

**Tudor Manor**  
Balance Sheet  
As of 10/31/17

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**Tudor Manor**

Report #0880 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	
Cash Checking - Operating	\$ 3,910.36
Cash Savings - Reserves	30,747.36
Dues Receivable	571.00
Special Assmts. Receiv.	58.00
<b>TOTAL ASSETS</b>	<b>\$ 35,286.72</b>

**LIABILITIES & EQUITY**

<b>CURRENT LIABILITIES:</b>	
Prepaid Owner Dues	\$ 356.00
<b>Subtotal Current Liab.</b>	<b>\$ 356.00</b>
<b>RESERVES:</b>	
<b>RESERVES &amp; EQUITY:</b>	<b>\$ 18,321.18</b>
Reserves - Roofs	1,422.40
<b>Subtotal Reserves</b>	<b>\$ 19,743.58</b>
<b>EQUITY:</b>	
Prior Year Net Inc./Loss	\$ 15,130.05
Current Year Net Income/(Loss)	57.09
<b>Subtotal Equity</b>	<b>\$ 15,187.14</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$ 35,286.72</b>

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	10/02/17	605 CAPITO	CAPITOL HILL MANAGEMENT CO			100117			300.00
							Account Total:		300.00
7260		Postage & Mail							
	10/02/17	605 CAPITO	CAPITOL HILL MANAGEMENT CO			100117			2.82
							Account Total:		2.82
7270		Inspections							
	10/02/17	606 CODEPT	COLORADO DEPARTMENT OF LABOR			640673			90.00
	10/02/17	609 MNG FI	MANAGER OF FINANCE			442257			105.50
							Account Total:		195.50
7280		Insurance							
	10/15/17	611 NATWID	NATIONWIDE INSURANCE			100217			487.12
							Account Total:		487.12
8910		Electricity							
	10/26/17	625 XCEL	XCEL ENERGY			564306581			46.13
							Account Total:		46.13
8930		Water & Sewer							
	10/02/17	607 DENV	DENVER WATER			092017			286.81
							Account Total:		286.81
8950		Gas							
	10/26/17	625 XCEL	XCEL ENERGY			564306581			176.61
							Account Total:		176.61
9010		Tree/Lawn Maint.							
	10/02/17	610 RICHIS	RICHIS TREE SERVICE			5076			2,900.00

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:		2,900.00
9090		Light Repair							
	10/02/17		604	BRYANT	ED BRYANT	100117			2.79
							Account Total:		2.79
9110		Gen. Maint. & Repair							
	10/15/17		612	VALV	VALVERDE PROPERTY SERVICES	514			70.00
							Account Total:		70.00
9610		Lawn Maint. & Landscaping							
	10/02/17		608	HIGPLA	HIGH PLAINS LAWN SERVICE	7160			138.00
							Account Total:		138.00
9700		Trash Removal							
	10/06/17		624	WASMAN	WASTE MANAGEMENT	100117			502.21
							Account Total:		502.21
9850		Janitorial Services							
	10/02/17		604	BRYANT	ED BRYANT	100117			160.00
							Account Total:		160.00
							Section Total:		5,267.99

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 Payable in Detail									
3010		Accounts Payable							
	10/02/17		604	BRYANT	ED BRYANT	100117			162.79
	10/02/17		605	CAPITO	CAPITOL HILL MANAGEMENT CO	100117			302.82
	10/02/17		606	CODEPT	COLORADO DEPARTMENT OF LABOR	640673			90.00
	10/02/17		607	DENV	DENVER WATER	092017			286.81
	10/02/17		608	HIGPLA	HIGH PLAINS LAWN SERVICE	7160			138.00
	10/02/17		609	MNG FI	MANAGER OF FINANCE	442257			105.50
	10/02/17		610	RICHIS	RICHIS TREE SERVICE	5076			2,900.00
	10/15/17		611	NATWID	NATIONWIDE INSURANCE	100217			487.12
	10/15/17		612	VALV	VALVERDE PROPERTY SERVICES	514			70.00
							Account Total:		4,543.04
							Section Total:		4,543.04

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
1010		Cash Checking - Operating							
	10/02/17	604 BRYANT ED BRYANT				100117		1440	162.79
	10/02/17	605 CAPITO CAPITOL HILL MANAGEMENT CO				100117		1441	302.82
	10/02/17	606 CODEPT COLORADO DEPARTMENT OF LABOR				640673		1442	90.00
	10/02/17	607 DENV DENVER WATER				092017		1443	286.81
	10/02/17	608 HIGPLA HIGH PLAINS LAWN SERVICE				7160		1444	138.00
	10/02/17	609 MNG FI MANAGER OF FINANCE				442257		1445	105.50
	10/02/17	610 RICHIS RICHIS TREE SERVICE				5076		1446	2,900.00
	10/06/17	624 WASMAN WASTE MANAGEMENT				100117		100617	502.21
	10/15/17	611 NATWID NATIONWIDE INSURANCE				100217		1447	487.12
	10/15/17	612 VALV VALVERDE PROPERTY SERVICES				514		1448	70.00
	10/26/17	625 XCEL XCEL ENERGY				564306581		102617	222.74

