

Audrey Point
Balance Sheet
As of 10/31/17

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Audrey Point

Report #2264 Page: 1

A/P DISTRIBUTION TO G/L REPORT

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

ASSETS			
1010	Cash Checking - Operating	\$	88,423.30
1070	Cash Savings - Reserves		13,912.25
1305	Dues Receivable		4,622.00
1315	R & R Violation Receivable		26.00
1330	Special Assmts. Receiv.		7,684.00
1340	Late Fees Receivable		50.00
1460	Work Order Receivable		295.97
TOTAL ASSETS		\$	115,013.52
			=====
LIABILITIES & EQUITY			
CURRENT LIABILITIES:			
3305	Prepaid Owner Dues	\$	1,172.88
Subtotal Current Liab.		\$	1,172.88
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)		68,944.27
Subtotal Equity		\$	113,240.64
TOTAL LIABILITIES & EQUITY		\$	115,013.52
			=====

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	10/02/17	2398 CAPITO	CAPITOL HILL MANAGEMENT CO		100117				594.00
							Account Total:		594.00
7250		Bank Charges							
	10/31/17	2418 FIRST	FIRST BANK		103117				12.00
							Account Total:		12.00
7260		Postage & Mail							
	10/02/17	2398 CAPITO	CAPITOL HILL MANAGEMENT CO		100117				2.35
							Account Total:		2.35
8910		Electricity							
	10/02/17	2404 XCEL	XCEL ENERGY		562543313				391.81
							Account Total:		391.81
8930		Water & Sewer							
	10/02/17	2401 DENV	DENVER WATER		091417				508.82
							Account Total:		508.82
8950		Gas							
	10/02/17	2399 SEM	CENTERPOINT ENERGY SERVICES		2894934				211.67
							Account Total:		211.67
8990		Telephone							
	10/02/17	2400 CENT	CENTURYLINK		090417				53.51
	10/15/17	2405 CENT	CENTURYLINK		100417				60.65
							Account Total:		114.16
9010		Tree/Lawn Maint.							
	10/02/17	2402 MANFIN	MANAGER OF FINANCE		091417				337.09

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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		337.09
9090		Light Repair							
	10/02/17		2397	BRYANT	ED BRYANT	100117			2.79
							Account Total:		2.79
9110		Gen. Maint. & Repair							
	10/02/17		2403	NEIJAS	JASON NEITZEL	052517			78.99
							Account Total:		78.99
9610		Lawn Maint. & Landscaping							
	10/15/17		2406	FIRSCH	VU	100117			4,870.00
	10/15/17		2407	METMCM	METRO MCM INC	5169			65.00
							Account Total:		4,935.00
9700		Trash Removal							
	10/06/17		2417	WASMAN	WASTE MANAGEMENT	100117			347.78
							Account Total:		347.78
9850		Janitorial Services							
	10/02/17		2397	BRYANT	ED BRYANT	100117			275.00
							Account Total:		275.00
							Section Total:		7,811.46

A/P DISTRIBUTION TO G/L REPORT

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

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		7,451.68
3010		Accounts Payable							
	10/02/17		2397	BRYANT	ED BRYANT	100117			277.79
	10/02/17		2398	CAPITO	CAPITOL HILL MANAGEMENT CO	100117			596.35
	10/02/17		2400	CENT	CENTURYLINK	090417			53.51
	10/02/17		2401	DENV	DENVER WATER	091417			508.82
	10/02/17		2402	MANFIN	MANAGER OF FINANCE	091417			337.09
	10/02/17		2403	NEIJAS	JASON NEITZEL	052517			78.99
	10/02/17		2399	SEM	CENTERPOINT ENERGY SERVICES	2894934			211.67
	10/02/17		2404	XCEL	XCEL ENERGY	562543313			391.81
	10/15/17		2405	CENT	CENTURYLINK	100417			60.65
	10/15/17		2406	FIRSCH	VU	100117			4,870.00
	10/15/17		2407	METMCM	METRO MCM INC	5169			65.00
							Account Total:		7,451.68
							Section Total:		7,451.68

A/P DISTRIBUTION TO G/L REPORT

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

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
A/P Checks in Detail								
1010	Cash Checking - Operating							
	10/02/17	2397	BRYANT	ED BRYANT	100117		2173	277.79
	10/02/17	2398	CAPITO	CAPITOL HILL MANAGEMENT CO	100117		2174	596.35
	10/02/17	2400	CENT	CENTURYLINK	090417		2175	53.51
	10/02/17	2401	DENV	DENVER WATER	091417		2176	508.82
	10/02/17	2402	MANFIN	MANAGER OF FINANCE	091417		2177	337.09
	10/02/17	2403	NEIJAS	JASON NEITZEL	052517		2178	78.99
	10/02/17	2399	SEM	CENTERPOINT ENERGY SERVICES	2894934		2179	211.67
	10/02/17	2404	XCEL	XCEL ENERGY	562543313		2180	391.81
	10/06/17	2417	WASMAN	WASTE MANAGEMENT	100117		100617	347.78
	10/15/17	2405	CENT	CENTURYLINK	100417		2181	60.65
	10/15/17	2406	FIRSCH	VU	100117		2182	4,870.00
	10/15/17	2407	METMCM	METRO MCM INC	5169		2183	65.00
	10/31/17	2418	FIRST	FIRST BANK	103117		103117	12.00

