

Audrey Point

Balance Sheet
As of 12/31/17

Page: 1

Date 01/27/18 Time:13:35:37

Audrey Point

Report #2293 Page: 1

A/P DISTRIBUTION TO G/L REPORT

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

| ASSETS | | | |
|----------------------------|--------------------------------|----|-----------|
| 1010 | Cash Checking - Operating | \$ | 48,860.72 |
| 1070 | Cash Savings - Reserves | | 14,780.45 |
| 1305 | Dues Receivable | | 2,987.00 |
| 1315 | R & R Violation Receivable | | 26.00 |
| 1330 | Special Assmts. Receiv. | | 100.00 |
| 1340 | Late Fees Receivable | | 50.00 |
| 1460 | Work Order Receivable | | 295.97 |
| TOTAL ASSETS | | \$ | 67,100.14 |
| | | | ===== |
| LIABILITIES & EQUITY | | | |
| CURRENT LIABILITIES: | | | |
| 3305 | Prepaid Owner Dues | \$ | 985.88 |
| Subtotal Current Liab. | | \$ | 985.88 |
| RESERVES: | | | |
| 5010 | Reserves - Unallocated | \$ | 600.00 |
| Subtotal Reserves | | \$ | 600.00 |
| EQUITY: | | | |
| 5510 | Prior Year Net Inc./Loss | \$ | 44,296.37 |
| | Current Year Net Income/(Loss) | | 21,217.89 |
| Subtotal Equity | | \$ | 65,514.26 |
| TOTAL LIABILITIES & EQUITY | | \$ | 67,100.14 |
| | | | ===== |

| Account # | Date | Description | Vchr-# | Vend-# | Name | Invoice-# | Reference | Chk # | Amount |
|------------------------|----------|-------------------------|-----------------------------|--------|-----------|-----------|----------------|-------|--------|
| Distribution in Detail | | | | | | | | | |
| 7010 | | Management Fees | | | | | | | |
| | 12/01/17 | 2420 CAPITO | CAPITOL HILL MANAGEMENT CO | | 120117 | | | | 594.00 |
| | | | | | | | Account Total: | | 594.00 |
| 7260 | | Postage & Mail | | | | | | | |
| | 12/01/17 | 2420 CAPITO | CAPITOL HILL MANAGEMENT CO | | 120117 | | | | 2.82 |
| | | | | | | | Account Total: | | 2.82 |
| 7400 | | Printing & Reproduction | | | | | | | |
| | 12/01/17 | 2420 CAPITO | CAPITOL HILL MANAGEMENT CO | | 120117 | | | | 40 |
| | | | | | | | Account Total: | | 40 |
| 8910 | | Electricity | | | | | | | |
| | 12/01/17 | 2425 XCEL | XCEL ENERGY | | 569790643 | | | | 367.61 |
| | | | | | | | Account Total: | | 367.61 |
| 8930 | | Water & Sewer | | | | | | | |
| | 12/01/17 | 2423 DENV | DENVER WATER | | 111417 | | | | 470.92 |
| | | | | | | | Account Total: | | 470.92 |
| 8950 | | Gas | | | | | | | |
| | 12/01/17 | 2421 SEM | CENTERPOINT ENERGY SERVICES | | 2984354 | | | | 677.80 |
| | | | | | | | Account Total: | | 677.80 |
| 8990 | | Telephone | | | | | | | |
| | 12/15/17 | 2426 CENT | CENTURYLINK | | 120417 | | | | 53.72 |
| | | | | | | | Account Total: | | 53.72 |
| 9090 | | Light Repair | | | | | | | |
| | 12/01/17 | 2419 BRYANT | ED BRYANT | | 120117 | | | | 9.37 |

