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
November 9, 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 October 12th, 2022 Board of Directors meeting
- FINANCIAL REPORT
  - Summary of financials ending October 2022. Reserve account is a depository account monthly. The account requires board vote to utilize funds.
- MANAGER'S REPORT
  - 723 Rooftop: 23 HVAC units were relocated and placed back to their original position,
  - New Owners in 702 and 902
  - Boxer Security continuing to patrol 711 Main after hours
  - Utility Comparison – Please see the provided usage graphs
- PRESIDENT'S REPORT
  - October 2022 Delinquent Accounts Balance - $0.00
- 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 length of officer terms to 3 yrs. to maintain more continuity

  The Board of Directors approved to create 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:

    1. **Construction Cleaning of Exterior Windows:**
       Received 2 quotes. St Germain supplied me with a 3rd vendor that they may contract to clean their windows so we may get a package deal and have them cleaned the same couple weekends as St. Germain. Vendor has been on vacation and will reach out when he returns to review the scope of work

    2. **Building Internet/Phone Service:**
       Boxer's marketing group is preparing a survey to be sent to the owners regarding internet/tv/streaming services

- NEXT MEETING
    - December 14, 2022

- ADJOURNMENT

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

THE CAPITOL LOFTS COUNCIL OF CO-OWNERS
MEETING OF THE BOARD OF DIRECTORS
Virtual Teleconference
October 12, 2022 at 6:00 PM
MINUTES

The Capitol Lofts
711 Main Street
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- CONFIRMATION OF A QUORUM
  Directors Present:
  Jack Downes
  Brandon Pierce
  Renee Rodriguez
  Todd Early
  Michael Moore

  In Attendance:
  Daniel Kuehn – Boxer Property Management
  Kyle Bolin – Boxer Property Management

- HOMEOWNER FORUM
  Homeowners present (2):
  Coffey (506) – Inquired on Roof Project
  Gonzalez (505): Inquired on the 2nd and 3rd floor roof project

- CALL TO ORDER
  The meeting was called to order at 6:38pm

- ADOPTION OF AGENDA
  Motion to Approve the October 12, 2022 Agenda
  Proposed by: Jack Downes
  Seconded by: Michael Moore

- ADOPTION OF MINUTES
  Motion to Approve the September 14, 2022 Minutes
  Proposed by: Jack Downes
  Seconded by: Brandon Pierce

- FINANCIAL REPORT
  The Financial Report ending September 301, 2022 was reviewed.
  Reserve account is a depository account on a monthly basis. This account requires board vote to remove / utilize funds

- MANAGER'S REPORT
  - No trespassing signs have been installed
  - Boxer Security continuing to patrol 711 Main after hours
  - Power washer has been purchased and entrance to be power washed 1-2 times per week. **Weekly Power washing commenced 10/4/22**
  - Baseboards and Unit Door Frames painting has been completed
  - Utility Comparison was reviewed

- PRESIDENT'S REPORT
  - September 2022 Delinquent Accounts Balance - $0.00

- NEW BUSINESS
  - 719/723/711 Easement Agreement (Roof Project): Coastal Cool was the hired vendor and 23 HVAC relocation/installation commenced 10/20 and was completed 10/27. No major complications occurred and all 23 units moved are in operation

- 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 length of officer terms to 3 yrs. to maintain more continuity
    c. Renee, Brandon and unit 901 owner will schedule call with Jack regarding the history of this project

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

- PROJECT HOPPER:

  1. Construction Cleaning of Exterior Windows:
     Currently gathering quotes from window cleaning companies: Working to partner with St. Germain window cleaning vendor to in order to possibly receive a discounted price

  2. Building Internet/Phone Service: (Brandon Pierce)
     Brandon Pierce reported that the communications vendor has reviewed the building layout and is working on a proposal to present to the board of directors. - Boxer's Marketing team to construct a Survey Monkey link to be sent to the owners for feedback.

- NEXT BOARD MEETING
  - November 9, 2022

- ADJOURNMENT – Meeting was adjourned at 6:57pm

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

Financial Report Package

October FY 2022

Prepared for

The Capitol Lofts Council of Co Owners, Inc.

