

Audrey Point
Balance Sheet
As of 09/30/17

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Audrey Point

Report #2248 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			
1010	Cash Checking - Operating	\$	82,934.35
1070	Cash Savings - Reserves		13,478.13
1305	Dues Receivable		2,962.00
1315	R & R Violation Receivable		26.00
1330	Special Assmts. Receiv.		18,719.12
1340	Late Fees Receivable		50.00
1460	Work Order Receivable		295.97
TOTAL ASSETS		\$	118,465.57
			=====
LIABILITIES & EQUITY			
CURRENT LIABILITIES:			
3305	Prepaid Owner Dues	\$	2,079.00
Subtotal Current Liab.		\$	2,079.00
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)		71,490.20
Subtotal Equity		\$	115,786.57
TOTAL LIABILITIES & EQUITY		\$	118,465.57
			=====

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	09/01/17	2389 CAPITO	CAPITOL HILL MANAGEMENT CO		090117				594.00
								Account Total:	594.00
7260		Postage & Mail							
	09/01/17	2389 CAPITO	CAPITOL HILL MANAGEMENT CO		090117				4.23
								Account Total:	4.23
7280		Insurance							
	09/15/17	2395 ST. PA	ST. PAUL TRAVELERS		090517				265.00
								Account Total:	265.00
7400		Printing & Reproduction							
	09/01/17	2389 CAPITO	CAPITOL HILL MANAGEMENT CO		090117				40
								Account Total:	40
8930		Water & Sewer							
	09/01/17	2391 DENV	DENVER WATER		081517				478.50
								Account Total:	478.50
8950		Gas							
	09/01/17	2390 SEM	CENTERPOINT ENERGY SERVICES		2862094				212.18
								Account Total:	212.18
9090		Light Repair							
	09/01/17	2388 BRYANT	ED BRYANT		090117				2.79
								Account Total:	2.79
9110		Gen. Maint. & Repair							
	09/01/17	2393 VALV	VALVERDE PROPERTY SERVICES		500				768.05
	09/15/17	2396 VALV	VALVERDE PROPERTY SERVICES		509				83.49

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Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
						Account Total:		851.54
9140				Roof Repairs				
	09/01/17	2392	INTERS	INTERSTATE ROOFING	DENVER4672			10,000.00
						Account Total:		10,000.00
9700				Trash Removal				
	09/06/17	2408	WASMAN	WASTE MANAGEMENT	090117			343.97
						Account Total:		343.97
9850				Janitorial Services				
	09/01/17	2388	BRYANT	ED BRYANT	090117			275.00
						Account Total:		275.00
						Section Total:		13,027.61

A/P DISTRIBUTION TO G/L REPORT

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Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Account Payable in Detail								
3010				Accounts Payable				
	09/01/17	2388	BRYANT	ED BRYANT	090117			277.79
	09/01/17	2389	CAPITO	CAPITOL HILL MANAGEMENT CO	090117			598.63
	09/01/17	2391	DENV	DENVER WATER	081517			478.50
	09/01/17	2392	INTERS	INTERSTATE ROOFING	DENVER4672			10,000.00
	09/01/17	2390	SEM	CENTERPOINT ENERGY SERVICES	2862094			212.18
	09/01/17	2393	VALV	VALVERDE PROPERTY SERVICES	500			768.05
	09/15/17	2395	ST. PA	ST. PAUL TRAVELERS	090517			265.00
	09/15/17	2396	VALV	VALVERDE PROPERTY SERVICES	509			83.49
						Account Total:		12,683.64
						Section Total:		12,683.64

A/P DISTRIBUTION TO G/L REPORT

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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
A/P Checks in Detail									
1010	Cash Checking - Operating								
	09/01/17	2388 BRYANT	ED BRYANT		090117			2165	277.79
	09/01/17	2389 CAPITO	CAPITOL HILL MANAGEMENT CO		090117			2166	598.63
	09/01/17	2391 DENV	DENVER WATER		081517			2167	478.50
	09/01/17	2392 INTERS	INTERSTATE ROOFING		DENVER4672			2168	10,000.00
	09/01/17	2390 SEM	CENTERPOINT ENERGY SERVICES		2862094			2169	212.18
	09/01/17	2393 VALV	VALVERDE PROPERTY SERVICES		500			2170	768.05
	09/06/17	2408 WASMAN	WASTE MANAGEMENT		090117			90617	343.97
	09/15/17	2395 ST. PA	ST. PAUL TRAVELERS		090517			2171	265.00
	09/15/17	2396 VALV	VALVERDE PROPERTY SERVICES		509			2172	83.49

