



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
May 11, 2022 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**
 - Meeting minutes from the April 13th, 2022 Board of Directors meeting
- **FINANCIAL REPORT**
 - Summary of financials ending April 2022. Reserve account is a depository account on a monthly basis. The account requires board vote to utilize funds.
- **MANAGER'S REPORT**
 - Remaining Potholes in the process of being scheduled.
 - Boxer internal painters currently completing a project and painting will commence within the month
 - Commercial Space is currently vacant. Previous tenant abandoned the space
 - Utility Comparison – Please see charts provided
- **PRESIDENT'S REPORT**
 - April 2022 Delinquent Accounts Balance - \$0.00
- **NEW BUSINESS**
 -
- **OLD 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 length of officer terms to 3 yrs. to maintain more continuity

- **PROJECT HOPPER:**

1. **Gasket Inspection/Re-Glazing of the Main Street Façade:**

- Labor & Equipment to inspect the windows - \$2,902.14
- Windows need repairing; cost is \$81.20/window. Approximately 132 Windows (Façade Only) - \$10,716.75
- Approximately 45 balcony windows (3 – 9) - \$3,653.44
- Washing Façade Only - \$1,840.25

****Line items 1 & 2 are contingent of windows actually needing repairs. Cost shown is the “max” cost based on window counts. Cost could be considerably less depending on findings during the inspection****

Unanimously approved the initial inspection of the façade windows to determine how many windows are in need of repair. Once inspected, the board will decide the next step on the best method and timing to repair as well as cleaning the windows. Windows to units 701 and 702 were also approved to be repaired during the initial inspection that will commence late May or early June.

2. **Building Internet/Phone Service: (Brandon Pierce)**

3. **Directory Replacement: \$2,612.61 (Current Directory was manufactured in 1997)**

- Cut Sheet Attached
- Web Browser Compatible
- On-Line Event History Log up to 50,000 transactions

- **NEXT MEETING**

- June 8, 2022

- **ADJOURNMENT**

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



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THE CAPITOL LOFTS COUNCIL OF CO-OWNERS
MEETING OF THE BOARD OF DIRECTORS
Virtual Teleconference
April 13, 2022 at 6:00 PM
MINUTES

- **HOMEOWNER FORUM**

Homeowners present (2):

Childers (702) – Was updated on the re-sealing of the façade windows

Chen (905) – Listening in on meeting

- **CONFIRMATION OF A QUORUM**

Directors Present:

Jack Downes

Brandon Pierce

Michael Moore

Renee Rodriguez

Todd Early

In Attendance:

Daniel Kuehn – Boxer Property Management

Kyle Bolin – Boxer Property Management

- **CALL TO ORDER**

The meeting was called to order at 6:04pm

- **ADOPTION OF AGENDA**

Motion to Approve the April 13, 2022 Agenda

Proposed by: Jack Downes

Seconded by: Renee Rodriguez

- **CONSIDERATION OF PRIOR MEETING MINUTES**

Motion to Approve the March 9, 2022 Minutes

Proposed by: Jack Downes

Seconded by: Michael Moore

- **MANAGER'S REPORT**

- Garage Remote Audit has been completed. All remotes currently assigned to the Capitol Lofts have been assigned to the correct unit owners. Approximately 32 garage remotes were deactivated due to non-activity or not accounted for by the owners – **Both Boxer and St Germain to work hand in hand to ensure the remotes are all accounted for**
- Potholes near garage gate have been filled. Will schedule for a couple more in the garage to be filled – **To be completed by 5/15**
- Painting of the lobbies has been started. Boxer internal painters to assist with completing remaining lobbies – **To commence mid-May 2022**

- AT&T directory line has been switched to Comcast. Monthly charge for the directory line will decrease from \$236/mth to \$45/mth - **Comcast line to expire end of June and will revisit the other 2 AT&T lines that service the elevators**
- Electricity Comparison – Please see charts provided
- **PRESIDENT’S REPORT**
 - March 2022 Delinquent Accounts Balance - \$0.00
- **NEW BUSINESS**
 - Election of Directors Results:
The term of Jack Downes and Michael Moore was set to expire on March 31, 2022. Boxer Property received Director Applications and nominee forms, which were posted on the Vote HOA Now website. With 66.41% of votes received, Jack Downes and Michael Moore were re-elected to remain on the Board of Directors. Jack Downes was appointed by the Board to remain President and Michael Moore was appointed to remain as Vice President.
- **OLD 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 length of officer terms to 3 yrs. to maintain more continuity
- **PROJECT HOPPER:**
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****Line items 1 & 2 are contingent of windows actually needing repairs. Cost shown is the “max” cost based on window counts. Cost could be considerably less depending on findings during the inspection****

