

16th Ave Townhomes

Balance Sheet
As of 12/31/17

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16th Ave Townhomes

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ASSETS

Cash Checking - Operating	\$ 3,644.60	
Cash Savings - Reserves	3,589.40	
Dues Receivable	428.00	
TOTAL ASSETS	<u> </u>	\$ 7,662.00 =====

LIABILITIES & EQUITY

CURRENT LIABILITIES:		
Prepaid Owner Dues	\$ 46.00	
Subtotal Current Liab.	<u> </u>	\$ 46.00
RESERVES:		
Subtotal Reserves	<u> </u>	\$.00
EQUITY:		
Prior Year Net Inc./Loss	\$ 7,720.14	
Current Year Net Income/(Loss)	(104.14)	
Subtotal Equity	<u> </u>	\$ 7,616.00
TOTAL LIABILITIES & EQUITY	<u> </u>	\$ 7,662.00 =====

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 12/01/17
Ending vendor #: "Last" Ending date: 12/31/17

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	12/01/17	462 CAPITO			CAPITOL HILL MANAGEMENT CO	120117			150.00
							Account Total:		150.00
7250		Bank Charges							
	12/12/17	470 COMPAS			COMPASS BANK	121217			15.00
							Account Total:		15.00
7260		Postage & Mail							
	12/01/17	462 CAPITO			CAPITOL HILL MANAGEMENT CO	120117			.94
							Account Total:		.94
8930		Water & Sewer							
	12/01/17	463 DENV			DENVER WATER	111417			121.41
							Account Total:		121.41
9610		Lawn Maint. & Landscaping							
	12/15/17	464 METMCM			METRO MCM INC	5257			138.05
							Account Total:		138.05
							Section Total:		425.40

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 12/01/17
 Ending vendor #: "Last" Ending date: 12/31/17

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Account Payable in Detail								
3010	Accounts Payable							
	12/01/17	462	CAPITO	CAPITOL HILL MANAGEMENT CO	120117			150.94
	12/01/17	463	DENV	DENVER WATER	111417			121.41
	12/15/17	464	METMCM	METRO MCM INC	5257			138.05
							Account Total:	410.40
							Section Total:	410.40

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 12/01/17
 Ending vendor #: "Last" Ending date: 12/31/17

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
A/P Checks in Detail								
1010	Cash Checking - Operating							
	12/01/17	462	CAPITO	CAPITOL HILL MANAGEMENT CO	120117		1382	150.94
	12/01/17	463	DENV	DENVER WATER	111417		1383	121.41
	12/12/17	470	COMPAS	COMPASS BANK	121217		121217	15.00
	12/15/17	464	METMCM	METRO MCM INC	5257		1384	138.05
							Account Total:	425.40
							Section Total:	425.40

16th Ave Townhomes

Income/Expense Statement
Period: 12/01/17 to 12/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06305	Dues	1,500.00	.00	1,500.00	14,736.00	.00	14,736.00	.00
06910	Interest Income	.13	.00	.13	2.09	.00	2.09	.00
	Subtotal Income	1,500.13	.00	1,500.13	14,738.09	.00	14,738.09	.00
EXPENSES								
General & Administrative								
07010	Management Fees	150.00	.00	(150.00)	1,665.00	.00	(1,665.00)	.00
07020	Accounting Fees	.00	.00	.00	220.00	.00	(220.00)	.00
07250	Bank Charges	15.00	.00	(15.00)	408.00	.00	(408.00)	.00
07260	Postage & Mail	.94	.00	(.94)	187.56	.00	(187.56)	.00
07270	Inspections	.00	.00	.00	80.00	.00	(80.00)	.00
07280	Insurance	.00	.00	.00	6,922.00	.00	(6,922.00)	.00
07400	Printing & Reproduction	.00	.00	.00	1.95	.00	(1.95)	.00
07450	Other Taxes & Fees	.00	.00	.00	601.88	.00	(601.88)	.00
	General & Administrative	165.94	.00	(165.94)	10,086.39	.00	(10,086.39)	.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	121.41	.00	(121.41)	1,703.30	.00	(1,703.30)	.00
	Utilities	121.41	.00	(121.41)	1,703.30	.00	(1,703.30)	.00
Maintenance								
09140	Roof Repairs	.00	.00	.00	165.00	.00	(165.00)	.00
09145	Ext. Bldg. Maint.	.00	.00	.00	159.95	.00	(159.95)	.00
	Maintenance	.00	.00	.00	324.95	.00	(324.95)	.00
Contract Services								
09610	Lawn Maint. & Landscaping	138.05	.00	(138.05)	2,080.09	.00	(2,080.09)	.00
09800	Snow Removal	.00	.00	.00	647.50	.00	(647.50)	.00
	Contract Services	138.05	.00	(138.05)	2,727.59	.00	(2,727.59)	.00

16th Ave Townhomes

Income/Expense Statement
Period: 12/01/17 to 12/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	425.40	.00	(425.40)	14,842.23	.00	(14,842.23)	.00
	Current Year Net Income/(loss)	1,074.73	.00	1,074.73	(104.14)	.00	(104.14)	.00