

**Albion Street Townhomes**

Balance Sheet  
As of 12/31/17

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**Albion Street Townhomes**

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

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

ASSETS		
Cash Checking - Operating	\$ 5,269.04	
Cash Savings - Reserves	5,185.52	
Special Assmts. Receiv.	(15,430.00)	
<hr/>		
<b>TOTAL ASSETS</b>	<b>\$ (4,975.44)</b>	=====
LIABILITIES & EQUITY		
<b>CURRENT LIABILITIES:</b>		
Prepaid Owner Dues	\$ 185.00	
<hr/>		
Subtotal Current Liab.	\$ 185.00	
<b>RESERVES:</b>		
<hr/>		
Subtotal Reserves	\$ .00	
<b>EQUITY:</b>		
Prior Year Net Inc./Loss	\$ (3,175.43)	
Current Year Net Income/(Loss)	(1,985.01)	
<hr/>		
Subtotal Equity	\$ (5,160.44)	
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<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$ (4,975.44)</b>	=====

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	12/01/17	288 CAPITO	CAPITOL HILL MANAGEMENT CO		120117				240.00
							Account Total:		240.00
7250		Bank Charges							
	12/15/17	299 CITYWI	CITYWIDE BANKS		121517				3.41
							Account Total:		3.41
7260		Postage & Mail							
	12/01/17	288 CAPITO	CAPITOL HILL MANAGEMENT CO		120117				1.88
							Account Total:		1.88
7280		Insurance							
	12/18/17	300 AMFAM	AMERICAN FAMILY		121817				489.49
							Account Total:		489.49
8905		Electricity & Gas							
	12/18/17	296 XCEL	XCEL ENERGY		121817				26.87
							Account Total:		26.87
8930		Water & Sewer							
	12/11/17	298 DENV	DENVER WATER		111717				193.34
							Account Total:		193.34
9010		Tree/Lawn Maint.							
	12/01/17	289 FREE F	FREE FALL TREE SERVICE		2235				495.00
							Account Total:		495.00
9700		Trash Removal							
	12/06/17	297 WAST	WASTE CONNECTIONS		3061099				112.91

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 Total:								112.91
Section Total:								1,562.90

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	288	CAPITO	CAPITOL HILL MANAGEMENT CO	120117			241.88
	12/01/17	289	FREE F	FREE FALL TREE SERVICE	2235			495.00
Account Total:								736.88
Section Total:								736.88

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	288	CAPITO	CAPITOL HILL MANAGEMENT CO	120117		1120	241.88
	12/01/17	289	FREE F	FREE FALL TREE SERVICE	2235		1121	495.00
	12/06/17	297	WAST	WASTE CONNECTIONS	3061099		120617	112.91
	12/11/17	298	DENV	DENVER WATER	111717		121117	193.34
	12/15/17	299	CITYWI	CITYWIDE BANKS	121517		121517	3.41
	12/18/17	300	AMFAM	AMERICAN FAMILY	121817		121817	489.49
	12/18/17	296	XCEL	XCEL ENERGY	121817		121817	26.87

Account Total: 1,562.90

Section Total: 1,562.90

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

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
06305	Dues	1,800.00	1,500.00	300.00	21,600.00	18,000.00	3,600.00	18,000.00
06315	Insurance Reimbursement	.00	.00	.00	98,095.69	.00	98,095.69	.00
06910	Interest Income	.22	.00	.22	2.59	.00	2.59	.00
Subtotal Income		1,800.22	1,500.00	300.22	119,698.28	18,000.00	101,698.28	18,000.00
EXPENSES								
General & Administrative								
07010	Management Fees	240.00	240.00	.00	2,880.00	2,880.00	.00	2,880.00
07020	Accounting Fees	.00	12.50	12.50	220.00	150.00	(70.00)	150.00
07250	Bank Charges	3.41	.00	(3.41)	3.41	.00	(3.41)	.00
07260	Postage & Mail	1.88	2.00	.12	26.92	24.00	(2.92)	24.00
07280	Insurance	489.49	233.37	(256.12)	5,634.40	2,800.00	(2,834.40)	2,800.00
07400	Printing & Reproduction	.00	.00	.00	.20	.00	(.20)	.00
07450	Other Taxes & Fees	.00	3.37	3.37	409.01	40.00	(369.01)	40.00
General & Administrative		734.78	491.24	(243.54)	9,173.94	5,894.00	(3,279.94)	5,894.00
Unit Expenses								
08070	Plumbing Repairs - Units	.00	.00	.00	237.32	.00	(237.32)	.00
Unit Expenses		.00	.00	.00	237.32	.00	(237.32)	.00
Site Improvement								
Site Improvement		.00	.00	.00	.00	.00	.00	.00
Utilities								
08905	Electricity & Gas	26.87	31.25	4.38	333.31	375.00	41.69	375.00
08930	Water & Sewer	193.34	270.00	76.66	2,549.23	3,240.00	690.77	3,240.00
Utilities		220.21	301.25	81.04	2,882.54	3,615.00	732.46	3,615.00
Maintenance								
09010	Tree/Lawn Maint.	495.00	.00	(495.00)	2,358.00	.00	(2,358.00)	.00
09110	Gen. Maint. & Repair	.00	25.00	25.00	246.40	300.00	53.60	300.00
09140	Roof Repairs	.00	.00	.00	103,945.69	.00	(103,945.69)	.00
09145	Ext. Bldg. Maint.	.00	.00	.00	104.98	.00	(104.98)	.00
09160	Sewer Maintenance	.00	.00	.00	364.01	.00	(364.01)	.00
Maintenance		495.00	25.00	(470.00)	107,019.08	300.00	(106,719.08)	300.00

**Albion Street Townhomes**

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

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
Contract Services								
09610	Lawn Maint. & Landscaping	.00	250.00	250.00	635.14	3,000.00	2,364.86	3,000.00
09700	Trash Removal	112.91	54.13	(58.78)	1,325.52	650.00	(675.52)	650.00
09750	Extermination	.00	29.13	29.13	184.75	350.00	165.25	350.00
09800	Snow Removal	.00	125.00	125.00	225.00	1,500.00	1,275.00	1,500.00
	Contract Services	112.91	458.26	345.35	2,370.41	5,500.00	3,129.59	5,500.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	1,562.90	1,275.75	(287.15)	121,683.29	15,309.00	(106,374.29)	15,309.00
	Current Year Net Income/(loss)	237.32	224.25	13.07	(1,985.01)	2,691.00	(4,676.01)	2,691.00
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