By

Boxer Property Management

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

Balance Sheet

Period = Oct 2022

Book = Accrual ; Tree = ysi_bs

	Operating	Reserve	Total
ASSETS			
CURRENT ASSETS			
Cash - Operating Acct	22,479.95	0.00	22,479.95
Cash - Reserve Bank Acct 1	0.00	286,322.79	286,322.79
Due To/From - Employee Reimbursements	0.00	0.00	0.00
Accounts Receivable	0.00	0.00	0.00
A/R - Other	0.00	0.00	0.00
Other Prepaid Expense	1,560.00	0.00	1,560.00
Prepaid Insurance	17,629.57	0.00	17,629.57
TOTAL CURRENT ASSETS	41,669.52	286,322.79	327,992.31
FIXED ASSETS			
TOTAL FIXED ASSETS	0.00	0.00	0.00
TOTAL ASSETS	41,669.52	286,322.79	327,992.31
LIABILITIES and CAPITAL			
LIABILITIES			
Accounts Payable	3,155.10	0.00	3,155.10
Prepaid Rent	9,031.31	0.00	9,031.31
Accrued Expenses	40.00	0.00	40.00
Note Payable	178,605.99	0.00	178,605.99
TOTAL LIABILITIES	190,832.40	0.00	190,832.40
CAPITAL			
Retained Earnings	-149,162.88	0.00	-149,162.88
Reserve Equity	0.00	286,322.79	286,322.79
TOTAL CAPITAL	-149,162.88	286,322.79	137,159.91
TOTAL LIABILITIES and CAPITAL	41,669.52	286,322.79	327,992.31
Total of All	0.00	0.00	0.00

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

Balance Sheet - Comparative - Operating

Period = Oct 2022

Book = Accrual ; Tree = ysi_bs

	Current Balance 10/31/2022	Prior Month Balance 9/30/2022	Change
ASSETS			
CURRENT ASSETS			
Cash - Operating Acct	22,479.95	26,004.81	-3,524.86
Cash - Reserve Bank Acct 1	0.00	0.00	0.00
Due To/From - Employee Reimbursements	0.00	-30.00	30.00
Accounts Receivable	0.00	0.00	0.00
A/R - Other	0.00	0.00	0.00
Other Prepaid Expense	1,560.00	2,340.00	-780.00
Prepaid Insurance	17,629.57	21,155.47	-3,525.90
TOTAL CURRENT ASSETS	41,669.52	49,470.28	-7,800.76
FIXED ASSETS			
Work-in-Progress - Build Cap	0.00	0.00	0.00
TOTAL FIXED ASSETS	0.00	0.00	0.00
TOTAL ASSETS	41,669.52	49,470.28	-7,800.76
LIABILITIES and CAPITAL			
LIABILITIES			
Accounts Payable	3,155.10	0.00	3,155.10
Prepaid Rent	9,031.31	5,874.12	3,157.19
Accrued Expenses	40.00	2,400.00	-2,360.00
Note Payable	178,605.99	182,563.05	-3,957.06
TOTAL LIABILITIES	190,832.40	190,837.17	-4.77
CAPITAL			
Retained Earnings	-149,162.88	-141,366.89	-7,795.99
Reserve Equity	0.00	0.00	0.00
TOTAL CAPITAL	-149,162.88	-141,366.89	-7,795.99
TOTAL LIABILITIES and CAPITAL	41,669.52	49,470.28	-7,800.76
Total of All	0.00	0.00	0.00

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

Balance Sheet - Comparative - Reserve

Period = Oct 2022

Book = Accrual ; Tree = ysi_bs

	Current Balance 10/31/2022	Prior Month Balance 9/30/2022	Change
ASSETS			
CURRENT ASSETS			
Cash - Operating Acct	0.00	0.00	0.00
Cash - Reserve Bank Acct 1	274,544.46	264,569.11	9,975.35
Budgeted NOI Transfer to Reserve	5,274.14	5,274.14	0.00
Monthly Insurance Premium Payback	4,701.21	4,701.21	0.00
Capital Fee #902 C&P Smith (chsm)	1,802.98	0.00	1,802.98
Transfer to Oper Painting expenses	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	286,322.79	274,544.46	11,778.33
TOTAL ASSETS	286,322.79	274,544.46	11,778.33
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	286,322.79	274,544.46	11,778.33
TOTAL CAPITAL	286,322.79	274,544.46	11,778.33
TOTAL LIABILITIES and CAPITAL	286,322.79	274,544.46	11,778.33
Total of All	0.00	0.00	0.00

