

**Albion Street Townhomes**

Balance Sheet  
As of 10/31/17

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**Albion Street Townhomes**

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

Starting vendor #: "First" Starting date: 10/01/17  
Ending vendor #: "Last" Ending date: 10/31/17

ASSETS	
Cash Checking - Operating	\$ 16,963.86
Cash Savings - Reserves	5,185.09
Special Assmts. Receiv.	(12,906.00)
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<b>TOTAL ASSETS</b>	<b>\$ 9,242.95</b>
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LIABILITIES & EQUITY	
<b>CURRENT LIABILITIES:</b>	
Prepaid Owner Dues	\$ 181.00
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Subtotal Current Liab.	\$ 181.00
<b>RESERVES:</b>	
<hr/>	
Subtotal Reserves	\$ .00
<b>EQUITY:</b>	
Prior Year Net Inc./Loss	\$ (3,175.43)
Current Year Net Income/(Loss)	12,237.38
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Subtotal Equity	\$ 9,061.95
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$ 9,242.95</b>
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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	10/02/17	268 CAPITO	CAPITOL HILL MANAGEMENT CO		100117				240.00
							Account Total:		240.00
7260		Postage & Mail							
	10/02/17	268 CAPITO	CAPITOL HILL MANAGEMENT CO		100117				1.41
							Account Total:		1.41
7280		Insurance							
	10/17/17	287 AMFAM	AMERICAN FAMILY		101717				489.49
							Account Total:		489.49
8905		Electricity & Gas							
	10/04/17	284 XCEL	XCEL ENERGY		100417				24.70
							Account Total:		24.70
8930		Water & Sewer							
	10/11/17	286 DENV	DENVER WATER		091917				349.89
							Account Total:		349.89
9010		Tree/Lawn Maint.							
	10/02/17	267 BAITRE	BAILEY TREE LLC		3518				100.00
							Account Total:		100.00
9610		Lawn Maint. & Landscaping							
	10/02/17	269 METMCM	METRO MCM INC		5111				85.00
	10/15/17	275 METMCM	METRO MCM INC		5150				50.00
							Account Total:		135.00
9700		Trash Removal							

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Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
	10/06/17	285	WAST	WASTE CONNECTIONS	3019911			112.91
						Account Total:		112.91
						Section Total:		1,453.40

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				
	10/02/17	267	BAITRE	BAILEY TREE LLC	3518			100.00
	10/02/17	268	CAPITO	CAPITOL HILL MANAGEMENT CO	100117			241.41
	10/02/17	269	METMCM	METRO MCM INC	5111			85.00
	10/15/17	275	METMCM	METRO MCM INC	5150			50.00
						Account Total:		476.41
						Section Total:		476.41

A/P DISTRIBUTION TO G/L REPORT

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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
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A/P Checks in Detail

1010		Cash Checking - Operating							
	10/02/17	267 BAITRE	BAILEY TREE LLC		3518			1110	100.00
	10/02/17	268 CAPITO	CAPITOL HILL MANAGEMENT CO		100117			1111	241.41
	10/02/17	269 METMCM	METRO MCM INC		5111			1112	85.00
	10/04/17	284 XCEL	XCEL ENERGY		100417			100417	24.70
	10/06/17	285 WAST	WASTE CONNECTIONS		3019911			100617	112.91
	10/11/17	286 DENV	DENVER WATER		091917			101117	349.89
	10/15/17	275 METMCM	METRO MCM INC		5150			1113	50.00
	10/17/17	287 AMFAM	AMERICAN FAMILY		101717			101717	489.49
									Account Total: 1,453.40
									Section Total: 1,453.40

Income/Expense Statement  
 Period: 10/01/17 to 10/31/17

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	18,000.00	15,000.00	3,000.00	18,000.00
06315	Insurance Reimbursement	.00	.00	.00	48,842.53	.00	48,842.53	.00
06910	Interest Income	.21	.00	.21	2.16	.00	2.16	.00
	Subtotal Income	1,800.21	1,500.00	300.21	66,844.69	15,000.00	51,844.69	18,000.00
EXPENSES								
General & Administrative								
07010	Management Fees	240.00	240.00	.00	2,400.00	2,400.00	.00	2,880.00
07020	Accounting Fees	.00	12.50	12.50	220.00	125.00	(95.00)	150.00
07260	Postage & Mail	1.41	2.00	.59	23.63	20.00	(3.63)	24.00
07280	Insurance	489.49	233.33	(256.16)	4,655.42	2,333.30	(2,322.12)	2,800.00
07400	Printing & Reproduction	.00	.00	.00	.20	.00	(.20)	.00
07450	Other Taxes & Fees	.00	3.33	3.33	409.01	33.30	(375.71)	40.00
	General & Administrative	730.90	491.16	(239.74)	7,708.26	4,911.60	(2,796.66)	5,894.00
Unit Expenses								
08070	Plumbing Repairs - Units	.00	.00	.00	237.32	.00	(237.32)	.00
	Unit Expenses	.00	.00	.00	237.32	.00	(237.32)	.00
Site Improvement								
	Site Improvement	.00	.00	.00	.00	.00	.00	.00
Utilities								
08905	Electricity & Gas	24.70	31.25	6.55	281.68	312.50	30.82	375.00
08930	Water & Sewer	349.89	270.00	(79.89)	2,177.71	2,700.00	522.29	3,240.00
	Utilities	374.59	301.25	(73.34)	2,459.39	3,012.50	553.11	3,615.00
Maintenance								
09010	Tree/Lawn Maint.	100.00	.00	(100.00)	1,638.00	.00	(1,638.00)	.00
09110	Gen. Maint. & Repair	.00	25.00	25.00	176.40	250.00	73.60	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	100.00	25.00	(75.00)	42,283.39	250.00	(42,033.39)	300.00
Contract Services								

**Albion Street Townhomes**

Income/Expense Statement  
 Period: 10/01/17 to 10/31/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
09610	Lawn Maint. & Landscaping	135.00	250.00	115.00	500.14	2,500.00	1,999.86	3,000.00
09700	Trash Removal	112.91	54.17	(58.74)	1,099.70	541.70	(558.00)	650.00
09750	Extermination	.00	29.17	29.17	94.11	291.70	197.59	350.00
09800	Snow Removal	.00	125.00	125.00	225.00	1,250.00	1,025.00	1,500.00
	Contract Services	247.91	458.34	210.43	1,918.95	4,583.40	2,664.45	5,500.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	1,453.40	1,275.75	(177.65)	54,607.31	12,757.50	(41,849.81)	15,309.00
	Current Year Net Income/(loss)	346.81	224.25	122.56	12,237.38	2,242.50	9,994.88	2,691.00