

Beaumont Townhouses

Balance Sheet
As of 10/31/17

Page: 1

Date 11/08/17 Time:17:18:16

Beaumont Townhouses

Report #0325 Page: 1

ASSETS

Cash Checking - Operating	\$ 2,518.52	
Cash Savings - Reserves	9,500.68	
Dues Receivable	430.00	
TOTAL ASSETS	\$ 12,449.20	=====

LIABILITIES & EQUITY

CURRENT LIABILITIES:		
Prepaid Owner Dues	\$ 540.00	
Subtotal Current Liab.	\$ 540.00	
RESERVES:		
Reserves - Exterior Paint	\$ (6,250.00)	
Subtotal Reserves	\$ (6,250.00)	
EQUITY:		
Prior Year Net Inc./Loss	\$ 15,154.04	
Current Year Net Income/(Loss)	3,005.16	
Subtotal Equity	\$ 18,159.20	
TOTAL LIABILITIES & EQUITY	\$ 12,449.20	=====

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
Distribution in Detail									
7010		Management Fees							
	10/02/17	155 CAPITO	CAPITOL HILL MANAGEMENT CO			100117			300.00
							Account Total:		300.00
7250		Bank Charges							
	10/03/17	169 UMBBAN	UMB BANK			100317			10.00
	10/13/17	162 UMBBAN	UMB BANK			090517	manual check		10.00CR
							Account Total:		.00
7260		Postage & Mail							
	10/02/17	155 CAPITO	CAPITOL HILL MANAGEMENT CO			100117			.94
							Account Total:		.94
7280		Insurance							
	10/02/17	168 FCF	FCF			100217			588.86
							Account Total:		588.86
7450		Other Taxes & Fees							
	10/15/17	165 MNG FI	MANAGER OF FINANCE			092817			284.46
							Account Total:		284.46
8930		Water & Sewer							
	10/06/17	170 DENV	DENVER WATER			091417	1576		104.42
	10/06/17	171 DENV	DENVER WATER			091417	1570		73.40
	10/06/17	172 DENV	DENVER WATER			091417	1592		68.22
	10/06/17	173 DENV	DENVER WATER			091417	1630		63.35
							Account Total:		309.39
9610		Lawn Maint. & Landscaping							
	10/02/17	156 STEDON	DONNA STEIN			1037			900.00
	10/15/17	164 CLEANC	CLEAN CUT			092917			449.56
							Account Total:		1,349.56

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
							Section Total:	2,833.21

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
Account Payable in Detail								
3010	Accounts Payable							
	10/02/17	155	CAPITO	CAPITOL HILL MANAGEMENT CO	100117			300.94
	10/02/17	156	STEDON	DONNA STEIN	1037			900.00
	10/13/17	162	UMBAN	UMB BANK	090517	manual check		10.00CR
	10/15/17	164	CLEANC	CLEAN CUT	092917			449.56
	10/15/17	165	MNG FI	MANAGER OF FINANCE	092817			284.46
							Account Total:	1,924.96
							Section Total:	1,924.96

A/P DISTRIBUTION TO G/L REPORT

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

Account #	Description		Name	Invoice #	Reference	Chk #	Amount
Account #	Date	Vchr-#	Vend-#				
1010	Cash Checking - Operating						
10/02/17	155	CAPITO	CAPITOL HILL MANAGEMENT CO	100117		1059	300.94
10/02/17	168	FCF	FCF	100217		100217	588.86
10/02/17	156	STEDON	DONNA STEIN	1037		1060	900.00
10/03/17	169	UMBAN	UMB BANK	100317		100317	10.00
10/06/17	170	DENV	DENVER WATER	091417	1576	100617	104.42
10/06/17	171	DENV	DENVER WATER	091417	1570	100617	73.40
10/06/17	172	DENV	DENVER WATER	091417	1592	100617	68.22
10/06/17	173	DENV	DENVER WATER	091417	1630	100617	63.35
10/15/17	164	CLEANC	CLEAN CUT	092917		1061	449.56
10/15/17	165	MNG FI	MANAGER OF FINANCE	092817		1062	284.46

A/P Checks in Detail

Account Total: 2,843.21

Section Total: 2,843.21

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	2,480.00	2,480.00	.00	23,180.00	24,800.00	(1,620.00)	29,760.00
06360	Misc. Owner Income	.00	.00	.00	60.00	.00	60.00	.00
06910	Interest Income	.00	.00	.00	1.06	.00	1.06	.00
Subtotal Income		2,480.00	2,480.00	.00	23,241.06	24,800.00	(1,558.94)	29,760.00
EXPENSES								
General & Administrative								
07010	Management Fees	300.00	300.00	.00	3,000.00	3,000.00	.00	3,600.00
07020	Accounting Fees	.00	.00	.00	225.00	.00	(225.00)	.00
07250	Bank Charges	.00	.00	.00	30.00	.00	(30.00)	.00
07260	Postage & Mail	.94	.00	(.94)	64.44	.00	(64.44)	.00
07280	Insurance	588.86	625.00	36.14	6,243.68	6,250.00	6.32	7,500.00
07400	Printing & Reproduction	.00	.00	.00	13.50	.00	(13.50)	.00
07450	Other Taxes & Fees	284.46	37.50	(246.96)	578.92	375.00	(203.92)	450.00
General & Administrative		1,174.26	962.50	(211.76)	10,155.54	9,625.00	(530.54)	11,550.00
Unit Expenses								
Unit Expenses		.00	.00	.00	.00	.00	.00	.00
Site Improvement								
Site Improvement		.00	.00	.00	.00	.00	.00	.00
Utilities								
08930	Water & Sewer	309.39	250.00	(59.39)	2,727.90	2,500.00	(227.90)	3,000.00
Utilities		309.39	250.00	(59.39)	2,727.90	2,500.00	(227.90)	3,000.00
Maintenance								
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
09110	Gen. Maint. & Repair	.00	250.00	250.00	.00	2,500.00	2,500.00	3,000.00
09140	Roof Repairs	.00	.00	.00	840.00	.00	(840.00)	.00
09145	Ext. Bldg. Maint.	.00	.00	.00	565.00	.00	(565.00)	.00
09160	Sewer Maintenance	.00	.00	.00	65.00	.00	(65.00)	.00
Maintenance		.00	333.34	333.34	1,470.00	3,333.40	1,863.40	4,000.00
Contract Services								

Beaumont Townhouses

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

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
09610	Lawn Maint. & Landscaping	1,349.56	333.33	(1,016.23)	4,596.96	3,333.30	(1,263.66)	4,000.00
09800	Snow Removal	.00	83.33	83.33	1,285.50	833.30	(452.20)	1,000.00
	Contract Services	1,349.56	416.66	(932.90)	5,882.46	4,166.60	(1,715.86)	5,000.00
Reserve Contributions								
09900	RESERVES:	.00	223.54	223.54	.00	2,235.40	2,235.40	2,682.50
	Reserve Contributions	.00	223.54	223.54	.00	2,235.40	2,235.40	2,682.50
	TOTAL EXPENSES	2,833.21	2,186.04	(647.17)	20,235.90	21,860.40	1,624.50	26,232.50
	Current Year Net Income/(loss)	(353.21)	293.96	(647.17)	3,005.16	2,939.60	65.56	3,527.50