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

Income Statement - Operating

For the period ending October 31, 2022

		Current Month			Year to Date			Annual
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
400005	**REVENUES**							
401300	Late Fees	0.00	0.00	0.00	217.78	0.00	217.78	0.00
401300	HOA Assessment Revenue	31,585.82	31,585.78	0.04	221,397.19	221,100.46	296.73	379,029.36
500500	**TOTAL REVENUES**	**31,585.82**	**31,585.78**	**0.04**	**221,614.97**	**221,100.46**	**514.51**	**379,029.36**
500600	**OPERATING EXPENSES**							
600000	**Controllable Expenses**							
600001	Salaries and Benefits							
600037	Payroll - Building Managers	548.41	728.50	180.09	4,113.01	3,885.35	-227.66	6,313.70
600038	P/R Burden - Building Managers	65.81	131.13	65.32	493.51	699.36	205.85	1,136.46
600043	Payroll - HVAC/Engineering	512.00	0.00	-512.00	1,704.19	0.00	-1,704.19	0.00
600044	P/R Burden - HVAC/Engineering	61.44	0.00	-61.44	204.51	0.00	-204.51	0.00
600047	Payroll - Day Cleaners	2,879.94	4,217.87	1,337.93	21,972.96	22,495.34	522.38	36,554.94
600048	P/R Burden - Day Cleaners	345.59	759.22	413.63	2,636.74	4,049.14	1,412.40	6,579.84
600055	Payroll - Houston Const.	234.49	0.00	-234.49	234.49	0.00	-234.49	0.00
600056	P/R Burden - Houston Const.	28.14	0.00	-28.14	28.14	0.00	-28.14	0.00
600057	Payroll - Painting	980.13	0.00	-980.13	980.13	0.00	-980.13	0.00
600058	P/R Burden - Painting	117.61	0.00	-117.61	117.61	0.00	-117.61	0.00
600110	Payroll - Bonus	98.15	0.00	-98.15	648.68	0.00	-648.68	0.00
600150	Total Salaries and Benefits	5,871.71	5,836.72	-34.99	33,133.97	31,129.19	-2,004.78	50,584.94
610000	G/A Expenses							
610114	ParkingLot Lease Expense	1,200.00	1,200.00	0.00	8,400.00	8,400.00	0.00	14,400.00
610118	Publications and Subscriptions	0.00	0.00	0.00	159.80	0.00	-159.80	592.00
610120	Legal and Professional	0.00	0.00	0.00	0.00	3,195.00	3,195.00	3,195.00
610130	Telephone	875.67	586.51	-289.16	3,587.17	4,105.57	518.40	7,038.12