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 |
|----------------|----------|---------------------|--------|--------|-------------------------------|------------|-----------|-------|-----------|
| Account Total: | | | | | | | | | 9.37 |
| 9140 | | Roof Repairs | | | | | | | |
| | 12/01/17 | | 2424 | INTERS | INTERSTATE ROOFING | DENVER4672 | | | 44,332.47 |
| Account Total: | | | | | | | | | 44,332.47 |
| 9148 | | Carpet Cleaning | | | | | | | |
| | 12/15/17 | | 2428 | FIVE | FIVE STAR CARPET CLEANING INC | 6575 | | | 336.00 |
| Account Total: | | | | | | | | | 336.00 |
| 9155 | | Heating Maintenance | | | | | | | |
| | 12/01/17 | | 2422 | CHOICE | CHOICE MECHANICAL | 20279 | | | 146.25 |
| | 12/15/17 | | 2427 | CHOICE | CHOICE MECHANICAL | 20450 | | | 1,456.17 |
| Account Total: | | | | | | | | | 1,602.42 |
| 9700 | | Trash Removal | | | | | | | |
| | 12/06/17 | | 2437 | WASMAN | WASTE MANAGEMENT | 120617 | | | 351.94 |
| Account Total: | | | | | | | | | 351.94 |
| 9850 | | Janitorial Services | | | | | | | |
| | 12/01/17 | | 2419 | BRYANT | ED BRYANT | 120117 | | | 275.00 |
| Account Total: | | | | | | | | | 275.00 |
| Section Total: | | | | | | | | | 49,074.47 |

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 |
|---------------------------|----------|------------------|--------|--------|-------------------------------|------------|-----------|-------|-----------|
| Account Payable in Detail | | | | | | | | | |
| 3010 | | Accounts Payable | | | | | | | |
| | 12/01/17 | | 2419 | BRYANT | ED BRYANT | 120117 | | | 284.37 |
| | 12/01/17 | | 2420 | CAPITO | CAPITOL HILL MANAGEMENT CO | 120117 | | | 597.22 |
| | 12/01/17 | | 2422 | CHOICE | CHOICE MECHANICAL | 20279 | | | 146.25 |
| | 12/01/17 | | 2423 | DENV | DENVER WATER | 111417 | | | 470.92 |
| | 12/01/17 | | 2424 | INTERS | INTERSTATE ROOFING | DENVER4672 | | | 44,332.47 |
| | 12/01/17 | | 2421 | SEM | CENTERPOINT ENERGY SERVICES | 2984354 | | | 677.80 |
| | 12/01/17 | | 2425 | XCEL | XCEL ENERGY | 569790643 | | | 367.61 |
| | 12/15/17 | | 2426 | CENT | CENTURYLINK | 120417 | | | 53.72 |
| | 12/15/17 | | 2427 | CHOICE | CHOICE MECHANICAL | 20450 | | | 1,456.17 |
| | 12/15/17 | | 2428 | FIVE | FIVE STAR CARPET CLEANING INC | 6575 | | | 336.00 |
| Account Total: | | | | | | | | | 48,722.53 |
| Section Total: | | | | | | | | | 48,722.53 |

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 | 2419 | BRYANT | ED BRYANT | 120117 | | 2191 | 284.37 |
| | 12/01/17 | 2420 | CAPITO | CAPITOL HILL MANAGEMENT CO | 120117 | | 2192 | 597.22 |
| | 12/01/17 | 2422 | CHOICE | CHOICE MECHANICAL | 20279 | | 2193 | 146.25 |
| | 12/01/17 | 2423 | DENV | DENVER WATER | 111417 | | 2194 | 470.92 |
| | 12/01/17 | 2424 | INTERS | INTERSTATE ROOFING | DENVER4672 | | 2195 | 44,332.47 |
| | 12/01/17 | 2421 | SEM | CENTERPOINT ENERGY SERVICES | 2984354 | | 2196 | 677.80 |
| | 12/01/17 | 2425 | XCEL | XCEL ENERGY | 569790643 | | 2197 | 367.61 |
| | 12/06/17 | 2437 | WASMAN | WASTE MANAGEMENT | 120617 | | 120617 | 351.94 |
| | 12/15/17 | 2426 | CENT | CENTURYLINK | 120417 | | 2198 | 53.72 |
| | 12/15/17 | 2427 | CHOICE | CHOICE MECHANICAL | 20450 | | 2199 | 1,456.17 |
| | 12/15/17 | 2428 | FIVE | FIVE STAR CARPET CLEANING INC | 6575 | | 2200 | 336.00 |

