

Audrey Point

Balance Sheet
As of 07/31/17

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Audrey Point

Report #2214 Page: 1

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 07/01/17
Ending vendor #: "Last" Ending date: 07/31/17

ASSETS			
1010	Cash Checking - Operating	\$	57,545.87
1070	Cash Savings - Reserves		12,609.98
1305	Dues Receivable		1,942.00
1315	R & R Violation Receivable		26.00
1330	Special Assmts. Receiv.		51,381.00
1340	Late Fees Receivable		50.00
1460	Work Order Receivable		351.09
TOTAL ASSETS		\$	123,905.94
			=====
LIABILITIES & EQUITY			
CURRENT LIABILITIES:			
3305	Prepaid Owner Dues	\$	2,326.00
Subtotal Current Liab.		\$	2,326.00
RESERVES:			
5010	Reserves - Unallocated	\$	600.00
Subtotal Reserves		\$	600.00
EQUITY:			
5510	Prior Year Net Inc./Loss	\$	44,296.37
	Current Year Net Income/(Loss)		76,683.57
Subtotal Equity		\$	120,979.94
TOTAL LIABILITIES & EQUITY		\$	123,905.94
			=====

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	07/03/17	2370 CAPITO		CAPITOL HILL MANAGEMENT CO	070117				594.00
							Account Total:		594.00
7260		Postage & Mail							
	07/03/17	2370 CAPITO		CAPITOL HILL MANAGEMENT CO	070117				14.57
							Account Total:		14.57
7400		Printing & Reproduction							
	07/03/17	2370 CAPITO		CAPITOL HILL MANAGEMENT CO	070117				10.81
							Account Total:		10.81
8930		Water & Sewer							
	07/03/17	2371 DENV		DENVER WATER	061417				440.60
							Account Total:		440.60
8950		Gas							
	07/03/17	2373 SEM		CENTERPOINT ENERGY SERVICES	2782284				667.07
							Account Total:		667.07
9110		Gen. Maint. & Repair							
	07/14/17	2376 VALV		VALVERDE PROPERTY SERVICES	468				401.53
							Account Total:		401.53
9145		Ext. Bldg. Maint.							
	07/03/17	2374 SHIELD		SHIELD SERVICES	83011				173.00
							Account Total:		173.00
9610		Lawn Maint. & Landscaping							
	07/03/17	2372 HIGPLA		HIGH PLAINS LAWN SERVICE	5357				267.00

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Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Account Total:								267.00
9700	Trash Removal							
	07/06/17	2384	WASMAN	WASTE MANAGEMENT	070117			350.00
Account Total:								350.00
9850	Janitorial Services							
	07/03/17	2369	BRYANT	ED BRYANT	070117			275.00
Account Total:								275.00
Section Total:								3,193.58

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 07/01/17
 Ending vendor #: "Last" Ending date: 07/31/17

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Account Payable in Detail								
3010	Accounts Payable							
	07/03/17	2369	BRYANT	ED BRYANT	070117			275.00
	07/03/17	2370	CAPITO	CAPITOL HILL MANAGEMENT CO	070117			619.38
	07/03/17	2371	DENV	DENVER WATER	061417			440.60
	07/03/17	2372	HIGPLA	HIGH PLAINS LAWN SERVICE	5357			267.00
	07/03/17	2373	SEM	CENTERPOINT ENERGY SERVICES	2782284			667.07
	07/03/17	2374	SHIELD	SHIELD SERVICES	83011			173.00
	07/14/17	2376	VALV	VALVERDE PROPERTY SERVICES	468			401.53
Account Total:								2,843.58
Section Total:								2,843.58

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 07/01/17
 Ending vendor #: "Last" Ending date: 07/31/17

Account #	Description		Invoice #	Reference	Chk #	Amount
	Date	Vchr-# Vend-#	Name			
A/P Checks in Detail						
1010	Cash Checking - Operating					
	07/03/17	2369 BRYANT	ED BRYANT	070117	2148	275.00
	07/03/17	2370 CAPITO	CAPITOL HILL MANAGEMENT CO	070117	2149	619.38
	07/03/17	2371 DENV	DENVER WATER	061417	2150	440.60
	07/03/17	2372 HIGPLA	HIGH PLAINS LAWN SERVICE	5357	2151	267.00
	07/03/17	2373 SEM	CENTERPOINT ENERGY SERVICES	2782284	2152	667.07
	07/03/17	2374 SHIELD	SHIELD SERVICES	83011	2153	173.00
	07/06/17	2384 WASMAN	WASTE MANAGEMENT	070117	70617	350.00
	07/14/17	2376 VALV	VALVERDE PROPERTY SERVICES	468	2154	401.53

