

Albion Street Townhomes

Balance Sheet
As of 11/30/17

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Date 12/16/17 Time:12:45:09

Albion Street Townhomes

Report #0520 Page: 1

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 11/01/17
Ending vendor #: "Last" Ending date: 11/30/17

ASSETS	
Cash Checking - Operating	\$ 5,031.94
Cash Savings - Reserves	5,185.30
Special Assmts. Receiv.	(15,430.00)
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TOTAL ASSETS	\$ (5,212.76)
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LIABILITIES & EQUITY	
CURRENT LIABILITIES:	
Prepaid Owner Dues	\$ 185.00
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Subtotal Current Liab.	\$ 185.00
RESERVES:	
<hr/>	
Subtotal Reserves	\$.00
EQUITY:	
Prior Year Net Inc./Loss	\$ (3,175.43)
Current Year Net Income/(Loss)	(2,222.33)
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Subtotal Equity	\$ (5,397.76)
TOTAL LIABILITIES & EQUITY	\$ (5,212.76)
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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	11/01/17	277 CAPITO			CAPITOL HILL MANAGEMENT CO	110117			240.00
							Account Total:		240.00
7260		Postage & Mail							
	11/01/17	277 CAPITO			CAPITOL HILL MANAGEMENT CO	110117			1.41
							Account Total:		1.41
7280		Insurance							
	11/16/17	293 AMFAM			AMERICAN FAMILY	111617			489.49
							Account Total:		489.49
8905		Electricity & Gas							
	11/01/17	290 XCEL			XCEL ENERGY	110117			24.76
							Account Total:		24.76
8930		Water & Sewer							
	11/09/17	292 DENV			DENVER WATER	101817			178.18
							Account Total:		178.18
9010		Tree/Lawn Maint.							
	11/01/17	276 ARTTRE			ARTISTIC TREE CARE	0313			225.00
							Account Total:		225.00
9110		Gen. Maint. & Repair							
	11/15/17	283 VALV			VALVERDE PROPERTY SERVICES	538			70.00
							Account Total:		70.00
9140		Roof Repairs							
	11/15/17	281 ABOVEA			ABOVE & BEYOND RESTORATION	225195463			63,945.69

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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		63,945.69
9610		Lawn Maint. & Landscaping							
	11/15/17		282	METMCM	METRO MCM INC	5211			135.00
							Account Total:		135.00
9700		Trash Removal							
	11/07/17		291	WAST	WASTE CONNECTIONS	3040969			112.91
							Account Total:		112.91
9750		Extermination							
	11/01/17		278	ORKIN	ORKIN	102517			90.64
							Account Total:		90.64
							Section Total:		65,513.08

A/P DISTRIBUTION TO G/L REPORT

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 Ending vendor #: "Last" Ending date: 11/30/17

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		64,707.74
3010		Accounts Payable							
	11/01/17	276 ARTTRE			ARTISTIC TREE CARE	0313			225.00
	11/01/17	277 CAPITO			CAPITOL HILL MANAGEMENT CO	110117			241.41
	11/01/17	278 ORKIN			ORKIN	102517			90.64
	11/15/17	281 ABOVEA			ABOVE & BEYOND RESTORATION	225195463			63,945.69
	11/15/17	282 METMCM			METRO MCM INC	5211			135.00
	11/15/17	283 VALV			VALVERDE PROPERTY SERVICES	538			70.00
							Account Total:		64,707.74
							Section Total:		64,707.74

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 11/01/17
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Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
A/P Checks in Detail								
1010	Cash Checking - Operating							
	11/01/17	276	ARTTRE	ARTISTIC TREE CARE	0313		1114	225.00
	11/01/17	277	CAPITO	CAPITOL HILL MANAGEMENT CO	110117		1115	241.41
	11/01/17	278	ORKIN	ORKIN	102517		1116	90.64
	11/01/17	290	XCEL	XCEL ENERGY	110117		110117	24.76
	11/07/17	291	WAST	WASTE CONNECTIONS	3040969		110717	112.91
	11/09/17	292	DENV	DENVER WATER	101817		110917	178.18
	11/15/17	281	ABOVEA	ABOVE & BEYOND RESTORATION	225195463		1117	63,945.69
	11/15/17	282	METMCM	METRO MCM INC	5211		1118	135.00
	11/15/17	283	VALV	VALVERDE PROPERTY SERVICES	538		1119	70.00
	11/16/17	293	AMFAM	AMERICAN FAMILY	111617		111617	489.49

Account Total: 65,513.08

Section Total: 65,513.08

Income/Expense Statement
 Period: 11/01/17 to 11/30/17

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	19,800.00	16,500.00	3,300.00	18,000.00
06315	Insurance Reimbursement	49,253.16	.00	49,253.16	98,095.69	.00	98,095.69	.00
06910	Interest Income	.21	.00	.21	2.37	.00	2.37	.00
	Subtotal Income	51,053.37	1,500.00	49,553.37	117,898.06	16,500.00	101,398.06	18,000.00
EXPENSES								
General & Administrative								
07010	Management Fees	240.00	240.00	.00	2,640.00	2,640.00	.00	2,880.00
07020	Accounting Fees	.00	12.50	12.50	220.00	137.50	(82.50)	150.00
07260	Postage & Mail	1.41	2.00	.59	25.04	22.00	(3.04)	24.00
07280	Insurance	489.49	233.33	(256.16)	5,144.91	2,566.63	(2,578.28)	2,800.00
07400	Printing & Reproduction	.00	.00	.00	.20	.00	(.20)	.00
07450	Other Taxes & Fees	.00	3.33	3.33	409.01	36.63	(372.38)	40.00
	General & Administrative	730.90	491.16	(239.74)	8,439.16	5,402.76	(3,036.40)	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	24.76	31.25	6.49	306.44	343.75	37.31	375.00
08930	Water & Sewer	178.18	270.00	91.82	2,355.89	2,970.00	614.11	3,240.00
	Utilities	202.94	301.25	98.31	2,662.33	3,313.75	651.42	3,615.00
Maintenance								
09010	Tree/Lawn Maint.	225.00	.00	(225.00)	1,863.00	.00	(1,863.00)	.00
09110	Gen. Maint. & Repair	70.00	25.00	(45.00)	246.40	275.00	28.60	300.00
09140	Roof Repairs	63,945.69	.00	(63,945.69)	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	64,240.69	25.00	(64,215.69)	106,524.08	275.00	(106,249.08)	300.00
Contract Services								

Albion Street Townhomes

Income/Expense Statement
 Period: 11/01/17 to 11/30/17

Account	Description	Actual	Current Period		Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance	
09610	Lawn Maint. & Landscaping	135.00	250.00	115.00	635.14	2,750.00	2,114.86	3,000.00
09700	Trash Removal	112.91	54.17	(58.74)	1,212.61	595.87	(616.74)	650.00
09750	Extermination	90.64	29.17	(61.47)	184.75	320.87	136.12	350.00
09800	Snow Removal	.00	125.00	125.00	225.00	1,375.00	1,150.00	1,500.00
	Contract Services	338.55	458.34	119.79	2,257.50	5,041.74	2,784.24	5,500.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	65,513.08	1,275.75	(64,237.33)	120,120.39	14,033.25	(106,087.14)	15,309.00
	Current Year Net Income/(loss)	(14,459.71)	224.25	(14,683.96)	(2,222.33)	2,466.75	(4,689.08)	2,691.00