Account Total: 49,074.47

Section Total: 49,074.47

| Account | Description | Actual | Current Period Budget | Variance | Actual | Year-To-Date Budget | Variance | Yearly Budget |
|--------------------------|--------------------------|----------|-----------------------|----------|------------|---------------------|------------|---------------|
| INCOME: | | | | | | | | |
| 06305 | Dues | 5,196.00 | 4,326.00 | 870.00 | 62,327.00 | 51,912.00 | 10,415.00 | 51,912.00 |
| 06330 | Special Assmt. Income | .00 | .00 | .00 | 65,000.00 | .00 | 65,000.00 | .00 |
| 06340 | Late Fee Income | .00 | .00 | .00 | 375.00 | .00 | 375.00 | .00 |
| 06360 | Misc. Owner Income | .00 | .00 | .00 | 1,788.00 | .00 | 1,788.00 | .00 |
| 06380 | Owner Admin. Fees Income | .00 | .00 | .00 | 66.45 | .00 | 66.45 | .00 |
| 06810 | Laundry Income | 63.39 | .00 | 63.39 | 1,253.01 | .00 | 1,253.01 | .00 |
| 06820 | Pet Fee | 75.00 | .00 | 75.00 | 225.00 | .00 | 225.00 | .00 |
| 06830 | keys | 5.00 | .00 | 5.00 | 45.00 | .00 | 45.00 | .00 |
| 06910 | Interest Income | .35 | .00 | .35 | 3.81 | .00 | 3.81 | .00 |
| | Subtotal Income | 5,339.74 | 4,326.00 | 1,013.74 | 131,083.27 | 51,912.00 | 79,171.27 | 51,912.00 |
| EXPENSES | | | | | | | | |
| General & Administrative | | | | | | | | |
| 07010 | Management Fees | 594.00 | 594.00 | .00 | 7,128.00 | 7,128.00 | .00 | 7,128.00 |
| 07011 | Administrative Expense | .00 | 19.50 | 19.50 | .00 | 234.00 | 234.00 | 234.00 |
| 07020 | Accounting Fees | .00 | 17.50 | 17.50 | 220.00 | 210.00 | (10.00) | 210.00 |
| 07250 | Bank Charges | .00 | 4.62 | 4.62 | 12.00 | 55.00 | 43.00 | 55.00 |
| 07260 | Postage & Mail | 2.82 | 5.87 | 3.05 | 179.57 | 70.00 | (109.57) | 70.00 |
| 07270 | Inspections | .00 | 12.50 | 12.50 | 209.00 | 150.00 | (59.00) | 150.00 |
| 07280 | Insurance | .00 | 533.37 | 533.37 | 7,271.00 | 6,400.00 | (871.00) | 6,400.00 |
| 07400 | Printing & Reproduction | .40 | .00 | (.40) | 57.91 | .00 | (57.91) | .00 |
| 07450 | Other Taxes & Fees | .00 | 53.75 | 53.75 | 437.09 | 645.00 | 207.91 | 645.00 |
| | General & Administrative | 597.22 | 1,241.11 | 643.89 | 15,514.57 | 14,892.00 | (622.57) | 14,892.00 |
| Unit Expenses | | | | | | | | |
| 08070 | Plumbing Repairs - Units | .00 | .00 | .00 | 226.52 | .00 | (226.52) | .00 |
| | Unit Expenses | .00 | .00 | .00 | 226.52 | .00 | (226.52) | .00 |
| Site Improvement | | | | | | | | |
| | Site Improvement | .00 | .00 | .00 | .00 | .00 | .00 | .00 |
| Utilities | | | | | | | | |
| 08910 | Electricity | 367.61 | 83.37 | (284.24) | 2,274.48 | 1,000.00 | (1,274.48) | 1,000.00 |
| 08930 | Water & Sewer | 470.92 | 475.00 | 4.08 | 5,457.92 | 5,700.00 | 242.08 | 5,700.00 |
| 08950 | Gas | 677.80 | 675.00 | (2.80) | 8,570.14 | 8,100.00 | (470.14) | 8,100.00 |
| 08990 | Telephone | 53.72 | 50.63 | (3.09) | 648.43 | 608.00 | (40.43) | 608.00 |
| | Utilities | 1,570.05 | 1,284.00 | (286.05) | 16,950.97 | 15,408.00 | (1,542.97) | 15,408.00 |

