

**Tudor Manor**  
Balance Sheet  
As of 08/31/17

Page: 1

Date 09/15/17 Time:10:00:54

**Tudor Manor**

Report #0847 Page: 1

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

Starting vendor #: "First" Starting date: 08/01/17  
Ending vendor #: "Last" Ending date: 08/31/17

ASSETS	
Cash Checking - Operating	\$ 6,817.86
Cash Savings - Reserves	30,000.80
Dues Receivable	2,062.00
Special Assmts. Receiv.	140.00
<b>TOTAL ASSETS</b>	<b>\$ 39,020.66</b>

**LIABILITIES & EQUITY**

<b>CURRENT LIABILITIES:</b>	
Prepaid Owner Dues	\$ 312.00
<b>Subtotal Current Liab.</b>	<b>\$ 312.00</b>
<b>RESERVES:</b>	
<b>RESERVES &amp; EQUITY:</b>	<b>\$ 18,321.18</b>
Reserves - Roofs	1,422.40
<b>Subtotal Reserves</b>	<b>\$ 19,743.58</b>
<b>EQUITY:</b>	
Prior Year Net Inc./Loss	\$ 15,130.05
Current Year Net Income/(Loss)	3,835.03
<b>Subtotal Equity</b>	<b>\$ 18,965.08</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$ 39,020.66</b>

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	08/01/17	585 CAPITO	CAPITOL HILL MANAGEMENT CO		080117				300.00
							Account Total:		300.00
7260		Postage & Mail							
	08/01/17	585 CAPITO	CAPITOL HILL MANAGEMENT CO		080117				1.88
							Account Total:		1.88
7280		Insurance							
	08/15/17	591 NATWID	NATIONWIDE INSURANCE		080217				487.12
							Account Total:		487.12
8910		Electricity							
	08/25/17	603 XCEL	XCEL ENERGY		556514517				40.75
							Account Total:		40.75
8930		Water & Sewer							
	08/01/17	586 DENV	DENVER WATER		072017				245.12
							Account Total:		245.12
8950		Gas							
	08/25/17	603 XCEL	XCEL ENERGY		556514517				83.00
							Account Total:		83.00
9110		Gen. Maint. & Repair							
	08/01/17	587 VALV	VALVERDE PROPERTY SERVICES		485				79.58
							Account Total:		79.58
9610		Lawn Maint. & Landscaping							
	08/15/17	590 METMCM	METRO MCM INC		5030				50.00

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 08/01/17  
 Ending vendor #: "Last" Ending date: 08/31/17

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		50.00
9700		Trash Removal							
	08/08/17		602	WASMAN	WASTE MANAGEMENT	080817			383.21
							Account Total:		383.21
9850		Janitorial Services							
	08/01/17		584	BRYANT	ED BRYANT	080117			164.79
							Account Total:		164.79
							Section Total:		1,835.45

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 08/01/17  
 Ending vendor #: "Last" Ending date: 08/31/17

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Account Payable in Detail									
3010		Accounts Payable							
	08/01/17		584	BRYANT	ED BRYANT	080117			164.79
	08/01/17		585	CAPITO	CAPITOL HILL MANAGEMENT CO	080117			301.88
	08/01/17		586	DENV	DENVER WATER	072017			245.12
	08/01/17		587	VALV	VALVERDE PROPERTY SERVICES	485			79.58
	08/15/17		590	METMCM	METRO MCM INC	5030			50.00
	08/15/17		591	NATWID	NATIONWIDE INSURANCE	080217			487.12
							Account Total:		1,328.49
							Section Total:		1,328.49

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 08/01/17  
 Ending vendor #: "Last" Ending date: 08/31/17

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
1010		Cash Checking - Operating							
	08/01/17	584 BRYANT ED BRYANT				080117		1425	164.79
	08/01/17	585 CAPITO CAPITOL HILL MANAGEMENT CO				080117		1426	301.88
	08/01/17	586 DENV DENVER WATER				072017		1427	245.12
	08/01/17	587 VALV VALVERDE PROPERTY SERVICES				485		1428	79.58
	08/08/17	602 WASMAN WASTE MANAGEMENT				080817		80817	383.21
	08/15/17	590 METMCM METRO MCM INC				5030		1429	50.00
	08/15/17	591 NATWID NATIONWIDE INSURANCE				080217		1430	487.12
	08/25/17	603 XCEL XCEL ENERGY				556514517		82517	123.75

