

Albion Street Townhomes

Balance Sheet
As of 09/30/17

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Albion Street Townhomes

Report #0491 Page: 1

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 09/01/17
Ending vendor #: "Last" Ending date: 09/30/17

ASSETS	
Cash Checking - Operating	\$ 15,154.76
Cash Savings - Reserves	5,184.88
Special Assmts. Receiv.	(11,444.00)
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TOTAL ASSETS	\$ 8,895.64
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LIABILITIES & EQUITY	
CURRENT LIABILITIES:	
Prepaid Owner Dues	\$ 180.50
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Subtotal Current Liab.	\$ 180.50
RESERVES:	
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Subtotal Reserves	\$.00
EQUITY:	
Prior Year Net Inc./Loss	\$ (3,175.43)
Current Year Net Income/(Loss)	11,890.57
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Subtotal Equity	\$ 8,715.14
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TOTAL LIABILITIES & EQUITY	\$ 8,895.64

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	09/01/17	259 CAPITO	CAPITOL HILL MANAGEMENT CO		090117				240.00
							Account Total:		240.00
7260		Postage & Mail							
	09/01/17	259 CAPITO	CAPITOL HILL MANAGEMENT CO		090117				.94
							Account Total:		.94
7280		Insurance							
	09/18/17	273 AMFAM	AMERICAN FAMILY		091817				489.49
							Account Total:		489.49
7400		Printing & Reproduction							
	09/01/17	259 CAPITO	CAPITOL HILL MANAGEMENT CO		090117				.20
							Account Total:		.20
8070		Plumbing Repairs - Units							
	09/01/17	260 CHOICE	CHOICE MECHANICAL		19801	1240			237.32
							Account Total:		237.32
8905		Electricity & Gas							
	09/05/17	270 XCEL	XCEL ENERGY		090517				22.06
							Account Total:		22.06
8930		Water & Sewer							
	09/11/17	272 DENV	DENVER WATER		081817				332.53
							Account Total:		332.53
9010		Tree/Lawn Maint.							
	09/01/17	261 FREE F	FREE FALL TREE SERVICE		2179				515.00

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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		515.00
9700		Trash Removal							
	09/06/17		271	WAST	WASTE CONNECTIONS	2999555			103.96
							Account Total:		103.96
9750		Extermination							
	09/01/17		262	ORKIN	ORKIN	082517			94.11
							Account Total:		94.11
							Section Total:		2,035.61

A/P DISTRIBUTION TO G/L REPORT

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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Payable in Detail		
3010		Accounts Payable							
	09/01/17	259	CAPITO		CAPITOL HILL MANAGEMENT CO	090117			241.14
	09/01/17	260	CHOICE		CHOICE MECHANICAL	19801	1240		237.32
	09/01/17	261	FREE F		FREE FALL TREE SERVICE	2179			515.00
	09/01/17	262	ORKIN		ORKIN	082517			94.11
							Account Total:		1,087.57
							Section Total:		1,087.57

A/P DISTRIBUTION TO G/L REPORT

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Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
A/P Checks in Detail								
1010	Cash Checking - Operating							
	09/01/17	259	CAPITO	CAPITOL HILL MANAGEMENT CO	090117		1106	241.14
	09/01/17	260	CHOICE	CHOICE MECHANICAL	19801	1240	1107	237.32
	09/01/17	261	FREE F	FREE FALL TREE SERVICE	2179		1108	515.00
	09/01/17	262	ORKIN	ORKIN	082517		1109	94.11
	09/05/17	270	XCEL	XCEL ENERGY	090517		90517	22.06
	09/06/17	271	WAST	WASTE CONNECTIONS	2999555		90617	103.96
	09/11/17	272	DENV	DENVER WATER	081817		91117	332.53
	09/18/17	273	AMFAM	AMERICAN FAMILY	091817		91817	489.49
				Account Total:				2,035.61
				Section Total:				2,035.61

Income/Expense Statement
 Period: 09/01/17 to 09/30/17

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
06305	Dues	1,800.00	1,500.00	300.00	16,200.00	13,500.00	2,700.00	18,000.00
06315	Insurance Reimbursement	1,383.17	.00	1,383.17	48,842.53	.00	48,842.53	.00
06910	Interest Income	.22	.00	.22	1.95	.00	1.95	.00
	Subtotal Income	3,183.39	1,500.00	1,683.39	65,044.48	13,500.00	51,544.48	18,000.00
EXPENSES								
General & Administrative								
07010	Management Fees	240.00	240.00	.00	2,160.00	2,160.00	.00	2,880.00
07020	Accounting Fees	.00	12.50	12.50	220.00	112.50	(107.50)	150.00
07260	Postage & Mail	.94	2.00	1.06	22.22	18.00	(4.22)	24.00
07280	Insurance	489.49	233.33	(256.16)	4,165.93	2,099.97	(2,065.96)	2,800.00
07400	Printing & Reproduction	.20	.00	(.20)	.20	.00	(.20)	.00
07450	Other Taxes & Fees	.00	3.33	3.33	409.01	29.97	(379.04)	40.00
	General & Administrative	730.63	491.16	(239.47)	6,977.36	4,420.44	(2,556.92)	5,894.00
Unit Expenses								
08070	Plumbing Repairs - Units	237.32	.00	(237.32)	237.32	.00	(237.32)	.00
	Unit Expenses	237.32	.00	(237.32)	237.32	.00	(237.32)	.00
Site Improvement								
	Site Improvement	.00	.00	.00	.00	.00	.00	.00
Utilities								
08905	Electricity & Gas	22.06	31.25	9.19	256.98	281.25	24.27	375.00
08930	Water & Sewer	332.53	270.00	(62.53)	1,827.82	2,430.00	602.18	3,240.00
	Utilities	354.59	301.25	(53.34)	2,084.80	2,711.25	626.45	3,615.00
Maintenance								
09010	Tree/Lawn Maint.	515.00	.00	(515.00)	1,538.00	.00	(1,538.00)	.00
09110	Gen. Maint. & Repair	.00	25.00	25.00	176.40	225.00	48.60	300.00
09140	Roof Repairs	.00	.00	.00	40,000.00	.00	(40,000.00)	.00
09145	Ext. Bldg. Maint.	.00	.00	.00	104.98	.00	(104.98)	.00
09160	Sewer Maintenance	.00	.00	.00	364.01	.00	(364.01)	.00
	Maintenance	515.00	25.00	(490.00)	42,183.39	225.00	(41,958.39)	300.00
Contract Services								

Albion Street Townhomes

Income/Expense Statement
 Period: 09/01/17 to 09/30/17

Account	Description	Actual	Current Period		Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance	
09610	Lawn Maint. & Landscaping	.00	250.00	250.00	365.14	2,250.00	1,884.86	3,000.00
09700	Trash Removal	103.96	54.17	(49.79)	986.79	487.53	(499.26)	650.00
09750	Extermination	94.11	29.17	(64.94)	94.11	262.53	168.42	350.00
09800	Snow Removal	.00	125.00	125.00	225.00	1,125.00	900.00	1,500.00
	Contract Services	198.07	458.34	260.27	1,671.04	4,125.06	2,454.02	5,500.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	2,035.61	1,275.75	(759.86)	53,153.91	11,481.75	(41,672.16)	15,309.00
	Current Year Net Income/(loss)	1,147.78	224.25	923.53	11,890.57	2,018.25	9,872.32	2,691.00
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