610160	Auto Expenses	0.00	0.00	0.00	30.00	0.00	-30.00	0.00
610170	Travel	106.00	0.00	-106.00	454.00	0.00	-454.00	0.00
610999	Total G/A Expenses	2,181.67	1,786.51	-395.16	12,630.97	15,700.57	3,069.60	25,225.12
619999	Repair and Maintenance							
620001	RM - Supplies-Com. Area	369.73	0.00	-369.73	672.88	0.00	-672.88	0.00
620003	RM - Supplies-Small Tools	12.62	0.00	-12.62	198.22	0.00	-198.22	0.00
620004	RM - Supplies-Locks and Keys	287.19	0.00	-287.19	313.13	0.00	-313.13	0.00
620006	RM - Repair-Exterior Building	0.00	0.00	0.00	6,507.14	0.00	-6,507.14	0.00
620007	RM - Repair-Parking Lot	499.00	0.00	-499.00	769.63	0.00	-769.63	0.00
620009	RM - Repair-Lobby/Common Area	122.32	0.00	-122.32	1,829.41	0.00	-1,829.41	0.00
620011	RM - HVAC-Repair	0.00	375.00	375.00	1,236.00	2,625.00	1,389.00	4,500.00
620012	RM - HVAC-Supplies	139.42	0.00	-139.42	2,463.47	0.00	-2,463.47	0.00
620014	RM - Permits	0.00	0.00	0.00	324.46	337.88	13.42	337.88
620020	RM - Com-Electrical	0.00	0.00	0.00	35.41	0.00	-35.41	0.00
620022	RM - Com-Fireproof/Life Safety	4,011.74	0.00	-4,011.74	5,678.09	3,800.00	-1,878.09	6,500.00
620025	RM - Com-Painting Int.	542.02	0.00	-542.02	1,731.48	0.00	-1,731.48	0.00
620028	RM - Com-Plumbing	1,515.50	0.00	-1,515.50	1,515.50	0.00	-1,515.50	0.00
620029	RM - Com-Elevator	0.00	0.00	0.00	777.92	0.00	-777.92	0.00
620999	Total Repair and Maintenance	7,499.54	375.00	-7,124.54	24,052.74	6,762.88	-17,289.86	11,337.88
630000	Utilities							
630001	Utilities - Electric	1,207.79	1,436.00	228.21	9,310.43	10,052.00	741.57	17,232.00
630002	Utilities - Water	1,711.52	2,100.00	388.48	11,419.67	14,700.00	3,280.33	25,200.00
630999	Total Utilities	2,919.31	3,536.00	616.69	20,730.10	24,752.00	4,021.90	42,432.00
640000	Contract Services							
640004	CS - Elevator	780.00	780.00	0.00	5,460.00	5,460.00	0.00	9,360.00
640010	CS - Pest Control	86.82	86.82	0.00	607.74	607.74	0.00	1,041.84
640011	CS - Fire and Security Monitoring	40.00	40.00	0.00	280.00	280.00	0.00	480.00
640013	CS - Waste Removal	413.35	365.80	-47.55	2,873.75	2,560.60	-313.15	4,389.60

640998	Total Contract Services	1,320.17	1,272.62	-47.55	9,221.49	8,908.34	-313.15	15,271.44
640999	Total Controllable Expenses	19,792.40	12,806.85	-6,985.55	99,769.27	87,252.98	-12,516.29	144,851.38
	Other Operating Expenses							
860501	Other Admin Expenses	0.00	0.00	0.00	365.20	0.00	-365.20	0.00
862020	Shared Svc - Legal and Human Res	805.45	805.45	0.00	5,638.15	5,638.15	0.00	9,665.40
862030	Shared Svc - Information Systems	415.28	415.28	0.00	2,906.96	2,906.96	0.00	4,983.36
863010	Asset Management Fee	1,666.67	1,666.67	0.00	11,666.69	11,666.69	0.00	20,000.04
650008	Admin PT - HVAC/Engineering	480.89	480.89	0.00	3,366.23	3,366.23	0.00	5,770.68
650021	Admin PT - Accounting and Finance	1,104.72	1,104.72	0.00	7,733.04	7,733.04	0.00	13,256.64
650058	Admin PT - Houston Region	872.62	872.62	0.00	6,108.34	6,108.34	0.00	10,471.44
650950	Total Shared Service (Pass Thru)	5,345.63	5,345.63	0.00	37,784.61	37,419.41	-365.20	64,147.56
820000	Interest Expense	722.64	691.56	-31.08	5,489.54	5,743.92	254.38	8,556.72
650952	Property Taxes	19.89	19.89	0.00	139.23	139.23	0.00	238.68
650954	Insurance	3,525.90	3,277.17	-248.73	24,681.30	22,940.14	-1,741.16	39,325.99
863018	Reserve Contribution - Budgeted Reserve	5,274.14	5,274.14	0.00	57,154.88	36,918.98	-20,235.90	63,289.68
650997	Total Taxes & Insurance	9,542.57	9,262.76	-279.81	87,464.95	65,742.27	-21,722.68	111,411.07
900000	TOTAL EXPENSE	**34,680.60**	**27,415.24**	**-7,265.36**	**225,018.83**	**190,414.66**	**-34,604.17**	**320,410.01**
900001	**NET OPERATING INCOME**	**-3,094.78**	**4,170.54**	**-7,265.32**	**-3,403.86**	**30,685.80**	**-34,089.66**	**58,619.35**