A/P Checks in Detail

Account Total: 1,835.45

Section Total: 1,835.45

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 08/01/17  
 Ending account #: "Last" Ending date: 08/31/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1010	Cash Checking - Operating	7,064.31	1,961.00	2,207.45	246.45CR	6,817.86
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	08/01/17 AP0823 1425 164.79 ED BRYANT					
	08/01/17 AP0823 1426 301.88 CAPITOL HILL MANAGEMENT C					
	08/01/17 AP0823 1427 245.12 DENVER WATER					
	08/01/17 AP0823 1428 79.58 VALVERDE PROPERTY SERVICE					
	08/02/17 CR0000 080217 372.00 Transfer to reserves					
	08/07/17 AR0334 AR-334 1,495.00 Owner Cash Receipts					
	08/08/17 AP0842 CK80817 383.21 WASTE MANAGEMENT					
	08/14/17 AR0335 AR-335 466.00 Owner Cash Receipts					
	08/15/17 AP0835 1429 50.00 METRO MCM INC					
	08/15/17 AP0835 1430 487.12 NATIONWIDE INSURANCE					
	08/25/17 AP0842 CK82517 123.75 XCEL ENERGY					
1070	Cash Savings - Reserves	29,627.53	373.27	.00	373.27	30,000.80
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	08/02/17 CR0000 080217 372.00 Transfer to reserves					
	08/31/17 AR0000 083117 1.27 Interest					
1305	Dues Receivable	1,258.00	2,618.00	1,814.00	804.00	2,062.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	08/01/17 AR0000 AR01 2,618.00 Apply Assm/Opt Charges					
	08/01/17 AR0000 AR08 285.00 Prepaid Application					
	08/07/17 AR0334 AR-334 1,103.00 Owner Cash Receipts					
	08/14/17 AR0335 AR-335 426.00 Owner Cash Receipts					
1330	Special Assmts. Receiv.	90.00	180.00	130.00	50.00	140.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	08/01/17 AR0000 AR01 180.00 Apply Assm/Opt Charges					
	08/01/17 AR0000 AR08 10.00 Prepaid Application					
	08/07/17 AR0334 AR-334 80.00 Owner Cash Receipts					
	08/14/17 AR0335 AR-335 40.00 Owner Cash Receipts					
1340	Late Fees Receivable	.00	.00	.00	.00	.00
1360	Misc. Owner Receivables	.00	.00	.00	.00	.00
1380	Owner Admin. Fees Receiv.	.00	.00	.00	.00	.00
1460	Work Order Receivable	.00	.00	.00	.00	.00
3010	Accounts Payable	.00	1,328.49	1,328.49	.00	.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	08/01/17 AP0822 VH584 164.79 ED BRYANT					

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"  
Ending account #: "Last"

