064.42
TOTAL CURRENT ASSETS	71,456.52	80,754.25	-9,297.73
FIXED ASSETS			
Work-in-Progress - Build Cap	0.00	0.00	0.00
TOTAL FIXED ASSETS	0.00	0.00	0.00
TOTAL ASSETS	71,456.52	80,754.25	-9,297.73
LIABILITIES and CAPITAL			
LIABILITIES			
Accounts Payable	-2,593.03	3,350.15	-5,943.18
A/P - Suspense	0.00	0.00	0.00
Prepaid Rent	3,881.33	2,157.11	1,724.22
Accrued Expenses	86.82	2,006.60	-1,919.78
Accrued Property Taxes	0.00	0.00	0.00
Note Payable	90,289.61	94,772.48	-4,482.87
TOTAL LIABILITIES	91,664.73	102,286.34	-10,621.61
CAPITAL			
Retained Earnings	-20,208.21	-21,532.09	1,323.88
Reserve Equity	0.00	0.00	0.00
TOTAL CAPITAL	-20,208.21	-21,532.09	1,323.88
TOTAL LIABILITIES and CAPITAL	71,456.52	80,754.25	-9,297.73
Total of All	0.00	0.00	0.00

The Capitol Lofts Council of Co-Owners (711c)

Balance Sheet - Comparative - Reserve

Period = July 2024

Book = Accrual ; Tree = ysi_bs

	Current Balance 7/31/2024	Prior Month Balance 6/30/2024	Change
ASSETS			
CURRENT ASSETS			
Cash - Operating Acct	0.00	0.00	0.00
Cash - Reserve Bank Acct 1	309,507.09	305,507.09	4,000.00
Budgeted NOI Transfer to Reserve	0.00	0.00	0.00
2023-2024 Insurance Premium payment	0.00	0.00	0.00
Monthly Insurance Premium Payback	0.00	0.00	0.00
Capital Fee	0.00	0.00	0.00
Accounts Receivable	0.00	0.00	0.00
A/R - Other	0.00	0.00	0.00
Prepaid Insurance	0.00	0.00	0.00
TOTAL CURRENT ASSETS	309,507.09	305,507.09	4,000.00
TOTAL ASSETS	309,507.09	305,507.09	4,000.00
LIABILITIES and CAPITAL			
LIABILITIES			
Accounts Payable	0.00	0.00	0.00
Prepaid Rent	0.00	0.00	0.00
Accrued Expenses	0.00	0.00	0.00
Note Payable	0.00	0.00	0.00
TOTAL LIABILITIES	0.00	0.00	0.00
CAPITAL			
Retained Earnings	0.00	0.00	0.00
Reserve Equity	309,507.09	305,507.09	4,000.00
TOTAL CAPITAL	309,507.09	305,507.09	4,000.00
TOTAL LIABILITIES and CAPITAL	309,507.09	305,507.09	4,000.00
Total of All	0.00	0.00	0.00

The Capitol Lofts Council of Co-Owners (711c)