Account Total: 3,193.58

Section Total: 3,193.58

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06305	Dues	5,196.00	4,326.00	870.00	36,347.00	30,282.00	6,065.00	51,912.00
06330	Special Assmt. Income	.00	.00	.00	65,000.00	.00	65,000.00	.00
06340	Late Fee Income	.00	.00	.00	375.00	.00	375.00	.00
06360	Misc. Owner Income	540.00	.00	540.00	1,788.00	.00	1,788.00	.00
06380	Owner Admin. Fees Income	.00	.00	.00	66.45	.00	66.45	.00
06810	Laundry Income	119.70	.00	119.70	904.47	.00	904.47	.00
06820	Pet Fee	150.00	.00	150.00	150.00	.00	150.00	.00
06830	keys	.00	.00	.00	20.00	.00	20.00	.00
06910	Interest Income	.32	.00	.32	2.09	.00	2.09	.00
	Subtotal Income	6,006.02	4,326.00	1,680.02	104,653.01	30,282.00	74,371.01	51,912.00
EXPENSES								
General & Administrative								
07010	Management Fees	594.00	594.00	.00	4,158.00	4,158.00	.00	7,128.00
07011	Administrative Expense	.00	19.50	19.50	.00	136.50	136.50	234.00
07020	Accounting Fees	.00	17.50	17.50	220.00	122.50	(97.50)	210.00
07250	Bank Charges	.00	4.58	4.58	.00	32.06	32.06	55.00
07260	Postage & Mail	14.57	5.83	(8.74)	162.18	40.81	(121.37)	70.00
07270	Inspections	.00	12.50	12.50	123.00	87.50	(35.50)	150.00
07280	Insurance	.00	533.33	533.33	.00	3,733.31	3,733.31	6,400.00
07400	Printing & Reproduction	10.81	.00	(10.81)	55.51	.00	(55.51)	.00
07450	Other Taxes & Fees	.00	53.75	53.75	437.09	376.25	(60.84)	645.00
	General & Administrative	619.38	1,240.99	621.61	5,155.78	8,686.93	3,531.15	14,892.00
Unit Expenses								
08070	Plumbing Repairs - Units	.00	.00	.00	226.52	.00	(226.52)	.00
	Unit Expenses	.00	.00	.00	226.52	.00	(226.52)	.00
Site Improvement								
	Site Improvement	.00	.00	.00	.00	.00	.00	.00
Utilities								
08910	Electricity	.00	83.33	83.33	1,113.17	583.31	(529.86)	1,000.00
08930	Water & Sewer	440.60	475.00	34.40	3,076.79	3,325.00	248.21	5,700.00
08950	Gas	667.07	675.00	7.93	6,926.49	4,725.00	(2,201.49)	8,100.00
08990	Telephone	.00	50.67	50.67	319.30	354.69	35.39	608.00
	Utilities	1,107.67	1,284.00	176.33	11,435.75	8,988.00	(2,447.75)	15,408.00

Audrey Point

Income/Expense Statement
Period: 07/01/17 to 07/31/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
Maintenance								
09010	Tree/Lawn Maint.	.00	25.00	25.00	.00	175.00	175.00	300.00
09020	Grounds Maintenance	.00	41.67	41.67	.00	291.69	291.69	500.00
09025	Sprinkler Maintenance	.00	41.67	41.67	.00	291.69	291.69	500.00
09090	Light Repair	.00	8.33	8.33	74.63	58.31	(16.32)	100.00
09110	Gen. Maint. & Repair	401.53	41.67	(359.86)	401.53	291.69	(109.84)	500.00
09115	Interior Maintenance	.00	33.33	33.33	976.86	233.31	(743.55)	400.00
09120	Asphalt Repair	.00	29.17	29.17	.00	204.19	204.19	350.00
09140	Roof Repairs	.00	25.00	25.00	.00	175.00	175.00	300.00
09145	Ext. Bldg. Maint.	173.00	41.67	(131.33)	263.46	291.69	28.23	500.00
09148	Carpet Cleaning	.00	25.00	25.00	336.00	175.00	(161.00)	300.00
09155	Heating Maintenance	.00	83.33	83.33	101.50	583.31	481.81	1,000.00
09160	Sewer Maintenance	.00	22.92	22.92	1,050.00	160.44	(889.56)	275.00
09180	Plumbing Repairs - Common	.00	75.00	75.00	.00	525.00	525.00	900.00
09185	Domestic Boiler	.00	41.67	41.67	.00	291.69	291.69	500.00
09190	Electrical Repairs	.00	16.67	16.67	1,630.00	116.69	(1,513.31)	200.00
09220	Hallway Maintenance	.00	22.92	22.92	.00	160.44	160.44	275.00
	Maintenance	574.53	575.02	.49	4,833.98	4,025.14	(808.84)	6,900.00
Contract Services								
09610	Lawn Maint. & Landscaping	267.00	.00	(267.00)	872.00	.00	(872.00)	.00
09700	Trash Removal	350.00	108.33	(241.67)	2,874.80	758.31	(2,116.49)	1,300.00
09800	Snow Removal	.00	112.50	112.50	638.88	787.50	148.62	1,350.00
09850	Janitorial Services	275.00	277.08	2.08	1,931.73	1,939.56	7.83	3,325.00
	Contract Services	892.00	497.91	(394.09)	6,317.41	3,485.37	(2,832.04)	5,975.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	3,193.58	3,597.92	404.34	27,969.44	25,185.44	(2,784.00)	43,175.00
	Current Year Net Income/(loss)	2,812.44	728.08	2,084.36	76,683.57	5,096.56	71,587.01	8,737.00