Starting date: 08/01/17  
Ending date: 08/31/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
08/01/17	AP0822 VH585		301.88	CAPITOL HILL MANAGEMENT C		
08/01/17	AP0822 VH586		245.12	DENVER WATER		
08/01/17	AP0822 VH587		79.58	VALVERDE PROPERTY SERVICE		
08/01/17	AP0823 1425	164.79		ED BRYANT		
08/01/17	AP0823 1426	301.88		CAPITOL HILL MANAGEMENT C		
08/01/17	AP0823 1427	245.12		DENVER WATER		
08/01/17	AP0823 1428	79.58		VALVERDE PROPERTY SERVICE		
08/15/17	AP0834 VH590		50.00	METRO MCM INC		
08/15/17	AP0834 VH591		487.12	NATIONWIDE INSURANCE		
08/15/17	AP0835 1429	50.00		METRO MCM INC		
08/15/17	AP0835 1430	487.12		NATIONWIDE INSURANCE		
3305	Prepaid Owner Dues	295.00CR	295.00	312.00	17.00CR	312.00CR
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
08/01/17	AR0000 AR08	295.00		Prepaid Application		
08/07/17	AR0334 AR-334		312.00	Owner Cash Receipts		
5000	RESERVES & EQUITY:	18,321.18CR	.00	.00	.00	18,321.18CR
5210	Reserves - Roofs	1,422.40CR	.00	.00	.00	1,422.40CR
5510	Prior Year Net Inc./Loss	15,130.05CR	.00	.00	.00	15,130.05CR
6305	Dues	18,326.00CR	.00	2,618.00	2,618.00CR	20,944.00CR
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
08/01/17	AR0000 AR01		2,618.00	Apply Assmt/Opt Charges		
6330	Special Assmt. Income	1,260.00CR	.00	180.00	180.00CR	1,440.00CR
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
08/01/17	AR0000 AR01		180.00	Apply Assmt/Opt Charges		
6910	Interest Income	8.49CR	.00	1.27	1.27CR	9.76CR
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
08/31/17	AR0000 083117		1.27	Interest		
7010	Management Fees	2,100.00	300.00	.00	300.00	2,400.00
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
08/01/17	AP0822 VH585	300.00		CAPITOL HILL MANAGEMENT C		
7020	Accounting Fees	220.00	.00	.00	.00	220.00
7260	Postage & Mail	76.45	1.88	.00	1.88	78.33
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"  
Ending account #: "Last"

Starting date: 08/01/17  
Ending date: 08/31/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
08/01/17	AP0822 VH585	1.88		CAPITOL HILL MANAGEMENT C		
7280	Insurance	2,435.52	487.12	.00	487.12	2,922.64
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
08/15/17	AP0834 VH591	487.12		NATIONWIDE INSURANCE		
7400	Printing & Reproduction	6.30	.00	.00	.00	6.30
7450	Other Taxes & Fees	148.10	.00	.00	.00	148.10
8090	Repairs - Units	1,525.00	.00	.00	.00	1,525.00
8910	Electricity	233.42	40.75	.00	40.75	274.17
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
08/25/17	AP0842 CK82517	40.75		XCEL ENERGY		
8930	Water & Sewer	1,397.02	245.12	.00	245.12	1,642.14
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
08/01/17	AP0822 VH586	245.12		DENVER WATER		
8950	Gas	3,452.56	83.00	.00	83.00	3,535.56
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
08/25/17	AP0842 CK82517	83.00		XCEL ENERGY		
9090	Light Repair	11.16	.00	.00	.00	11.16
9110	Gen. Maint. & Repair	70.00	79.58	.00	79.58	149.58
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
08/01/17	AP0822 VH587	79.58		VALVERDE PROPERTY SERVICE		
9160	Sewer Maintenance	302.50	.00	.00	.00	302.50
9180	Plumbing Repairs - Common	356.00	.00	.00	.00	356.00
9610	Lawn Maint. & Landscaping	275.00	50.00	.00	50.00	325.00
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
08/15/17	AP0834 VH590	50.00		METRO MCM INC		
9700	Trash Removal	2,610.00	383.21	.00	383.21	2,993.21
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
08/08/17	AP0842 CK80817	383.21		WASTE MANAGEMENT		

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"  
Ending account #: "Last"

Starting date: 08/01/17  
Ending date: 08/31/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
9800	Snow Removal	184.25	.00	.00	.00	184.25	
9850	Janitorial Services	1,320.00	164.79	.00	164.79	1,484.79	
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>
	08/01/17	AP0822	VH584	164.79		ED BRYANT	
Gnd Total:				.00	8,591.21	8,591.21	.00