Audrey Point

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 | |
| Maintenance | | | | | | | | |
| 09010 | Tree/Lawn Maint. | .00 | 25.00 | 25.00 | 337.09 | 300.00 | (37.09) | 300.00 |
| 09020 | Grounds Maintenance | .00 | 41.63 | 41.63 | .00 | 500.00 | 500.00 | 500.00 |
| 09025 | Sprinkler Maintenance | .00 | 41.63 | 41.63 | .00 | 500.00 | 500.00 | 500.00 |
| 09090 | Light Repair | 9.37 | 8.37 | (1.00) | 132.39 | 100.00 | (32.39) | 100.00 |
| 09110 | Gen. Maint. & Repair | .00 | 41.63 | 41.63 | 1,332.06 | 500.00 | (832.06) | 500.00 |
| 09115 | Interior Maintenance | .00 | 33.37 | 33.37 | 976.86 | 400.00 | (576.86) | 400.00 |
| 09120 | Asphalt Repair | .00 | 29.13 | 29.13 | .00 | 350.00 | 350.00 | 350.00 |
| 09140 | Roof Repairs | 44,332.47 | 25.00 | (44,307.47) | 54,332.47 | 300.00 | (54,032.47) | 300.00 |
| 09145 | Ext. Bldg. Maint. | .00 | 41.63 | 41.63 | 263.46 | 500.00 | 236.54 | 500.00 |
| 09148 | Carpet Cleaning | 336.00 | 25.00 | (311.00) | 672.00 | 300.00 | (372.00) | 300.00 |
| 09155 | Heating Maintenance | 1,602.42 | 83.37 | (1,519.05) | 1,805.42 | 1,000.00 | (805.42) | 1,000.00 |
| 09160 | Sewer Maintenance | .00 | 22.88 | 22.88 | 1,050.00 | 275.00 | (775.00) | 275.00 |
| 09180 | Plumbing Repairs - Common | .00 | 75.00 | 75.00 | .00 | 900.00 | 900.00 | 900.00 |
| 09185 | Domestic Boiler | .00 | 41.63 | 41.63 | .00 | 500.00 | 500.00 | 500.00 |
| 09190 | Electrical Repairs | .00 | 16.63 | 16.63 | 1,630.00 | 200.00 | (1,430.00) | 200.00 |
| 09220 | Hallway Maintenance | .00 | 22.88 | 22.88 | .00 | 275.00 | 275.00 | 275.00 |
| | Maintenance | 46,280.26 | 574.78 | (45,705.48) | 62,531.75 | 6,900.00 | (55,631.75) | 6,900.00 |
| Contract Services | | | | | | | | |
| 09610 | Lawn Maint. & Landscaping | .00 | .00 | .00 | 6,124.02 | .00 | (6,124.02) | .00 |
| 09700 | Trash Removal | 351.94 | 108.37 | (243.57) | 4,571.94 | 1,300.00 | (3,271.94) | 1,300.00 |
| 09800 | Snow Removal | .00 | 112.50 | 112.50 | 638.88 | 1,350.00 | 711.12 | 1,350.00 |
| 09850 | Janitorial Services | 275.00 | 277.12 | 2.12 | 3,306.73 | 3,325.00 | 18.27 | 3,325.00 |
| | Contract Services | 626.94 | 497.99 | (128.95) | 14,641.57 | 5,975.00 | (8,666.57) | 5,975.00 |
| Reserve Contributions | | | | | | | | |
| | Reserve Contributions | .00 | .00 | .00 | .00 | .00 | .00 | .00 |
| | TOTAL EXPENSES | 49,074.47 | 3,597.88 | (45,476.59) | 109,865.38 | 43,175.00 | (66,690.38) | 43,175.00 |
| | Current Year Net Income/(loss) | (43,734.73) | 728.12 | (44,462.85) | 21,217.89 | 8,737.00 | 12,480.89 | 8,737.00 |