Income Statement - Operating

For the period ending July 31, 2024

		Current Month			Year to Date			Annual
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
400005	**REVENUES**							
401300	Late Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
401300	HOA Assessment Revenue	40,195.93	40,195.96	-0.03	160,783.72	160,783.84	-0.12	482,351.52
401500	NSF Fees	30.00	0.00	30.00	30.00	0.00	30.00	0.00
500500	**TOTAL REVENUES**	**40,225.93**	**40,195.96**	**29.97**	**160,813.72**	**160,783.84**	**29.88**	**482,351.52**
500600	**OPERATING EXPENSES**							
600000	Controllable Expenses							
600001	Salaries and Benefits							
600037	Payroll - Building Managers	622.00	622.00	0.00	2,799.00	2,799.00	0.00	8,086.00
600038	P/R Burden - Building Managers	111.96	99.52	-12.44	503.82	447.84	-55.98	1,293.76
600047	Payroll - Day Cleaners	1,592.51	3,122.00	1,529.49	7,262.08	14,049.00	6,786.92	40,586.00
600048	P/R Burden - Day Cleaners	286.65	499.52	212.87	1,307.17	2,247.84	940.67	6,493.76
600110	Payroll - Bonus	43.67	0.00	-43.67	198.41	0.00	-198.41	0.00
600150	Total Salaries and Benefits	2,656.79	4,343.04	1,686.25	12,070.48	19,543.68	7,473.20	56,459.52
610000	G/A Expenses							
610114	ParkingLot Lease Expense	1,200.00	1,200.00	0.00	4,800.00	4,800.00	0.00	14,400.00
610118	Publications and Subscriptions	0.00	0.00	0.00	0.00	0.00	0.00	592.00
610119	Dues/Membership/License/Fees	0.00	0.00	0.00	170.46	0.00	-170.46	0.00
610120	Legal and Professional	0.00	0.00	0.00	0.00	0.00	0.00	3,645.00
610130	Telephone	3,011.71	1,645.00	-1,366.71	4,230.64	6,580.00	2,349.36	19,740.00
610160	Auto Expenses	0.00	0.00	0.00	11.52	0.00	-11.52	0.00
610170	Travel	0.00	0.00	0.00	31.00	0.00	-31.00	0.00
610999	Total G/A Expenses	4,211.71	2,845.00	-1,366.71	9,243.62	11,380.00	2,136.38	38,377.00

619999	Repair and Maintenance							
620001	RM - Supplies-Com. Area	42.36	0.00	-42.36	139.71	0.00	-139.71	0.00
620003	RM - Supplies-Small Tools	0.00	0.00	0.00	0.00	0.00	0.00	0.00
620006	RM - Repair-Exterior Building	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
620009	RM - Repair-Lobby/Common Area	0.00	0.00	0.00	271.00	0.00	-271.00	0.00
620010	RM - Repair-Non Recurring	0.00	0.00	0.00	0.00	0.00	0.00	0.00
620011	RM - HVAC-Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00
620012	RM - HVAC-Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00
620014	RM - Permits	0.00	0.00	0.00	1,118.75	480.00	-638.75	820.00
620020	RM - Com-Electrical	0.00	0.00	0.00	446.58	0.00	-446.58	0.00
620022	RM - Com-Fireproof/Life Safety	3,701.08	0.00	-3,701.08	8,857.58	4,870.00	-3,987.58	8,095.00
620024	RM - Com-Other Equip.	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
620025	RM - Com-Painting Int.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
620027	RM - Com-Signage	0.00	0.00	0.00	0.00	0.00	0.00	0.00
620028	RM - Com-Plumbing	0.00	0.00	0.00	1,851.07	0.00	-1,851.07	0.00
620029	RM - Com-Elevator	0.00	0.00	0.00	1,380.00	0.00	-1,380.00	0.00
620039	RM - TS-Lighting Fixtures	0.00	0.00	0.00	0.00	0.00	0.00	0.00
620999	Total Repair and Maintenance	3,743.44	0.00	-3,743.44	14,064.69	5,350.00	-8,714.69	17,915.00
630000	Utilities							
630001	Utilities - Electric	2,635.28	1,404.00	-1,231.28	5,892.72	5,271.00	-621.72	15,265.00
630002	Utilities - Water	3,281.92	1,667.49	-1,614.43	16,015.59	7,341.87	-8,673.72	21,257.32
630999	Total Utilities	5,917.20	3,071.49	-2,845.71	21,908.31	12,612.87	-9,295.44	36,522.32
640000	Contract Services							
640004	CS - Elevator	780.00	780.00	0.00	3,120.00	3,120.00	0.00	9,360.00
640010	CS - Pest Control	86.82	86.82	0.00	347.28	347.28	0.00	1,041.84
640011	CS - Fire and Security Monitoring	40.00	40.00	0.00	160.00	160.00	0.00	480.00
640013	CS - Waste Removal	468.06	470.00	1.94	1,873.05	1,880.00	6.95	5,640.00
640998	Total Contract Services	1,374.88	1,376.82	1.94	5,500.33	5,507.28	6.95	16,521.84