The board unanimously approved the initial inspection of the façade windows to determine how many windows are in need of repair. Once inspected, the board will decide the next step on the best method and timing to repair as well as cleaning the windows
 2. **Directory Replacement: \$2,612.61 (Current Directory was manufactured in 1997)**
 - Cut Sheet Attached
 - Web Browser Compatible
 - On-Line Event History Log up to 50,000 transactions

Boxer is currently working on removing the universal access code as well as all other codes currently programmed in the directory and reassign codes to homeowners.
- **NEXT MEETING**
 - May 11, 2022
- **ADJOURNMENT– Meeting was adjourned at 6:44pm**
- **EXECUTIVE SESSION - To Follow the Meeting of The Board of Directors**

Financial Report Package

April FY 2022

Prepared for

The Capitol Lofts Council of Co Owners, Inc.

By

Boxer Property Management

Balance Sheet

Period = Apr 2022

Book = Accrual ; Tree = ysi_bs

		Operating	Reserve	Total
100000	ASSETS			
100005	CURRENT ASSETS			
101000	Cash - Operating Acct	38,127.02	0.00	38,127.02
101210	Cash - Reserve Bank Acct 1	0.00	229,671.42	229,671.42
120000	Accounts Receivable	0.00	0.00	0.00
126010	A/R - Other	0.00	0.00	0.00
128501	Other Prepaid Expense	1,560.00	0.00	1,560.00
128504	Prepaid Insurance	38,784.97	0.00	38,784.97
152000	TOTAL CURRENT ASSETS	78,471.99	229,671.42	308,143.41
159999	FIXED ASSETS			
172001	Work-in-Progress - Build Cap	13,101.69	0.00	13,101.69
179999	TOTAL FIXED ASSETS	13,101.69	0.00	13,101.69
199990	TOTAL ASSETS	91,573.68	229,671.42	321,245.10
199998	LIABILITIES and CAPITAL			
199999	LIABILITIES			
200000	Accounts Payable	9,488.12	0.00	9,488.12
200096	A/P - Suspense	0.00	0.00	0.00
200406	Other Liab. - Bank Rec. Items	0.00	0.00	0.00
201600	Prepaid Rent	9,099.90	0.00	9,099.90
210300	Accrued Expenses	-5,961.36	0.00	-5,961.36
260061	Note Payable	202,040.73	0.00	202,040.73
299000	TOTAL LIABILITIES	214,667.39	0.00	214,667.39
299999	CAPITAL			
310000	Retained Earnings	-123,093.71	0.00	-123,093.71
310010	Reserve Equity	0.00	229,671.42	229,671.42
399000	TOTAL CAPITAL	-123,093.71	229,671.42	106,577.71
399999	TOTAL LIABILITIES and CAPITAL	91,573.68	229,671.42	321,245.10
999999	Total of All	0.00	0.00	0.00

Balance Sheet - Comparative - Operating

Period = April 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance 4/30/2022	Prior Month Balance 3/31/2022	Change
100000	ASSETS			
100005	CURRENT ASSETS			
101000	Cash - Operating Acct	38,127.02	37,225.22	901.80
101210	Cash - Reserve Bank Acct 1	0.00	0.00	0.00
120000	Accounts Receivable	0.00	0.00	0.00
126010	A/R - Other	0.00	0.00	0.00
128501	Other Prepaid Expense	1,560.00	2,340.00	-780.00
128504	Prepaid Insurance	38,784.97	0.00	38,784.97
152000	TOTAL CURRENT ASSETS	78,471.99	39,565.22	38,906.77
159999	FIXED ASSETS			
172001	Work-in-Progress - Build Cap	13,101.69	13,101.69	0.00
179999	TOTAL FIXED ASSETS	13,101.69	13,101.69	0.00
199990	TOTAL ASSETS	91,573.68	52,666.91	38,906.77
199998	LIABILITIES and CAPITAL			
199999	LIABILITIES			
200000	Accounts Payable	9,488.12	2,696.02	6,792.10
200096	A/P - Suspense	0.00	0.00	0.00
200406	Other Liab. - Bank Rec. Items	0.00	0.00	0.00
201600	Prepaid Rent	9,099.90	5,569.99	3,529.91
210300	Accrued Expenses	-5,961.36	0.00	-5,961.36
260061	Note Payable	202,040.73	205,874.35	-3,833.62
299000	TOTAL LIABILITIES	214,667.39	214,140.36	527.03
299999	CAPITAL			
310000	Retained Earnings	-123,093.71	-161,473.45	38,379.74
310010	Reserve Equity	0.00	0.00	0.00
399000	TOTAL CAPITAL	-123,093.71	-161,473.45	38,379.74
399999	TOTAL LIABILITIES and CAPITAL	91,573.68	52,666.91	38,906.77
999999	Total of All	0.00	0.00	0.00

