

**Beaumont Townhouses**

Balance Sheet  
As of 12/31/17

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**Beaumont Townhouses**

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**ASSETS**

Cash Checking - Operating	\$ 1,321.67	
Cash Savings - Reserves	12,501.21	
Dues Receivable	495.00	
<b>TOTAL ASSETS</b>	<u>\$ 14,317.88</u>	<u>=====</u>

**LIABILITIES & EQUITY**

<b>CURRENT LIABILITIES:</b>		
Prepaid Owner Dues	\$ 520.00	
<b>Subtotal Current Liab.</b>	<u>\$ 520.00</u>	
<b>RESERVES:</b>		
Reserves - Exterior Paint	\$ (6,250.00)	
<b>Subtotal Reserves</b>	<u>\$ (6,250.00)</u>	
<b>EQUITY:</b>		
Prior Year Net Inc./Loss	\$ 15,154.04	
Current Year Net Income/(Loss)	4,893.84	
<b>Subtotal Equity</b>	<u>\$ 20,047.88</u>	
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u>\$ 14,317.88</u>	<u>=====</u>

**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	175 CAPITO	CAPITOL HILL MANAGEMENT CO		120117				300.00
							Account Total:		300.00
7250		Bank Charges							
	12/04/17	186 UMBBAN	UMB BANK		120417				10.00
							Account Total:		10.00
7260		Postage & Mail							
	12/01/17	175 CAPITO	CAPITOL HILL MANAGEMENT CO		120117				.94
							Account Total:		.94
7280		Insurance							
	12/01/17	185 FCF	FCF		120117				588.86
							Account Total:		588.86
8930		Water & Sewer							
	12/06/17	187 DENV	DENVER WATER		111417	1570			64.19
	12/06/17	188 DENV	DENVER WATER		111417	1576			62.73
	12/06/17	189 DENV	DENVER WATER		111417	1592			45.48
	12/06/17	190 DENV	DENVER WATER		111417	1630			42.77
							Account Total:		215.17
9610		Lawn Maint. & Landscaping							
	12/15/17	176 CLEANC	CLEAN CUT		113017				188.31
							Account Total:		188.31
							Section Total:		1,303.28

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 12/01/17  
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Account #	Description		Invoice-#	Reference	Chk #	Amount
Date	Vchr-#	Vend-#	Name			

Account Payable in Detail

3010	Accounts Payable					
12/01/17	175	CAPITO	CAPITOL HILL MANAGEMENT CO	120117		300.94
12/15/17	176	CLEANC	CLEAN CUT	113017		188.31
			Account Total:			489.25
			Section Total:			489.25

A/P DISTRIBUTION TO G/L REPORT

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

Account #	Description		Invoice-#	Reference	Chk #	Amount
Date	Vchr-#	Vend-#	Name			

A/P Checks in Detail

1010	Cash Checking - Operating					
12/01/17	175	CAPITO	CAPITOL HILL MANAGEMENT CO	120117	1066	300.94
12/01/17	185	FCF	FCF	120117	120117	588.86
12/04/17	186	UMBAN	UMB BANK	120417	120417	10.00
12/06/17	187	DENV	DENVER WATER	111417	1570	64.19
12/06/17	188	DENV	DENVER WATER	111417	1576	62.73
12/06/17	189	DENV	DENVER WATER	111417	1592	45.48
12/06/17	190	DENV	DENVER WATER	111417	1630	42.77
12/15/17	176	CLEANC	CLEAN CUT	113017	1067	188.31
			Account Total:			1,303.28
			Section Total:			1,303.28

**Beaumont Townhouses**

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	2,230.00	2,480.00	(250.00)	27,890.00	29,760.00	(1,870.00)	29,760.00
06360	Misc. Owner Income	.00	.00	.00	60.00	.00	60.00	.00
06910	Interest Income	.53	.00	.53	1.59	.00	1.59	.00
	Subtotal Income	2,230.53	2,480.00	(249.47)	27,951.59	29,760.00	(1,808.41)	29,760.00
EXPENSES								
General & Administrative								
07010	Management Fees	300.00	300.00	.00	3,600.00	3,600.00	.00	3,600.00
07020	Accounting Fees	.00	.00	.00	225.00	.00	(225.00)	.00
07250	Bank Charges	10.00	.00	(10.00)	50.00	.00	(50.00)	.00
07260	Postage & Mail	.94	.00	(.94)	66.79	.00	(66.79)	.00
07280	Insurance	588.86	625.00	36.14	7,421.40	7,500.00	78.60	7,500.00
07400	Printing & Reproduction	.00	.00	.00	13.50	.00	(13.50)	.00
07450	Other Taxes & Fees	.00	37.50	37.50	578.92	450.00	(128.92)	450.00
	General & Administrative	899.80	962.50	62.70	11,955.61	11,550.00	(405.61)	11,550.00
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	215.17	250.00	34.83	3,208.06	3,000.00	(208.06)	3,000.00
	Utilities	215.17	250.00	34.83	3,208.06	3,000.00	(208.06)	3,000.00
Maintenance								
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
09110	Gen. Maint. & Repair	.00	250.00	250.00	.00	3,000.00	3,000.00	3,000.00
09140	Roof Repairs	.00	.00	.00	840.00	.00	(840.00)	.00
09145	Ext. Bldg. Maint.	.00	.00	.00	565.00	.00	(565.00)	.00
09160	Sewer Maintenance	.00	.00	.00	65.00	.00	(65.00)	.00
	Maintenance	.00	333.26	333.26	1,470.00	4,000.00	2,530.00	4,000.00
Contract Services								

**Beaumont Townhouses**

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	
09610	Lawn Maint. & Landscaping	188.31	333.37	145.06	5,138.58	4,000.00	(1,138.58)	4,000.00
09800	Snow Removal	.00	83.37	83.37	1,285.50	1,000.00	(285.50)	1,000.00
	Contract Services	188.31	416.74	228.43	6,424.08	5,000.00	(1,424.08)	5,000.00
Reserve Contributions								
09900	RESERVES:	.00	223.56	223.56	.00	2,682.50	2,682.50	2,682.50
	Reserve Contributions	.00	223.56	223.56	.00	2,682.50	2,682.50	2,682.50
	TOTAL EXPENSES	1,303.28	2,186.06	882.78	23,057.75	26,232.50	3,174.75	26,232.50
	Current Year Net Income/(loss)	927.25	293.94	633.31	4,893.84	3,527.50	1,366.34	3,527.50
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