Account Total: 13,027.61

Section Total: 13,027.61

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
06305	Dues	5,196.00	4,326.00	870.00	46,739.00	38,934.00	7,805.00	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	.00	.00	.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	74.24	.00	74.24	1,049.77	.00	1,049.77	.00
06820	Pet Fee	.00	.00	.00	150.00	.00	150.00	.00
06830	keys	.00	.00	.00	20.00	.00	20.00	.00
06910	Interest Income	.32	.00	.32	2.74	.00	2.74	.00
	Subtotal Income	5,270.56	4,326.00	944.56	115,190.96	38,934.00	76,256.96	51,912.00
EXPENSES								
General & Administrative								
07010	Management Fees	594.00	594.00	.00	5,346.00	5,346.00	.00	7,128.00
07011	Administrative Expense	.00	19.50	19.50	.00	175.50	175.50	234.00
07020	Accounting Fees	.00	17.50	17.50	220.00	157.50	(62.50)	210.00
07250	Bank Charges	.00	4.58	4.58	.00	41.22	41.22	55.00
07260	Postage & Mail	4.23	5.83	1.60	169.70	52.47	(117.23)	70.00
07270	Inspections	.00	12.50	12.50	209.00	112.50	(96.50)	150.00
07280	Insurance	265.00	533.33	268.33	265.00	4,799.97	4,534.97	6,400.00
07400	Printing & Reproduction	.40	.00	(.40)	56.91	.00	(56.91)	.00
07450	Other Taxes & Fees	.00	53.75	53.75	437.09	483.75	46.66	645.00
	General & Administrative	863.63	1,240.99	377.36	6,703.70	11,168.91	4,465.21	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	1,515.06	749.97	(765.09)	1,000.00
08930	Water & Sewer	478.50	475.00	(3.50)	4,007.26	4,275.00	267.74	5,700.00
08950	Gas	212.18	675.00	462.82	7,357.21	6,075.00	(1,282.21)	8,100.00
08990	Telephone	.00	50.67	50.67	426.83	456.03	29.20	608.00
	Utilities	690.68	1,284.00	593.32	13,306.36	11,556.00	(1,750.36)	15,408.00

Audrey Point

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

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	225.00	225.00	300.00
09020	Grounds Maintenance	.00	41.67	41.67	.00	375.03	375.03	500.00
09025	Sprinkler Maintenance	.00	41.67	41.67	.00	375.03	375.03	500.00
09090	Light Repair	2.79	8.33	5.54	97.13	74.97	(22.16)	100.00
09110	Gen. Maint. & Repair	851.54	41.67	(809.87)	1,253.07	375.03	(878.04)	500.00
09115	Interior Maintenance	.00	33.33	33.33	976.86	299.97	(676.89)	400.00
09120	Asphalt Repair	.00	29.17	29.17	.00	262.53	262.53	350.00
09140	Roof Repairs	10,000.00	25.00	(9,975.00)	10,000.00	225.00	(9,775.00)	300.00
09145	Ext. Bldg. Maint.	.00	41.67	41.67	263.46	375.03	111.57	500.00
09148	Carpet Cleaning	.00	25.00	25.00	336.00	225.00	(111.00)	300.00
09155	Heating Maintenance	.00	83.33	83.33	203.00	749.97	546.97	1,000.00
09160	Sewer Maintenance	.00	22.92	22.92	1,050.00	206.28	(843.72)	275.00
09180	Plumbing Repairs - Common	.00	75.00	75.00	.00	675.00	675.00	900.00
09185	Domestic Boiler	.00	41.67	41.67	.00	375.03	375.03	500.00
09190	Electrical Repairs	.00	16.67	16.67	1,630.00	150.03	(1,479.97)	200.00
09220	Hallway Maintenance	.00	22.92	22.92	.00	206.28	206.28	275.00
	Maintenance	10,854.33	575.02	(10,279.31)	15,809.52	5,175.18	(10,634.34)	6,900.00
Contract Services								
09610	Lawn Maint. & Landscaping	.00	.00	.00	1,010.32	.00	(1,010.32)	.00
09700	Trash Removal	343.97	108.33	(235.64)	3,523.73	974.97	(2,548.76)	1,300.00
09800	Snow Removal	.00	112.50	112.50	638.88	1,012.50	373.62	1,350.00
09850	Janitorial Services	275.00	277.08	2.08	2,481.73	2,493.72	11.99	3,325.00
	Contract Services	618.97	497.91	(121.06)	7,654.66	4,481.19	(3,173.47)	5,975.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	13,027.61	3,597.92	(9,429.69)	43,700.76	32,381.28	(11,319.48)	43,175.00
	Current Year Net Income/(loss)	(7,757.05)	728.08	(8,485.13)	71,490.20	6,552.72	64,937.48	8,737.00