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

Balance Sheet - Comparative - Reserve

Period = April 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance 4/30/2022	Prior Month Balance 3/31/2022	Change
100000	ASSETS			
100005	CURRENT ASSETS			
101000	Cash - Operating Acct	0.00	0.00	0.00
101210	Cash - Reserve Bank Acct 1	260,361.26	260,361.26	0.00
	Budgeted NOI Transfer to Reserve	5,274.14	0.00	5,274.14
	2022-2023 Insurance Premium payment	-42,310.87	0.00	-42,310.87
	Monthly Insurance Premium Payback	4,701.21	0.00	4,701.21
	Unit #503 Capital Improvement	1,645.68	0.00	1,645.68
120000	Accounts Receivable	0.00	0.00	0.00
126010	A/R - Other	0.00	0.00	0.00
128504	Prepaid Insurance	0.00	0.00	0.00
152000	TOTAL CURRENT ASSETS	229,671.42	260,361.26	-30,689.84
199990	TOTAL ASSETS	229,671.42	260,361.26	-30,689.84
199998	LIABILITIES and CAPITAL			
199999	LIABILITIES			
200000	Accounts Payable	0.00	0.00	0.00
201600	Prepaid Rent	0.00	0.00	0.00
210300	Accrued Expenses	0.00	0.00	0.00
260061	Note Payable	0.00	0.00	0.00
299000	TOTAL LIABILITIES	0.00	0.00	0.00
299999	CAPITAL			
310000	Retained Earnings	0.00	0.00	0.00
310010	Reserve Equity	229,671.42	260,361.26	-30,689.84
399000	TOTAL CAPITAL	229,671.42	260,361.26	-30,689.84
399999	TOTAL LIABILITIES and CAPITAL	229,671.42	260,361.26	-30,689.84
999999	Total of All	0.00	0.00	0.00

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

Income Statement - Operating

For the period ending April 30, 2022

	Current Month			Year to Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<u>REVENUES</u>							
HOA Assessment Revenue	31,600.82	31,585.78	15.04	31,600.82	31,585.78	15.04	379,029.36
TOTAL REVENUES	31,600.82	31,585.78	15.04	31,600.82	31,585.78	15.04	379,029.36
<u>OPERATING EXPENSES</u>							
Controllable Expenses							
Salaries and Benefits							
Payroll - Building Managers	548.40	728.50	180.10	548.40	728.50	180.10	6,313.70
P/R Burden - Building Managers	65.80	131.13	65.33	65.80	131.13	65.33	1,136.46
Payroll - Day Cleaners	2,972.36	4,217.87	1,245.51	2,972.36	4,217.87	1,245.51	36,554.94
P/R Burden - Day Cleaners	356.69	759.22	402.53	356.69	759.22	402.53	6,579.84
Payroll - Bonus	67.04	0.00	-67.04	67.04	0.00	-67.04	0.00
Total Salaries and Benefits	4,010.29	5,836.72	1,826.43	4,010.29	5,836.72	1,826.43	50,584.94
G/A Expenses							
ParkingLot Lease Expense	1,200.00	1,200.00	0.00	1,200.00	1,200.00	0.00	14,400.00
Publications and Subscriptions	0.00	0.00	0.00	0.00	0.00	0.00	592.00
Legal and Professional	0.00	0.00	0.00	0.00	0.00	0.00	3,195.00
Telephone	539.98	586.51	46.53	539.98	586.51	46.53	7,038.12
Travel	30.00	0.00	-30.00	30.00	0.00	-30.00	0.00
Total G/A Expenses	1,769.98	1,786.51	16.53	1,769.98	1,786.51	16.53	25,225.12
Repair and Maintenance							
RM - Supplies-Com. Area	303.15	0.00	-303.15	303.15	0.00	-303.15	0.00
RM - Supplies-Small Tools	185.60	0.00	-185.60	185.60	0.00	-185.60	0.00