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06305	Dues	2,618.00	2,645.00	(27.00)	20,944.00	21,160.00	(216.00)	31,740.00
06330	Special Assmt. Income	180.00	.00	180.00	1,440.00	.00	1,440.00	.00
06910	Interest Income	1.27	40.00	(38.73)	9.76	320.00	(310.24)	480.00
	Subtotal Income	2,799.27	2,685.00	114.27	22,393.76	21,480.00	913.76	32,220.00
EXPENSES								
General & Administrative								
07010	Management Fees	300.00	300.00	.00	2,400.00	2,400.00	.00	3,600.00
07020	Accounting Fees	.00	18.33	18.33	220.00	146.64	(73.36)	220.00
07260	Postage & Mail	1.88	8.00	6.12	78.33	64.00	(14.33)	96.00
07270	Inspections	.00	40.00	40.00	.00	320.00	320.00	480.00
07280	Insurance	487.12	291.33	(195.79)	2,922.64	2,330.64	(592.00)	3,496.00
07320	Office Supplies	.00	10.00	10.00	.00	80.00	80.00	120.00
07400	Printing & Reproduction	.00	10.00	10.00	6.30	80.00	73.70	120.00
07450	Other Taxes & Fees	.00	11.50	11.50	148.10	92.00	(56.10)	138.00
	General & Administrative	789.00	689.16	(99.84)	5,775.37	5,513.28	(262.09)	8,270.00
Unit Expenses								
08090	Repairs - Units	.00	.00	.00	1,525.00	.00	(1,525.00)	.00
	Unit Expenses	.00	.00	.00	1,525.00	.00	(1,525.00)	.00
Site Improvement								
	Site Improvement	.00	.00	.00	.00	.00	.00	.00
Utilities								
08905	Electricity & Gas	.00	508.33	508.33	.00	4,066.64	4,066.64	6,100.00
08910	Electricity	40.75	.00	(40.75)	274.17	.00	(274.17)	.00
08930	Water & Sewer	245.12	250.00	4.88	1,642.14	2,000.00	357.86	3,000.00
08950	Gas	83.00	.00	(83.00)	3,535.56	.00	(3,535.56)	.00
	Utilities	368.87	758.33	389.46	5,451.87	6,066.64	614.77	9,100.00
Maintenance								
09025	Sprinkler Maintenance	.00	8.33	8.33	.00	66.64	66.64	100.00
09090	Light Repair	.00	20.83	20.83	11.16	166.64	155.48	250.00
09095	Fire Safety	.00	8.33	8.33	.00	66.64	66.64	100.00
09110	Gen. Maint. & Repair	79.58	20.83	(58.75)	149.58	166.64	17.06	250.00
09115	Interior Maintenance	.00	75.00	75.00	.00	600.00	600.00	900.00

**Tudor Manor**

Income/Expense Statement  
 Period: 08/01/17 to 08/31/17

Account	Description	Actual	Current Period		Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance	
09120	Asphalt Repair	.00	41.67	41.67	.00	333.36	333.36	500.00
09141	Door Repairs	.00	20.83	20.83	.00	166.64	166.64	250.00
09145	Ext. Bldg. Maint.	.00	25.00	25.00	.00	200.00	200.00	300.00
09155	Heating Maintenance	.00	83.33	83.33	.00	666.64	666.64	1,000.00
09160	Sewer Maintenance	.00	41.67	41.67	302.50	333.36	30.86	500.00
09180	Plumbing Repairs - Common	.00	33.33	33.33	356.00	266.64	(89.36)	400.00
09190	Electrical Repairs	.00	25.00	25.00	.00	200.00	200.00	300.00
	Maintenance	79.58	404.15	324.57	819.24	3,233.20	2,413.96	4,850.00
Contract Services								
09610	Lawn Maint. & Landscaping	50.00	73.33	23.33	325.00	586.64	261.64	880.00
09700	Trash Removal	383.21	210.00	(173.21)	2,993.21	1,680.00	(1,313.21)	2,520.00
09800	Snow Removal	.00	75.00	75.00	184.25	600.00	415.75	900.00
09850	Janitorial Services	164.79	200.00	35.21	1,484.79	1,600.00	115.21	2,400.00
	Contract Services	598.00	558.33	(39.67)	4,987.25	4,466.64	(520.61)	6,700.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	1,835.45	2,409.97	574.52	18,558.73	19,279.76	721.03	28,920.00
	Current Year Net Income/(loss)	963.82	275.03	688.79	3,835.03	2,200.24	1,634.79	3,300.00