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

Income Statement - Reserve

For the period ending October 31, 2022

		Current Month			Year to Date			Annual
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
400005	**REVENUES**							
401305	Reserve Contributions - Budgeted Reserve	5,274.14	5,274.14	0.00	36,918.98	36,918.98	0.00	63,289.68
401310	Capital Improvement Fee	1,802.98	0.00	1,802.98	4,756.98	0.00	4,756.98	0.00
500500	**TOTAL REVENUES**	**7,077.12**	**5,274.14**	**1,802.98**	**41,675.96**	**36,918.98**	**4,756.98**	**63,289.68**
	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**	**7,077.12**	**5,274.14**	**1,802.98**	**41,675.96**	**36,918.98**	**4,756.98**	**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													
401200 Late Fees	0.00	108.89	0.00	108.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	217.78
401300 HOA Assessment Revenue	31,600.82	31,867.27	31,585.82	31,585.82	31,585.82	31,585.82	31,585.82	0.00	0.00	0.00	0.00	0.00	221,397.19
500500 TOTAL REVENUE	31,600.82	31,976.16	31,585.82	31,694.71	31,585.82	31,585.82	31,585.82	0.00	0.00	0.00	0.00	0.00	221,614.97
500600 OPERATING EXPENSES													
600000 Controllable Expenses													
600001 Salaries and Benefits													
600037 Payroll-Building Managers	548.40	548.40	822.60	548.40	548.40	548.40	548.41	0.00	0.00	0.00	0.00	0.00	4,113.01
600038 P/R Burden-Building Managers	65.80	65.80	98.70	65.80	65.80	65.80	65.81	0.00	0.00	0.00	0.00	0.00	493.51
600043 Payroll - HVAC/Engineering	0.00	734.09	-734.09	0.00	0.00	1,192.19	512.00	0.00	0.00	0.00	0.00	0.00	1,704.19
600044 P/R Burden - HVAC/Engineering	0.00	88.09	-88.09	0.00	0.00	143.07	61.44	0.00	0.00	0.00	0.00	0.00	204.51
600047 Payroll-Day Cleaners	2,972.36	2,975.29	4,482.72	2,862.85	2,936.59	2,863.21	2,879.94	0.00	0.00	0.00	0.00	0.00	21,972.96
600048 P/R Burden-Day Cleaners	356.69	357.03	537.92	343.54	352.39	343.58	345.59	0.00	0.00	0.00	0.00	0.00	2,636.74
600055 Payroll - Houston Const.	0.00	0.00	0.00	0.00	0.00	0.00	234.49	0.00	0.00	0.00	0.00	0.00	234.49
600056 P/R Burden - Houston Const.	0.00	0.00	0.00	0.00	0.00	0.00	28.14	0.00	0.00	0.00	0.00	0.00	28.14
600057 Payroll - Painting	0.00	0.00	4,331.21	-4,331.21	0.00	0.00	980.13	0.00	0.00	0.00	0.00	0.00	980.13
600058 P/R Burden - Painting	0.00	0.00	519.75	-519.75	0.00	0.00	117.61	0.00	0.00	0.00	0.00	0.00	117.61
600110 Payroll - Bonus	67.04	81.07	183.48	64.95	66.34	87.65	98.15	0.00	0.00	0.00	0.00	0.00	648.68
600150 Total Salaries and Benefits	4,010.29	4,849.77	10,154.20	-965.42	3,969.52	5,243.90	5,871.71	0.00	0.00	0.00	0.00	0.00	33,133.97
610000 G/A Expenses													
610114 ParkingLot Lease Expense	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	0.00	0.00	0.00	0.00	0.00	8,400.00
610118 Publications and Subscriptions	0.00	0.00	159.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	159.80
610120 Legal and Professional	0.00	0.00	0.00	0.00	350.00	-350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
610130 Telephone	539.98	201.37	627.47	433.83	440.52	468.33	875.67	0.00	0.00	0.00	0.00	0.00	3,587.17
610160 Auto Expenses	0.00	0.00	0.00	0.00	0.00	30.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00
610170 Travel	30.00	76.00	178.00	64.00	0.00	0.00	106.00	0.00	0.00	0.00	0.00	0.00	454.00
610999 Total G/A Expenses	1,769.98	1,477.37	2,165.27	1,697.83	1,990.52	1,348.33	2,181.67	0.00	0.00	0.00	0.00	0.00	12,630.97
619999 Repair and Maintenance													
620001 RM-Supplies-Com. Area	303.15	0.00	0.00	0.00	0.00	0.00	369.73	0.00	0.00	0.00	0.00	0.00	672.88
620003 RM-Supplies-Small Tools	185.60	0.00	0.00	0.00	0.00	0.00	12.62	0.00	0.00	0.00	0.00	0.00	198.22
620004 RM-Supplies - Locks and Keys	25.94	0.00	0.00	0.00	0.00	0.00	287.19	0.00	0.00	0.00	0.00	0.00	313.13
620006 RM - Repair-Exterior Building	0.00	1,900.00	0.00	0.00	0.00	4,607.14	0.00	0.00	0.00	0.00	0.00	0.00	6,507.14
620007 RM-Repair-Parking Lot	270.63	0.00	0.00	0.00	0.00	0.00	499.00	0.00	0.00	0.00	0.00	0.00	769.63
620009 RM-Repair-Lobby/Common Area	1,450.00	0.00	0.00	257.09	4,607.14	-4,607.14	122.32	0.00	0.00	0.00	0.00	0.00	1,829.41