RM - Supplies-Locks and Keys	25.94	0.00	-25.94	25.94	0.00	-25.94	0.00
RM - Repair-Parking Lot	270.63	0.00	-270.63	270.63	0.00	-270.63	0.00
RM - Repair-Lobby/Common Area	1,450.00	0.00	-1,450.00	1,450.00	0.00	-1,450.00	0.00
RM - HVAC-Repair	0.00	375.00	375.00	0.00	375.00	375.00	4,500.00
RM - Permits	0.00	0.00	0.00	0.00	0.00	0.00	337.88
RM - Com-Fireproof/Life Safety	1,180.00	0.00	-1,180.00	1,180.00	0.00	-1,180.00	6,500.00
RM - Com-Elevator	477.92	0.00	-477.92	477.92	0.00	-477.92	0.00
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Total Repair and Maintenance	3,893.24	375.00	-3,518.24	3,893.24	375.00	-3,518.24	11,337.88
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Utilities							
Utilities - Electric	1,314.82	1,436.00	121.18	1,314.82	1,436.00	121.18	17,232.00
Utilities - Water	1,874.77	2,100.00	225.23	1,874.77	2,100.00	225.23	25,200.00
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Total Utilities	3,189.59	3,536.00	346.41	3,189.59	3,536.00	346.41	42,432.00
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Contract Services							
CS - Elevator	780.00	780.00	0.00	780.00	780.00	0.00	9,360.00
CS - Pest Control	86.82	86.82	0.00	86.82	86.82	0.00	1,041.84
CS - Fire and Security Monitoring	40.00	40.00	0.00	40.00	40.00	0.00	480.00
CS - Waste Removal	403.50	365.80	-37.70	403.50	365.80	-37.70	4,389.60
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Total Contract Services	1,310.32	1,272.62	-37.70	1,310.32	1,272.62	-37.70	15,271.44
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Total Controllable Expenses	14,173.42	12,806.85	-1,366.57	14,173.42	12,806.85	-1,366.57	144,851.38
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Other Operating Expenses							
Shared Svc - Legal/HR/IT	0.00	1,220.73	1,220.73	0.00	1,220.73	1,220.73	14,648.76
Shared Svc - Legal and Human Res	805.45	0.00	-805.45	805.45	0.00	-805.45	0.00
Shared Svc - Information Systems	415.28	0.00	-415.28	415.28	0.00	-415.28	0.00
Asset Management Fee	1,666.67	1,666.67	0.00	1,666.67	1,666.67	0.00	20,000.04
Admin PT - HVAC/Engineering	480.89	480.89	0.00	480.89	480.89	0.00	5,770.68
Admin PT - Accounting and Finance	1,104.72	1,104.72	0.00	1,104.72	1,104.72	0.00	13,256.64
Admin PT - Houston Region	872.62	872.62	0.00	872.62	872.62	0.00	10,471.44

Total Shared Service (Pass Thru)	5,345.63	5,345.63	0.00	5,345.63	5,345.63	0.00	64,147.56
Interest Expense	846.08	949.56	103.48	846.08	949.56	103.48	8,556.72
Property Taxes	19.89	19.89	0.00	19.89	19.89	0.00	238.68
Insurance	3,525.90	3,277.12	-248.78	3,525.90	3,277.12	-248.78	39,325.99
Reserve Contribution - Budgeted Reserve	5,274.14	5,274.14	0.00	5,274.14	5,274.14	0.00	63,289.68
Reserve Contribution - Insurance Reimb	4,701.21	0.00	-4,701.21	4,701.21	0.00	-4,701.21	0.00
Total Taxes & Insurance	14,367.22	9,520.71	-4,846.51	14,367.22	9,520.71	-4,846.51	111,411.07
TOTAL EXPENSE	33,886.27	27,673.19	-6,213.08	33,886.27	27,673.19	-6,213.08	320,410.01
NET OPERATING INCOME	-2,285.45	3,912.59	-6,198.04	-2,285.45	3,912.59	-6,198.04	58,619.35