640999	Total Controllable Expenses	17,904.02	11,636.35	-6,267.67	62,787.43	54,393.83	-8,393.60	165,795.68
	Other Operating Expenses							
860501	Other Admin Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
862020	Shared Svc - Legal and Human Res	805.45	805.45	0.00	3,221.80	3,221.80	0.00	9,665.40
862030	Shared Svc - Information Systems	415.28	415.28	0.00	1,661.12	1,661.12	0.00	4,983.36
863010	Asset Management Fee	1,666.67	1,666.67	0.00	6,666.68	6,666.68	0.00	20,000.04
650008	Admin PT - HVAC/Engineering	480.89	480.89	0.00	1,923.56	1,923.56	0.00	5,770.68
650021	Admin PT - Accounting and Finance	1,104.72	1,104.72	0.00	4,418.88	4,418.88	0.00	13,256.64
650058	Admin PT - Houston Region	872.62	872.62	0.00	3,490.48	3,490.48	0.00	10,471.44
650950	Total Shared Service (Pass Thru)	5,345.63	5,345.63	0.00	21,382.52	21,382.52	0.00	64,147.56
820000	Interest Expense	568.09	574.86	6.77	2,502.14	2,502.14	0.00	6,165.59
650952	Property Taxes	19.89	19.89	0.00	79.56	79.56	0.00	238.68
650954	Insurance	11,064.42	10,198.17	-866.25	44,495.68	40,792.68	-3,703.00	122,378.04
863018	Reserve Contribution - Budgeted Reserve	0.00	5,747.93	5,747.93	47,243.79	22,991.72	-24,252.07	68,975.16
650997	Total Taxes & Insurance	11,652.40	16,540.85	4,888.45	94,321.17	66,366.10	-27,955.07	197,757.47
900000	TOTAL EXPENSE	**34,902.05**	**33,522.83**	**-1,379.22**	**178,491.12**	**142,142.45**	**-36,348.67**	**427,700.71**
900001	**NET OPERATING INCOME**	**5,323.88**	**6,673.13**	**-1,349.25**	**-17,677.40**	**18,641.39**	**-36,318.79**	**54,650.81**

The Capitol Lofts Council of Co-Owners (711c)

Income Statement - Reserve

For the period ending July 31, 2024

		Current Month			Year to Date			Annual
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
400005	**REVENUES**							
401305	Reserve Contributions - Budgeted Reserve	0.00	5,747.93	-5,747.93	47,243.79	22,991.72	24,252.07	68,975.16
401310	Capital Improvement Fee	0.00	0.00	0.00	3,619.68	0.00	3,619.68	0.00
401350	Special Assessment - Insurance Premium	0.00	0.00	0.00	0.00	0.00	0.00	0.00
500500	**TOTAL REVENUES**	**0.00**	**5,747.93**	**-5,747.93**	**50,863.47**	**22,991.72**	**27,871.75**	**68,975.16**
	Other Expenses (Income)							
820000	Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
860000	Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total Other Expenses (Income)	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
900001	**NET OPERATING INCOME**	**0.00**	**5,747.93**	**-5,747.93**	**50,863.47**	**22,991.72**	**27,871.75**	**68,975.16**

The Capitol Lofts Council of Co-Owners (711c)