620011	RM - HVAC-Repair	0.00	0.00	0.00	200.76	0.00	1,035.24	0.00	0.00	0.00	0.00	0.00	0.00	1,236.00
620012	RM - HVAC-Supplies	0.00	2,050.18	0.00	0.00	0.00	273.87	139.42	0.00	0.00	0.00	0.00	0.00	2,463.47
620014	RM - Permits	0.00	0.00	0.00	0.00	324.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	324.46
620020	RM - Com-Electrical	0.00	0.00	0.00	0.00	0.00	35.41	0.00	0.00	0.00	0.00	0.00	0.00	35.41
620022	RM-Com.-Fireproof/Life Safety	1,180.00	486.35	0.00	0.00	0.00	0.00	4,011.74	0.00	0.00	0.00	0.00	0.00	5,678.09
620025	RM - Com-Painting Int.	0.00	490.01	971.06	-888.64	0.00	617.03	542.02	0.00	0.00	0.00	0.00	0.00	1,731.48
620028	RM - Com-Plumbing	0.00	0.00	0.00	0.00	0.00	0.00	1,515.50	0.00	0.00	0.00	0.00	0.00	1,515.50
620029	RM - Com-Elevator	477.92	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	777.92
620999	Total Repair and Maintenance	3,893.24	4,926.54	971.06	-430.79	5,231.60	1,961.55	7,499.54	0.00	0.00	0.00	0.00	0.00	24,052.74
630000	Utilities													
630001	Utilities-Electric	1,314.82	1,446.23	1,470.94	1,247.76	1,340.60	1,282.29	1,207.79	0.00	0.00	0.00	0.00	0.00	9,310.43
630002	Utilities-Water	1,874.77	2,287.94	1,268.12	1,667.18	1,312.46	1,297.68	1,711.52	0.00	0.00	0.00	0.00	0.00	11,419.67
630999	Total Utilities	3,189.59	3,734.17	2,739.06	2,914.94	2,653.06	2,579.97	2,919.31	0.00	0.00	0.00	0.00	0.00	20,730.10
640000	Contract Services													
640004	CS-Elevator	780.00	780.00	780.00	780.00	780.00	780.00	780.00	0.00	0.00	0.00	0.00	0.00	5,460.00
640010	CS-Pest Control	86.82	86.82	86.82	86.82	86.82	86.82	86.82	0.00	0.00	0.00	0.00	0.00	607.74
640011	CS-Fire and Security Monitoring	40.00	40.00	40.00	40.00	40.00	40.00	40.00	0.00	0.00	0.00	0.00	0.00	280.00
640013	CS-Waste Removal	403.50	403.50	413.35	413.35	413.35	413.35	413.35	0.00	0.00	0.00	0.00	0.00	2,873.75
640998	Total Contract Services	1,310.32	1,310.32	1,320.17	1,320.17	1,320.17	1,320.17	1,320.17	0.00	0.00	0.00	0.00	0.00	9,221.49
640999	Total Controllable Expenses	14,173.42	16,298.17	17,349.76	4,536.73	15,164.87	12,453.92	19,792.40	0.00	0.00	0.00	0.00	0.00	99,769.27