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

Income Statement - Reserve

For the period ending April 30, 2022

	Current Month			Year to Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUES							
Reserve Contributions - Budgeted Reserve	5,274.14	5,274.14	0.00	5,274.14	5,274.14	0.00	63,289.68
Reserve Contributions - Insurance Reimb	4,701.21	0.00	4,701.21	4,701.21	0.00	4,701.21	0.00
Capital Improvement Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	9,975.35	5,274.14	4,701.21	9,975.35	5,274.14	4,701.21	63,289.68
Other Expenses (Income)							
Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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
NET OPERATING INCOME	9,975.35	5,274.14	4,701.21	9,975.35	5,274.14	4,701.21	63,289.68

The Capitol Lofts Council of Co-Owners (711c)
Statement (12 months) - Operating

Period = Apr 2022-Mar 2023

Book = Accrual ; Tree = ysi_is

	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Total
400005 REVENUES													
401300 HOA Assessment Revenue	31,600.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31,600.82
500500 TOTAL REVENUE	31,600.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31,600.82
500600 OPERATING EXPENSES													
600000 Controllable Expenses													
600001 Salaries and Benefits													
600037 Payroll-Building Managers	548.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	548.40
600038 P/R Burden-Building Managers	65.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	65.80
600047 Payroll-Day Cleaners	2,972.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,972.36
600048 P/R Burden-Day Cleaners	356.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	356.69
600110 Payroll - Bonus	67.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	67.04
600150 Total Salaries and Benefits	4,010.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,010.29
610000 G/A Expenses													
610114 ParkingLot Lease Expense	1,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00
610130 Telephone	539.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	539.98
610170 Travel	30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00
610999 Total G/A Expenses	1,769.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,769.98
619999 Repair and Maintenance													
620001 RM-Supplies-Com. Area	303.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	303.15
620003 RM-Supplies-Small Tools	185.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	185.60
620004 RM-Supplies - Locks and Keys	25.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.94
620007 RM-Repair-Parking Lot	270.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	270.63
620009 RM-Repair-Lobby/Common Area	1,450.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,450.00
620022 RM-Com.-Fireproof/Life Safety	1,180.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,180.00
620029 RM - Com-Elevator	477.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	477.92
620999 Total Repair and Maintenance	3,893.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,893.24
630000 Utilities													
630001 Utilities-Electric	1,314.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,314.82
630002 Utilities-Water	1,874.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,874.77
630999 Total Utilities	3,189.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,189.59
640000 Contract Services													

640004	CS-Elevator	780.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	780.00
640010	CS-Pest Control	86.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	86.82
640011	CS-Fire and Security Monitoring	40.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00
640013	CS-Waste Removal	403.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	403.50
640998	Total Contract Services	1,310.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,310.32
640999	Total Controllable Expenses	14,173.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,173.42
Other Operating Expenses														
862020	Shared Svc - Legal and Human Res	805.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	805.45
862030	Shared Svc - Information Systems	415.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	415.28
863010	Asset Management Fee	1,666.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,666.67
650008	Admin. PT-HVAC/Engineering	480.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	480.89
650021	Admin. PT-Accounting and Finance	1,104.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,104.72
650058	Admin PT-Houston Region	872.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	872.62
650950	Total Shared Service (Pass Thru)	5,345.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,345.63
820000	Interest Expense	846.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	846.08
650952	Property Taxes	19.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.89
650954	Insurance	3,525.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,525.90
863018	Reserve Contribution - Budgeted Reserve	5,274.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,274.14
863018	Reserve Contribution - Insurance Reimb	4,701.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,701.21
650997	Total Taxes and Ins.	14,367.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,367.22
900000	TOTAL EXPENSE	33,886.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33,886.27
900001	NET INCOME (LOSS)	-2,285.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-2,285.45