Account Total: 7,811.46

Section Total: 7,811.46

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06305	Dues	5,196.00	4,326.00	870.00	51,935.00	43,260.00	8,675.00	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	69.16	.00	69.16	1,118.93	.00	1,118.93	.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	.37	.00	.37	3.11	.00	3.11	.00
	Subtotal Income	5,265.53	4,326.00	939.53	120,456.49	43,260.00	77,196.49	51,912.00
EXPENSES								
General & Administrative								
07010	Management Fees	594.00	594.00	.00	5,940.00	5,940.00	.00	7,128.00
07011	Administrative Expense	.00	19.50	19.50	.00	195.00	195.00	234.00
07020	Accounting Fees	.00	17.50	17.50	220.00	175.00	(45.00)	210.00
07250	Bank Charges	12.00	4.58	(7.42)	12.00	45.80	33.80	55.00
07260	Postage & Mail	2.35	5.83	3.48	172.05	58.30	(113.75)	70.00
07270	Inspections	.00	12.50	12.50	209.00	125.00	(84.00)	150.00
07280	Insurance	.00	533.33	533.33	265.00	5,333.30	5,068.30	6,400.00
07400	Printing & Reproduction	.00	.00	.00	56.91	.00	(56.91)	.00
07450	Other Taxes & Fees	.00	53.75	53.75	437.09	537.50	100.41	645.00
	General & Administrative	608.35	1,240.99	632.64	7,312.05	12,409.90	5,097.85	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	391.81	83.33	(308.48)	1,906.87	833.30	(1,073.57)	1,000.00
08930	Water & Sewer	508.82	475.00	(33.82)	4,516.08	4,750.00	233.92	5,700.00
08950	Gas	211.67	675.00	463.33	7,568.88	6,750.00	(818.88)	8,100.00
08990	Telephone	114.16	50.67	(63.49)	540.99	506.70	(34.29)	608.00
	Utilities	1,226.46	1,284.00	57.54	14,532.82	12,840.00	(1,692.82)	15,408.00

Audrey Point

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	
Maintenance								
09010	Tree/Lawn Maint.	337.09	25.00	(312.09)	337.09	250.00	(87.09)	300.00
09020	Grounds Maintenance	.00	41.67	41.67	.00	416.70	416.70	500.00
09025	Sprinkler Maintenance	.00	41.67	41.67	.00	416.70	416.70	500.00
09090	Light Repair	2.79	8.33	5.54	99.92	83.30	(16.62)	100.00
09110	Gen. Maint. & Repair	78.99	41.67	(37.32)	1,332.06	416.70	(915.36)	500.00
09115	Interior Maintenance	.00	33.33	33.33	976.86	333.30	(643.56)	400.00
09120	Asphalt Repair	.00	29.17	29.17	.00	291.70	291.70	350.00
09140	Roof Repairs	.00	25.00	25.00	10,000.00	250.00	(9,750.00)	300.00
09145	Ext. Bldg. Maint.	.00	41.67	41.67	263.46	416.70	153.24	500.00
09148	Carpet Cleaning	.00	25.00	25.00	336.00	250.00	(86.00)	300.00
09155	Heating Maintenance	.00	83.33	83.33	203.00	833.30	630.30	1,000.00
09160	Sewer Maintenance	.00	22.92	22.92	1,050.00	229.20	(820.80)	275.00
09180	Plumbing Repairs - Common	.00	75.00	75.00	.00	750.00	750.00	900.00
09185	Domestic Boiler	.00	41.67	41.67	.00	416.70	416.70	500.00
09190	Electrical Repairs	.00	16.67	16.67	1,630.00	166.70	(1,463.30)	200.00
09220	Hallway Maintenance	.00	22.92	22.92	.00	229.20	229.20	275.00
	Maintenance	418.87	575.02	156.15	16,228.39	5,750.20	(10,478.19)	6,900.00
Contract Services								
09610	Lawn Maint. & Landscaping	4,935.00	.00	(4,935.00)	5,945.32	.00	(5,945.32)	.00
09700	Trash Removal	347.78	108.33	(239.45)	3,871.51	1,083.30	(2,788.21)	1,300.00
09800	Snow Removal	.00	112.50	112.50	638.88	1,125.00	486.12	1,350.00
09850	Janitorial Services	275.00	277.08	2.08	2,756.73	2,770.80	14.07	3,325.00
	Contract Services	5,557.78	497.91	(5,059.87)	13,212.44	4,979.10	(8,233.34)	5,975.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	7,811.46	3,597.92	(4,213.54)	51,512.22	35,979.20	(15,533.02)	43,175.00
	Current Year Net Income/(loss)	(2,545.93)	728.08	(3,274.01)	68,944.27	7,280.80	61,663.47	8,737.00