

**Broadway Commons Townhomes**

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**Broadway Commons Townhomes**

Report #0494 Page: 1

Balance Sheet  
As of 07/31/17

**A/P DISTRIBUTION TO G/L REPORT**

**ASSETS**

Cash Checking - Operating	\$ 26,186.79	
Cash Savings - Reserves	13,346.59	
Dues Receivable	1,400.00	
Late Fees Receivable	300.00	
Owner Admin. Fees Receiv.	5.00	
<b>TOTAL ASSETS</b>	<u>                    </u>	<b>\$ 41,238.38</b>

**LIABILITIES & EQUITY**

<b>CURRENT LIABILITIES:</b>		
Prepaid Owner Dues	\$ 400.00	
<b>Subtotal Current Liab.</b>	<u>                    </u>	<b>\$ 400.00</b>
<b>RESERVES:</b>		
<b>Subtotal Reserves</b>	<u>                    </u>	<b>\$ .00</b>
<b>EQUITY:</b>		
Prior Year Net Inc./Loss	\$ 41,164.75	
Current Year Net Income/(Loss)	(326.37)	
<b>Subtotal Equity</b>	<u>                    </u>	<b>\$ 40,838.38</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u>                    </u>	<b>\$ 41,238.38</b>

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

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	07/03/17	192 CAPITO			CAPITOL HILL MANAGEMENT CO	070117			360.00
							Account Total:		360.00
7260		Postage & Mail							
	07/03/17	192 CAPITO			CAPITOL HILL MANAGEMENT CO	070117			1.88
							Account Total:		1.88
7280		Insurance							
	07/14/17	195 FARMER			FARMER'S INSURANCE	070517			4,785.50
							Account Total:		4,785.50
8930		Water & Sewer							
	07/03/17	193 DENV			DENVER WATER	060917	Cherokee		121.25
	07/03/17	194 DENV			DENVER WATER	060917	Delaware		104.59
							Account Total:		225.84
9145		Ext. Bldg. Maint.							
	07/14/17	196 RESTOR			RESTORATION SERVICES	21301			2,099.54
							Account Total:		2,099.54
							Section Total:		7,472.76

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-#	Description	Name	Invoice-#	Reference	Chk #	Amount
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Account Payable in Detail

3010	Accounts Payable								
	07/03/17	192	CAPITO	CAPITOL HILL MANAGEMENT CO		070117			361.88
	07/03/17	193	DENV	DENVER WATER		060917	Cherokee		121.25
	07/03/17	194	DENV	DENVER WATER		060917	Delaware		104.59
	07/14/17	195	FARMER	FARMER'S INSURANCE		070517			4,785.50
	07/14/17	196	RESTOR	RESTORATION SERVICES		21301			2,099.54
	Account Total:								7,472.76
	Section Total:								7,472.76

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 07/01/17  
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Account #	Date	Vchr-#	Vend-#	Description	Name	Invoice-#	Reference	Chk #	Amount
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A/P Checks in Detail

1010	Cash Checking - Operating									
	07/03/17	192	CAPITO	CAPITOL HILL MANAGEMENT CO		070117			1147	361.88
	07/03/17	193	DENV	DENVER WATER		060917	Cherokee		1148	121.25
	07/03/17	194	DENV	DENVER WATER		060917	Delaware		1148	104.59
	07/14/17	195	FARMER	FARMER'S INSURANCE		070517			1149	4,785.50
	07/14/17	196	RESTOR	RESTORATION SERVICES		21301			1150	2,099.54
	Account Total:								7,472.76	
	Section Total:								7,472.76	

**Broadway Commons Townhomes**

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

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06305	Dues	2,400.00	.00	2,400.00	16,800.00	.00	16,800.00	.00
06340	Late Fee Income	300.00	.00	300.00	300.00	.00	300.00	.00
06910	Interest Income	.34	.00	.34	2.34	.00	2.34	.00
	Subtotal Income	2,700.34	.00	2,700.34	17,102.34	.00	17,102.34	.00
EXPENSES								
General & Administrative								
07010	Management Fees	360.00	.00	(360.00)	2,520.00	.00	(2,520.00)	.00
07020	Accounting Fees	.00	.00	.00	220.00	.00	(220.00)	.00
07260	Postage & Mail	1.88	.00	(1.88)	69.87	.00	(69.87)	.00
07265	Payment Coupons	.00	.00	.00	(5.00)	.00	5.00	.00
07280	Insurance	4,785.50	.00	(4,785.50)	9,571.00	.00	(9,571.00)	.00
07450	Other Taxes & Fees	.00	.00	.00	50.00	.00	(50.00)	.00
	General & Administrative	5,147.38	.00	(5,147.38)	12,425.87	.00	(12,425.87)	.00
Unit Expenses								
08070	Plumbing Repairs - Units	.00	.00	.00	280.50	.00	(280.50)	.00
	Unit Expenses	.00	.00	.00	280.50	.00	(280.50)	.00
Site Improvement								
	Site Improvement	.00	.00	.00	.00	.00	.00	.00
Utilities								
08930	Water & Sewer	225.84	.00	(225.84)	1,487.80	.00	(1,487.80)	.00
	Utilities	225.84	.00	(225.84)	1,487.80	.00	(1,487.80)	.00
Maintenance								
09015	Landscaping	.00	.00	.00	260.00	.00	(260.00)	.00
09140	Roof Repairs	.00	.00	.00	300.00	.00	(300.00)	.00
09145	Ext. Bldg. Maint.	2,099.54	.00	(2,099.54)	2,099.54	.00	(2,099.54)	.00
09160	Sewer Maintenance	.00	.00	.00	285.00	.00	(285.00)	.00
	Maintenance	2,099.54	.00	(2,099.54)	2,944.54	.00	(2,944.54)	.00
Contract Services								
09800	Snow Removal	.00	.00	.00	290.00	.00	(290.00)	.00

**Broadway Commons Townhomes**

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

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	Contract Services	.00	.00	.00	290.00	.00	(290.00)	.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	7,472.76	.00	(7,472.76)	17,428.71	.00	(17,428.71)	.00
	Current Year Net Income/(loss)	(4,772.42)	.00	(4,772.42)	(326.37)	.00	(326.37)	.00