A/P Checks in Detail

Account Total: 5,267.99

Section Total: 5,267.99

GENERAL LEDGER TRIAL BALANCE

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

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1010	Cash Checking - Operating	5,062.35	4,488.00	5,639.99	1,151.99CR	3,910.36
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/02/17 AP0853 1440 162.79 ED BRYANT					
	10/02/17 AP0853 1441 302.82 CAPITOL HILL MANAGEMENT C					
	10/02/17 AP0853 1442 90.00 COLORADO DEPARTMENT OF LA					
	10/02/17 AP0853 1443 286.81 DENVER WATER					
	10/02/17 AP0853 1444 138.00 HIGH PLAINS LAWN SERVICE					
	10/02/17 AP0853 1445 105.50 MANAGER OF FINANCE					
	10/02/17 AP0853 1446 2,900.00 RICHIS TREE SERVICE					
	10/02/17 CR0000 100217 372.00 Transfer to reserves					
	10/03/17 AR0339 AR-339 292.00 Owner Cash Receipts					
	10/06/17 AP0875 CK100617 502.21 WASTE MANAGEMENT					
	10/09/17 AR0340 AR-340 1,098.00 Owner Cash Receipts					
	10/15/17 AP0858 1447 487.12 NATIONWIDE INSURANCE					
	10/15/17 AP0858 1448 70.00 VALVERDE PROPERTY SERVICE					
	10/20/17 AR0341 AR-341 2,099.00 Owner Cash Receipts					
	10/26/17 AP0875 CK102617 222.74 XCEL ENERGY					
	10/27/17 AR0342 AR-342 999.00 Owner Cash Receipts					
1070	Cash Savings - Reserves	30,374.01	373.35	.00	373.35	30,747.36
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/02/17 CR0000 100217 372.00 Transfer to reserves					
	10/31/17 AR0000 103117 1.35 Interest					
1305	Dues Receivable	1,836.00	2,618.00	3,883.00	1,265.00CR	571.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/01/17 AR0000 AR01 2,618.00 Apply Assm/Opt Charges					
	10/01/17 AR0000 AR08 3.00 Prepaid Application					
	10/03/17 AR0339 AR-339 282.00 Owner Cash Receipts					
	10/09/17 AR0340 AR-340 1,015.00 Owner Cash Receipts					
	10/20/17 AR0341 AR-341 1,959.00 Owner Cash Receipts					
	10/27/17 AR0342 AR-342 624.00 Owner Cash Receipts					
1330	Special Assmts. Receiv.	130.00	180.00	252.00	72.00CR	58.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/01/17 AR0000 AR01 180.00 Apply Assm/Opt Charges					
	10/03/17 AR0339 AR-339 10.00 Owner Cash Receipts					
	10/09/17 AR0340 AR-340 80.00 Owner Cash Receipts					
	10/20/17 AR0341 AR-341 140.00 Owner Cash Receipts					
	10/27/17 AR0342 AR-342 22.00 Owner Cash Receipts					
1340	Late Fees Receivable	.00	.00	.00	.00	.00
1360	Misc. Owner Receivables	.00	.00	.00	.00	.00

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"  
Ending account #: "Last"

