

**Broadway Commons Townhomes**

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**Broadway Commons Townhomes**

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Balance Sheet  
As of 10/31/17

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

**ASSETS**

Cash Checking - Operating	\$ 33,533.14	
Cash Savings - Reserves	13,347.60	
Dues Receivable	600.00	
Late Fees Receivable	75.00	
Owner Admin. Fees Receiv.	5.00	
<hr/>		
<b>TOTAL ASSETS</b>	<b>\$ 47,560.74</b>	=====

**LIABILITIES & EQUITY**

<b>CURRENT LIABILITIES:</b>		
Prepaid Owner Dues	\$ 2,400.00	
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Subtotal Current Liab.	\$ 2,400.00	
<b>RESERVES:</b>		
<hr/>		
Subtotal Reserves	\$ .00	
<b>EQUITY:</b>		
Prior Year Net Inc./Loss	\$ 41,164.75	
Current Year Net Income/(Loss)	3,995.99	
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Subtotal Equity	\$ 45,160.74	
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$ 47,560.74</b>	=====

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		205	CAPITO	CAPITOL HILL MANAGEMENT CO	100117			360.00
							Account Total:		360.00
7260		Postage & Mail							
	10/02/17		205	CAPITO	CAPITOL HILL MANAGEMENT CO	100117			.47
							Account Total:		.47
8930		Water & Sewer							
	10/02/17		206	DENV	DENVER WATER	091117	Delaware		107.30
	10/02/17		207	DENV	DENVER WATER	091117	Cherokee		117.46
	10/15/17		208	DENV	DENVER WATER	100917	Cherokee		117.46
	10/15/17		209	DENV	DENVER WATER	100917	Delaware		104.59
							Account Total:		446.81
							Section Total:		807.28

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-#	Description	Name	Invoice-#	Reference	Chk #	Amount
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Account Payable in Detail

3010	Accounts Payable								
	10/02/17	205	CAPITO	CAPITOL HILL MANAGEMENT CO		100117			360.47
	10/02/17	206	DENV	DENVER WATER		091117	Delaware		107.30
	10/02/17	207	DENV	DENVER WATER		091117	Cherokee		117.46
	10/15/17	208	DENV	DENVER WATER		100917	Cherokee		117.46
	10/15/17	209	DENV	DENVER WATER		100917	Delaware		104.59
							Account Total:		807.28
							Section Total:		807.28

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 10/01/17  
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Account #	Date	Vchr-#	Vend-#	Description	Name	Invoice-#	Reference	Chk #	Amount
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A/P Checks in Detail

1010	Cash Checking - Operating									
	10/02/17	205	CAPITO	CAPITOL HILL MANAGEMENT CO		100117			1157	360.47
	10/02/17	206	DENV	DENVER WATER		091117	Delaware		1158	107.30
	10/02/17	207	DENV	DENVER WATER		091117	Cherokee		1158	117.46
	10/15/17	208	DENV	DENVER WATER		100917	Cherokee		1159	117.46
	10/15/17	209	DENV	DENVER WATER		100917	Delaware		1159	104.59
							Account Total:			807.28
							Section Total:			807.28

**Broadway Commons Townhomes**

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	
INCOME:								
06305	Dues	2,400.00	.00	2,400.00	24,000.00	.00	24,000.00	.00
06340	Late Fee Income	.00	.00	.00	75.00	.00	75.00	.00
06910	Interest Income	.35	.00	.35	3.35	.00	3.35	.00
	Subtotal Income	2,400.35	.00	2,400.35	24,078.35	.00	24,078.35	.00
EXPENSES								
General & Administrative								
07010	Management Fees	360.00	.00	(360.00)	3,600.00	.00	(3,600.00)	.00
07020	Accounting Fees	.00	.00	.00	220.00	.00	(220.00)	.00
07260	Postage & Mail	.47	.00	(.47)	74.57	.00	(74.57)	.00
07265	Payment Coupons	.00	.00	.00	(5.00)	.00	5.00	.00
07280	Insurance	.00	.00	.00	9,571.00	.00	(9,571.00)	.00
07400	Printing & Reproduction	.00	.00	.00	1.00	.00	(1.00)	.00
07450	Other Taxes & Fees	.00	.00	.00	50.00	.00	(50.00)	.00
	General & Administrative	360.47	.00	(360.47)	13,511.57	.00	(13,511.57)	.00
Unit Expenses								
08070	Plumbing Repairs - Units	.00	.00	.00	280.50	.00	(280.50)	.00
08090	Repairs - Units	.00	.00	.00	376.48	.00	(376.48)	.00
	Unit Expenses	.00	.00	.00	656.98	.00	(656.98)	.00
Site Improvement								
	Site Improvement	.00	.00	.00	.00	.00	.00	.00
Utilities								
08930	Water & Sewer	446.81	.00	(446.81)	2,392.79	.00	(2,392.79)	.00
	Utilities	446.81	.00	(446.81)	2,392.79	.00	(2,392.79)	.00
Maintenance								
09015	Landscaping	.00	.00	.00	260.00	.00	(260.00)	.00
09140	Roof Repairs	.00	.00	.00	300.00	.00	(300.00)	.00
09145	Ext. Bldg. Maint.	.00	.00	.00	2,386.02	.00	(2,386.02)	.00
09160	Sewer Maintenance	.00	.00	.00	285.00	.00	(285.00)	.00
	Maintenance	.00	.00	.00	3,231.02	.00	(3,231.02)	.00

Contract Services

**Broadway Commons Townhomes**

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	
09800	Snow Removal	.00	.00	.00	290.00	.00	(290.00)	.00
	Contract Services	.00	.00	.00	290.00	.00	(290.00)	.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	807.28	.00	(807.28)	20,082.36	.00	(20,082.36)	.00
	Current Year Net Income/(loss)	1,593.07	.00	1,593.07	3,995.99	.00	3,995.99	.00