	Other Operating Expenses													
860501	Other Admin Expenses	0.00	82.31	15.20	0.00	-82.31	350.00	0.00	0.00	0.00	0.00	0.00	0.00	365.20
862020	Shared Svc - Legal and Human Res	805.45	805.45	805.45	805.45	805.45	805.45	805.45	0.00	0.00	0.00	0.00	0.00	5,638.15
862030	Shared Svc - Information Systems	415.28	415.28	415.28	415.28	415.28	415.28	415.28	0.00	0.00	0.00	0.00	0.00	2,906.96
863010	Asset Management Fee	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	0.00	0.00	0.00	0.00	0.00	11,666.69
650008	Admin. PT-HVAC/Engineering	480.89	480.89	480.89	480.89	480.89	480.89	480.89	0.00	0.00	0.00	0.00	0.00	3,366.23
650021	Admin. PT-Accounting and Finance	1,104.72	1,104.72	1,104.72	1,104.72	1,104.72	1,104.72	1,104.72	0.00	0.00	0.00	0.00	0.00	7,733.04
650058	Admin PT-Houston Region	872.62	872.62	872.62	872.62	872.62	872.62	872.62	0.00	0.00	0.00	0.00	0.00	6,108.34
650950	Total Shared Service (Pass Thru)	5,345.63	5,427.94	5,360.83	5,345.63	5,263.32	5,695.63	5,345.63	0.00	0.00	0.00	0.00	0.00	37,784.61
820000	Interest Expense	846.08	799.75	810.53	769.07	778.71	762.76	722.64	0.00	0.00	0.00	0.00	0.00	5,489.54
650952	Property Taxes	19.89	19.89	19.89	19.89	19.89	19.89	19.89	0.00	0.00	0.00	0.00	0.00	139.23
650954	Insurance	3,525.90	3,525.90	3,525.90	3,525.90	3,525.90	3,525.90	3,525.90	0.00	0.00	0.00	0.00	0.00	24,681.30
863018	Reserve Contribution - Budgeted Reserve	5,274.14	5,274.14	5,274.14	5,274.14	5,274.14	5,274.14	5,274.14	0.00	0.00	0.00	0.00	0.00	36,918.98
863018	Reserve Contribution - Lighting Retrofit Project	0.00	0.00	0.00	0.00	0.00	13,923.87	0.00	0.00	0.00	0.00	0.00	0.00	13,923.87
863018	Reserve Contribution - Reserve Painting Expenses	0.00	0.00	0.00	0.00	0.00	6,312.03	0.00	0.00	0.00	0.00	0.00	0.00	6,312.03
863018	Reserve Contribution - Insurance Reimb	4,701.21	-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
650997	Total Taxes and Ins.	14,367.22	4,918.47	9,630.46	9,589.00	9,598.64	29,818.59	9,542.57	0.00	0.00	0.00	0.00	0.00	87,464.95
900000	TOTAL EXPENSE	33,886.27	26,644.58	32,341.05	19,471.36	30,026.83	47,968.14	34,680.60	0.00	0.00	0.00	0.00	0.00	225,018.83