Starting date: 10/01/17  
Ending date: 10/31/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1380	Owner Admin. Fees Receiv.	.00	.00	.00	.00	.00
1460	Work Order Receivable	.00	.00	.00	.00	.00
3010	Accounts Payable	.00	4,543.04	4,543.04	.00	.00
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	10/02/17 AP0852 VH604 162.79 ED BRYANT					
	10/02/17 AP0852 VH605 302.82 CAPITOL HILL MANAGEMENT C					
	10/02/17 AP0852 VH606 90.00 COLORADO DEPARTMENT OF LA					
	10/02/17 AP0852 VH607 286.81 DENVER WATER					
	10/02/17 AP0852 VH608 138.00 HIGH PLAINS LAWN SERVICE					
	10/02/17 AP0852 VH609 105.50 MANAGER OF FINANCE					
	10/02/17 AP0852 VH610 2,900.00 RICHIS TREE SERVICE					
	10/02/17 AP0853 1440 162.79 ED BRYANT					
	10/02/17 AP0853 1441 302.82 CAPITOL HILL MANAGEMENT C					
	10/02/17 AP0853 1442 90.00 COLORADO DEPARTMENT OF LA					
	10/02/17 AP0853 1443 286.81 DENVER WATER					
	10/02/17 AP0853 1444 138.00 HIGH PLAINS LAWN SERVICE					
	10/02/17 AP0853 1445 105.50 MANAGER OF FINANCE					
	10/02/17 AP0853 1446 2,900.00 RICHIS TREE SERVICE					
	10/15/17 AP0857 VH611 487.12 NATIONWIDE INSURANCE					
	10/15/17 AP0857 VH612 70.00 VALVERDE PROPERTY SERVICE					
	10/15/17 AP0858 1447 487.12 NATIONWIDE INSURANCE					
	10/15/17 AP0858 1448 70.00 VALVERDE PROPERTY SERVICE					
3305	Prepaid Owner Dues	3.00CR	3.00	356.00	353.00CR	356.00CR
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	10/01/17 AR0000 AR08 3.00 Prepaid Application					
	10/09/17 AR0340 AR-340 3.00 Owner Cash Receipts					
	10/27/17 AR0342 AR-342 353.00 Owner Cash Receipts					
5000	RESERVES & EQUITY:	18,321.18CR	.00	.00	.00	18,321.18CR
5210	Reserves - Roofs	1,422.40CR	.00	.00	.00	1,422.40CR
5510	Prior Year Net Inc./Loss	15,130.05CR	.00	.00	.00	15,130.05CR
6305	Dues	23,562.00CR	.00	2,618.00	2,618.00CR	26,180.00CR
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	10/01/17 AR0000 AR01 2,618.00 Apply Assmt/Opt Charges					
6330	Special Assmt. Income	1,620.00CR	.00	180.00	180.00CR	1,800.00CR
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	10/01/17 AR0000 AR01 180.00 Apply Assmt/Opt Charges					

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"  
Ending account #: "Last"

Starting date: 10/01/17  
Ending date: 10/31/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
6910	Interest Income	10.97CR	.00	1.35	1.35CR	12.32CR
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	10/31/17 AR0000 103117 1.35 Interest					
7010	Management Fees	2,700.00	300.00	.00	300.00	3,000.00
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	10/02/17 AP0852 VH605 300.00 CAPITOL HILL MANAGEMENT C					
7020	Accounting Fees	220.00	.00	.00	.00	220.00
7260	Postage & Mail	80.21	2.82	.00	2.82	83.03
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	10/02/17 AP0852 VH605 2.82 CAPITOL HILL MANAGEMENT C					
7270	Inspections	100.50	195.50	.00	195.50	296.00
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	10/02/17 AP0852 VH606 90.00 COLORADO DEPARTMENT OF LA					
	10/02/17 AP0852 VH609 105.50 MANAGER OF FINANCE					
7280	Insurance	3,509.76	487.12	.00	487.12	3,996.88
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	10/15/17 AP0857 VH611 487.12 NATIONWIDE INSURANCE					
7400	Printing & Reproduction	6.30	.00	.00	.00	6.30
7450	Other Taxes & Fees	148.10	.00	.00	.00	148.10
8090	Repairs - Units	1,525.00	.00	.00	.00	1,525.00
8910	Electricity	317.31	46.13	.00	46.13	363.44
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	10/26/17 AP0875 CK102617 46.13 XCEL ENERGY					
8930	Water & Sewer	1,898.63	286.81	.00	286.81	2,185.44
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	10/02/17 AP0852 VH607 286.81 DENVER WATER					
8950	Gas	3,633.36	176.61	.00	176.61	3,809.97
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	10/26/17 AP0875 CK102617 176.61 XCEL ENERGY					

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"  
Ending account #: "Last"

Starting date: 10/01/17  
Ending date: 10/31/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
9010	Tree/Lawn Maint.	.00	2,900.00	.00	2,900.00	2,900.00	
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>
	10/02/17	AP0852	VH610	2,900.00		RICHIS TREE SERVICE	
9090	Light Repair	11.16	2.79	.00	2.79	13.95	
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>
	10/02/17	AP0852	VH604	2.79		ED BRYANT	
9110	Gen. Maint. & Repair	149.58	70.00	.00	70.00	219.58	
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>
	10/15/17	AP0857	VH612	70.00		VALVERDE PROPERTY SERVICE	
9160	Sewer Maintenance	2,002.50	.00	.00	.00	2,002.50	
9180	Plumbing Repairs - Common	506.00	.00	.00	.00	506.00	
9610	Lawn Maint. & Landscaping	652.00	138.00	.00	138.00	790.00	
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>
	10/02/17	AP0852	VH608	138.00		HIGH PLAINS LAWN SERVICE	
9700	Trash Removal	3,377.79	502.21	.00	502.21	3,880.00	
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>
	10/06/17	AP0875	CK100617	502.21		WASTE MANAGEMENT	
9800	Snow Removal	184.25	.00	.00	.00	184.25	
9850	Janitorial Services	1,644.79	160.00	.00	160.00	1,804.79	
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>
	10/02/17	AP0852	VH604	160.00		ED BRYANT	
Gnd Total:		.00	17,473.38	17,473.38	.00	.00	