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

Statement (12 months) - Reserve

Period = Apr 2022-Mar 2023

Book = Accrual ; Tree = ysi_is

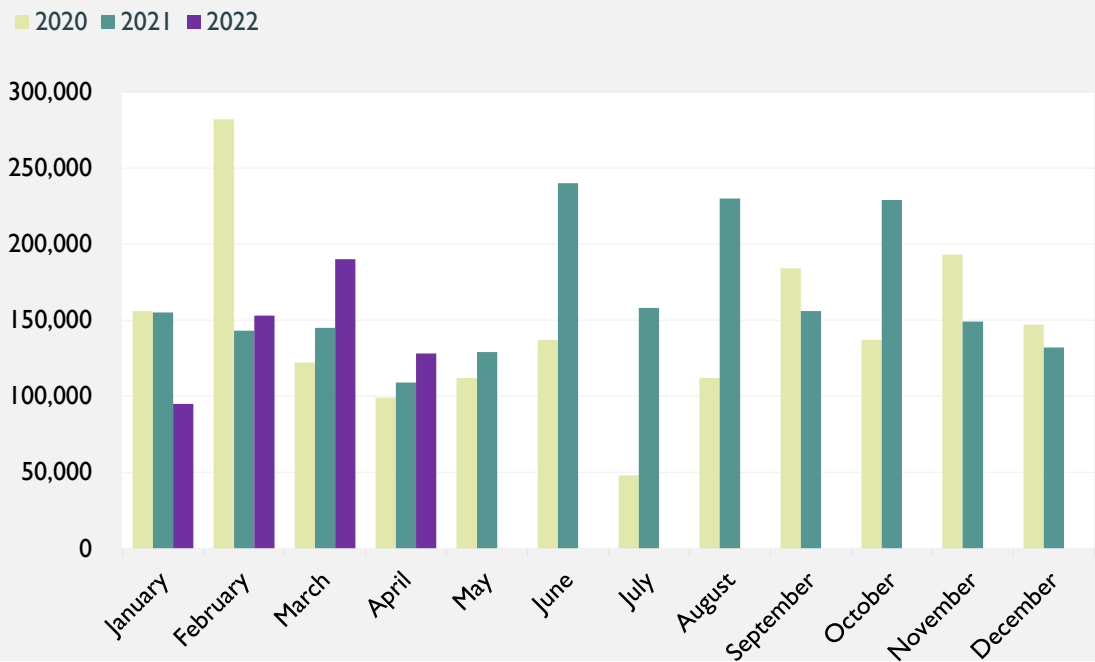
		Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Total
400005	REVENUES													
401305	Reserve Contributions - Budgeted Reserve	5,274.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,274.14
401305	Reserve Contributions - Insurance Reimb	4,701.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,701.21
401310	Capital Improvement Fee	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	9,975.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,975.35
	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	9,975.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,975.35

Capitol Lofts

Water Usage

BUDGET TOTALS	January	February	March	April	May	June	July	August	September	October	November	December
2020	156,000	282,000	122,000	99,000	112,000	137,000	48,000	112,000	184,000	137,000	193,000	147,000
2021	155,000	143,000	145,000	109,000	129,000	240,000	158,000	230,000	156,000	229,000	149,000	132,000
2022	95,000	153,000	190,000	128,000								