Statement (12 months) - Operating

Period = Apr 2024-Mar 2025

Book = Accrual ; Tree = ysi_is

	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Total
400005 REVENUES													
401200 Late Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
401300 HOA Assessment Revenue	40,195.93	40,195.93	40,195.93	40,195.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	160,783.72
401500 NSF Fees	0.00	0.00	0.00	30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00
500500 TOTAL REVENUE	40,195.93	40,195.93	40,195.93	40,225.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	160,813.72
500600 OPERATING EXPENSES													
600000 Controllable Expenses													
600001 Salaries and Benefits													
600037 Payroll-Building Managers	622.00	933.00	622.00	622.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,799.00
600038 P/R Burden-Building Managers	111.96	167.94	111.96	111.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	503.82
600047 Payroll-Day Cleaners	1,605.28	2,409.83	1,654.46	1,592.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,262.08
600048 P/R Burden-Day Cleaners	288.95	433.76	297.81	286.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,307.17
600110 Payroll - Bonus	43.92	65.93	44.89	43.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	198.41
600150 Total Salaries and Benefits	2,672.11	4,010.46	2,731.12	2,656.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,070.48
610000 G/A Expenses													
610114 ParkingLot Lease Expense	1,200.00	1,200.00	1,200.00	1,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,800.00
610118 Publications and Subscriptions	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
610119 Dues/Membership/License/Fees	0.00	0.00	170.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	170.46
610120 Legal and Professional	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
610130 Telephone	406.31	406.31	406.31	3,011.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,230.64
610160 Auto Expenses	5.52	0.00	6.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.52
610170 Travel	31.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31.00
610999 Total G/A Expenses	1,642.83	1,606.31	1,782.77	4,211.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,243.62
619999 Repair and Maintenance													
620001 RM - Supplies-Com. Area	0.00	0.00	97.35	42.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	139.71
620003 RM - Supplies-Small Tools	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
620006 RM - Repair-Exterior Building	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
620009 RM - Repair-Lobby/Common Area	271.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	271.00
620010 RM - Repair-Non Recurring	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
620011 RM - HVAC-Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
620012 RM - HVAC-Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
620014 RM - Permits	296.14	0.00	822.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,118.75
620020 RM - Com-Electrical	0.00	0.00	446.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	446.58
620022 RM-Com.-Fireproof/Life Safety	0.00	1,356.50	3,800.00	3,701.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,857.58
620024 RM - Com-Other Equip.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
620025 RM - Com-Painting Int.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

620027	RM - Com-Signage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
620028	RM - Com-Plumbing	654.91	0.00	1,196.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,851.07
620029	RM - Com-Elevator	1,380.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,380.00
620039	RM - TS-Lighting Fixtures	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
620999	Total Repair and Maintenance	2,602.05	1,356.50	6,362.70	3,743.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,064.69
630000	Utilities													
630001	Utilities-Electric	1,079.52	1,088.87	1,089.05	2,635.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,892.72
630002	Utilities-Water	3,694.63	3,973.52	5,065.52	3,281.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,015.59
630999	Total Utilities	4,774.15	5,062.39	6,154.57	5,917.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21,908.31
640000	Contract Services													
640004	CS-Elevator	780.00	780.00	780.00	780.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,120.00
640010	CS-Pest Control	86.82	86.82	86.82	86.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	347.28
640011	CS-Fire and Security Monitoring	40.00	40.00	40.00	40.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	160.00
640013	CS-Waste Removal	468.33	468.33	468.33	468.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,873.05
640998	Total Contract Services	1,375.15	1,375.15	1,375.15	1,374.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,500.33
640999	Total Controllable Expenses	13,066.29	13,410.81	18,406.31	17,904.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	62,787.43
	Other Operating Expenses													
860501	Other Admin Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
862020	Shared Svc - Legal and Human Res	805.45	805.45	805.45	805.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,221.80
862030	Shared Svc - Information Systems	415.28	415.28	415.28	415.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,661.12
863010	Asset Management Fee	1,666.67	1,666.67	1,666.67	1,666.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,666.68
650008	Admin. PT-HVAC/Engineering	480.89	480.89	480.89	480.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,923.56
650021	Admin. PT-Accounting and Finance	1,104.72	1,104.72	1,104.72	1,104.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,418.88
650058	Admin PT-Houston Region	872.62	872.62	872.62	872.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,490.48
650950	Total Shared Service (Pass Thru)	5,345.63	5,345.63	5,345.63	5,345.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21,382.52
820000	Interest Expense	676.93	628.56	628.56	568.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,502.14
650952	Property Taxes	19.89	19.89	19.89	19.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	79.56
650954	Insurance	11,302.42	11,064.42	11,064.42	11,064.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	44,495.68
863018	Reserve Contribution - Budgeted Reserve	35,747.93	5,747.93	5,747.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	47,243.79
650997	Total Taxes and Ins.	47,747.17	17,460.80	17,460.80	11,652.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	94,321.17
900000	TOTAL EXPENSE	66,159.09	36,217.24	41,212.74	34,902.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	178,491.12
900001	NET INCOME (LOSS)	-25,963.16	3,978.69	-1,016.81	5,323.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-17,677.40

The Capitol Lofts Council of Co-Owners (711c)