900001 NET INCOME (LOSS)	-2,285.45	5,331.58	-755.23	12,223.35	1,558.99	-16,382.32	-3,094.78	0.00	0.00	0.00	0.00	0.00	-3,403.86

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

Statement (12 months) - Reserve

Period = Apr 2022-Mar 2023

Book = Accrual ; Tree = ysi_is

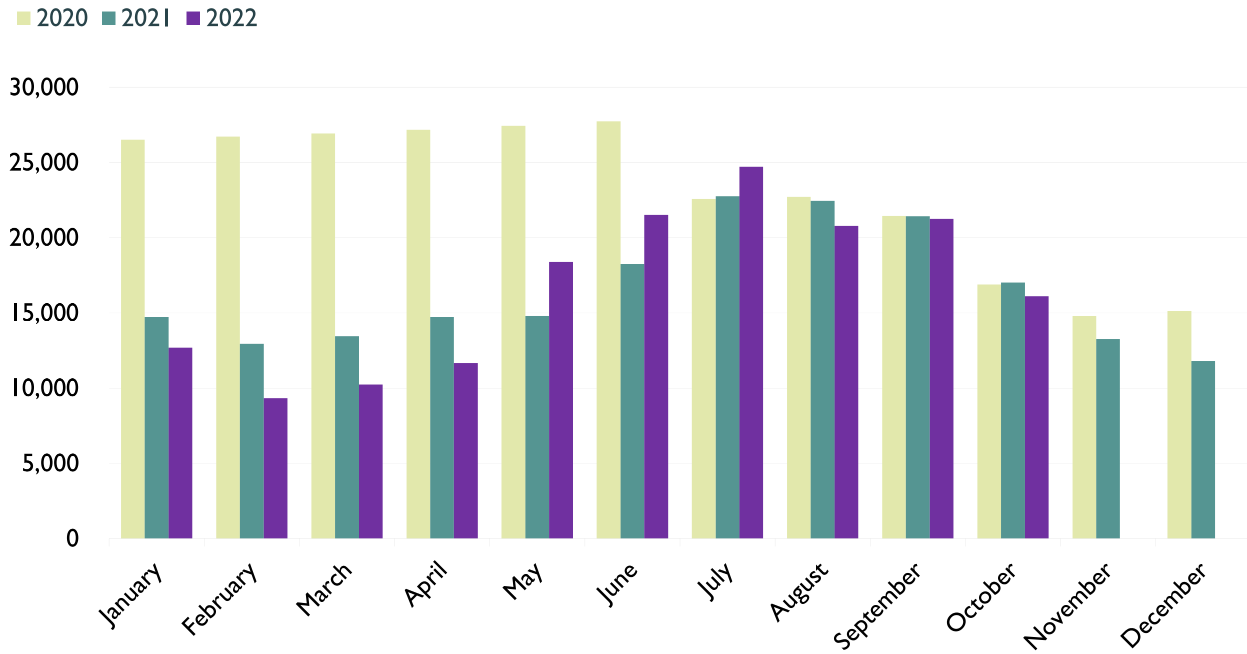
	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Total
400005 REVENUES													
401305 Reserve Contributions - Budgeted Reserve	5,274.14	5,274.14	5,274.14	-1,037.89	5,274.14	11,586.17	5,274.14	0.00	0.00	0.00	0.00	0.00	36,918.98
401305 Reserve Contributions - Insurance Reimb	4,701.21	-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
401310 Capital Improvement Fee	0.00	1,645.68	0.00	1,308.32	0.00	0.00	1,802.98	0.00	0.00	0.00	0.00	0.00	4,756.98
500500 TOTAL REVENUES	9,975.35	2,218.61	5,274.14	270.43	5,274.14	11,586.17	7,077.12	0.00	0.00	0.00	0.00	0.00	41,675.96
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	2,218.61	5,274.14	270.43	5,274.14	11,586.17	7,077.12	0.00	0.00	0.00	0.00	0.00	41,675.96

Capitol Lofts

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	18,381	21,524	24,717	20,788	21,257	16,096		

USAGE SUMMARY



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	149,000	80,000	107,000	83,000	82,000	110,000		

USAGE SUMMARY