USAGE SUMMARY

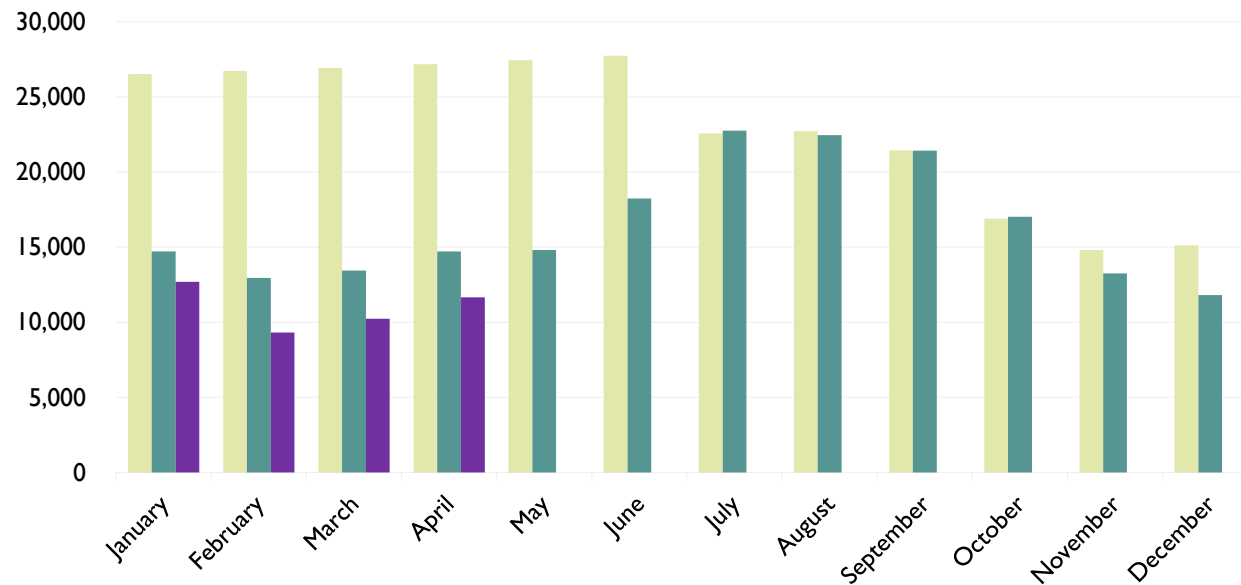


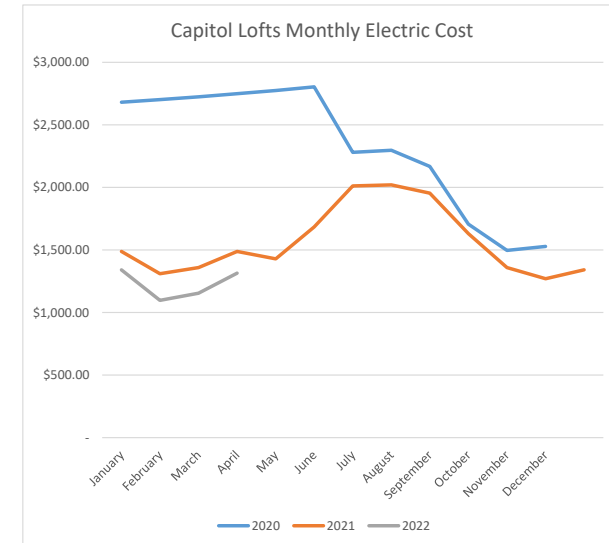
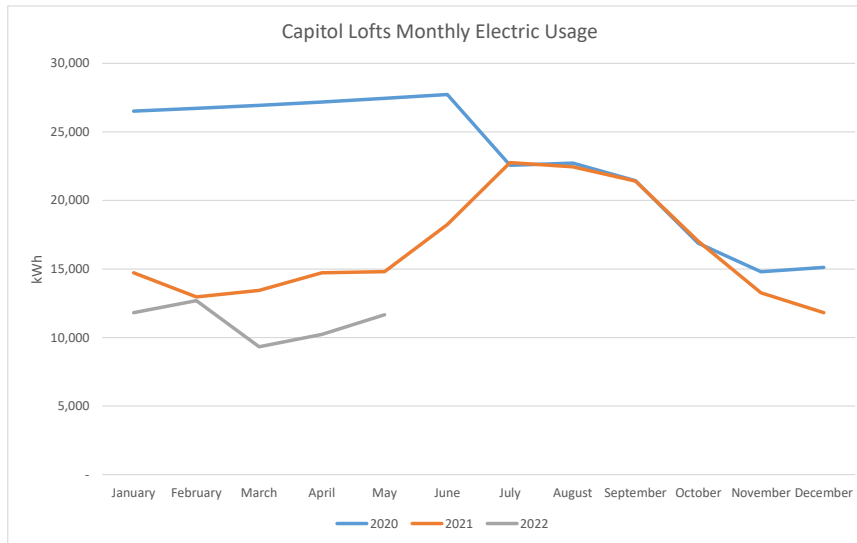
Electricity Usage

BUDGET TOTALS	January	February	March	April	May	June	July	August	September	October	November	December
2020	26,519	26,720	26,939	27,184	27,446	27,730	22,560	22,720	21,440	16,880	14,800	15,120
2021	14,720	12,960	13,440	14,720	14,800	18,240	22,762	22,452	21,416	17,025	13,260	11,813
2022	12,691	9,326	10,230	11,659								

USAGE SUMMARY

2020 2021 2022





Cumulative Savings from October 2021 = \$1,447 (Average of \$207/mth)