Statement (12 months) - Reserve

Period = Apr 2024-Mar 2025

Book = Accrual ; Tree = ysi_is

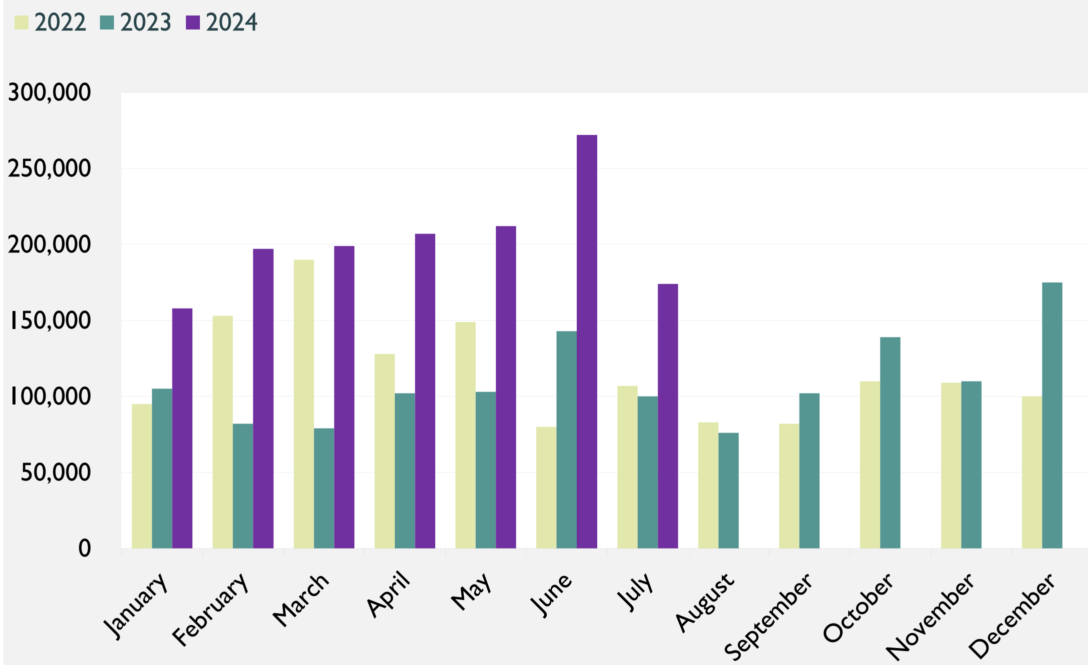
		Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Total
400005	REVENUES													
401305	Reserve Contributions - Budgeted Reserve	35,747.93	5,747.93	5,747.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	47,243.79
401310	Capital Improvement Fee	3,619.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,619.68
401350	Special Assessment - Insurance Premium	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
500500	TOTAL REVENUES	39,367.61	5,747.93	5,747.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50,863.47
	OTHER EXPENSES (INCOME)													
820000	Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
860000	Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
900000	TOTAL OTHER EXPENSES (INCOME)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
900001	NET OPERATING INCOME	39,367.61	5,747.93	5,747.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50,863.47

Capitol Lofts

Water Usage

BUDGET TOTALS	January	February	March	April	May	June	July	August	September	October	November	December
2022	95,000	153,000	190,000	128,000	149,000	80,000	107,000	83,000	82,000	110,000	109,000	100,000
2023	105,000	82,000	79,000	102,000	103,000	143,000	100,000	76,000	102,000	139,000	110,000	175,000
2024	158,000	197,000	199,000	207,000	212,000	272,000	174,000	0	0	0	0	0
Occupancy	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Billing Days	30	32	29	29	30	32	36					

USAGE SUMMARY



Top

Capitol Lofts

Electricity Usage

BUDGET TOTALS	January	February	March	April	May	June	July	August	September	October	November	December
2022	12,691	9,326	10,230	11,659	18,381	21,524	24,717	20,788	21,257	16,096	12,981	9,902
2023	10,437	9,062	10,336	11,469	12,580	14,816	14,384	14,538	16,860	14,470	12,071	11,262
2024	11,503	10,067	11,192	13,586	14,060	16,381	16,698					
Billing Days	34	28	28	31	28	29	31					

USAGE SUMMARY