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
06305	Dues	2,618.00	2,645.00	(27.00)	26,180.00	26,450.00	(270.00)	31,740.00
06330	Special Assmt. Income	180.00	.00	180.00	1,800.00	.00	1,800.00	.00
06910	Interest Income	1.35	40.00	(38.65)	12.32	400.00	(387.68)	480.00
	Subtotal Income	2,799.35	2,685.00	114.35	27,992.32	26,850.00	1,142.32	32,220.00
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	18.33	18.33	220.00	183.30	(36.70)	220.00
07260	Postage & Mail	2.82	8.00	5.18	83.03	80.00	(3.03)	96.00
07270	Inspections	195.50	40.00	(155.50)	296.00	400.00	104.00	480.00
07280	Insurance	487.12	291.33	(195.79)	3,996.88	2,913.30	(1,083.58)	3,496.00
07320	Office Supplies	.00	10.00	10.00	.00	100.00	100.00	120.00
07400	Printing & Reproduction	.00	10.00	10.00	6.30	100.00	93.70	120.00
07450	Other Taxes & Fees	.00	11.50	11.50	148.10	115.00	(33.10)	138.00
	General & Administrative	985.44	689.16	(296.28)	7,750.31	6,891.60	(858.71)	8,270.00
Unit Expenses								
08090	Repairs - Units	.00	.00	.00	1,525.00	.00	(1,525.00)	.00
	Unit Expenses	.00	.00	.00	1,525.00	.00	(1,525.00)	.00
Site Improvement								
	Site Improvement	.00	.00	.00	.00	.00	.00	.00
Utilities								
08905	Electricity & Gas	.00	508.33	508.33	.00	5,083.30	5,083.30	6,100.00
08910	Electricity	46.13	.00	(46.13)	363.44	.00	(363.44)	.00
08930	Water & Sewer	286.81	250.00	(36.81)	2,185.44	2,500.00	314.56	3,000.00
08950	Gas	176.61	.00	(176.61)	3,809.97	.00	(3,809.97)	.00
	Utilities	509.55	758.33	248.78	6,358.85	7,583.30	1,224.45	9,100.00
Maintenance								
09010	Tree/Lawn Maint.	2,900.00	.00	(2,900.00)	2,900.00	.00	(2,900.00)	.00
09025	Sprinkler Maintenance	.00	8.33	8.33	.00	83.30	83.30	100.00
09090	Light Repair	2.79	20.83	18.04	13.95	208.30	194.35	250.00
09095	Fire Safety	.00	8.33	8.33	.00	83.30	83.30	100.00
09110	Gen. Maint. & Repair	70.00	20.83	(49.17)	219.58	208.30	(11.28)	250.00

**Tudor Manor**

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	
09115	Interior Maintenance	.00	75.00	75.00	.00	750.00	750.00	900.00
09120	Asphalt Repair	.00	41.67	41.67	.00	416.70	416.70	500.00
09141	Door Repairs	.00	20.83	20.83	.00	208.30	208.30	250.00
09145	Ext. Bldg. Maint.	.00	25.00	25.00	.00	250.00	250.00	300.00
09155	Heating Maintenance	.00	83.33	83.33	.00	833.30	833.30	1,000.00
09160	Sewer Maintenance	.00	41.67	41.67	2,002.50	416.70	(1,585.80)	500.00
09180	Plumbing Repairs - Common	.00	33.33	33.33	506.00	333.30	(172.70)	400.00
09190	Electrical Repairs	.00	25.00	25.00	.00	250.00	250.00	300.00
	Maintenance	2,972.79	404.15	(2,568.64)	5,642.03	4,041.50	(1,600.53)	4,850.00
Contract Services								
09610	Lawn Maint. & Landscaping	138.00	73.33	(64.67)	790.00	733.30	(56.70)	880.00
09700	Trash Removal	502.21	210.00	(292.21)	3,880.00	2,100.00	(1,780.00)	2,520.00
09800	Snow Removal	.00	75.00	75.00	184.25	750.00	565.75	900.00
09850	Janitorial Services	160.00	200.00	40.00	1,804.79	2,000.00	195.21	2,400.00
	Contract Services	800.21	558.33	(241.88)	6,659.04	5,583.30	(1,075.74)	6,700.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	5,267.99	2,409.97	(2,858.02)	27,935.23	24,099.70	(3,835.53)	28,920.00
	Current Year Net Income/(loss)	(2,468.64)	275.03	(2,743.67)	57.09	2,750.30	(2,693.21)	3,300.00