

Townhomes at 1050 HOA

Balance Sheet
As of 12/31/17

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Townhomes at 1050 HOA

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ASSETS

Cash Checking - Operating	\$ 6,013.28	
Cash Savings - Reserves	10,338.88	
Dues Receivable	875.00	
R & R Violation Receivable	50.00	
TOTAL ASSETS		\$ 17,277.16

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Prepaid Owner Dues	\$ 525.00	
Subtotal Current Liab.		\$ 525.00

RESERVES:

Subtotal Reserves		\$.00
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EQUITY:

Prior Year Net Inc./Loss	\$ 16,487.08	
Current Year Net Income/(Loss)	265.08	
Subtotal Equity		\$ 16,752.16

TOTAL LIABILITIES & EQUITY		\$ 17,277.16
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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

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	12/01/17		300	CAPITO	CAPITOL HILL MANAGEMENT CO	120117			180.00
							Account Total:		180.00
7260		Postage & Mail							
	12/01/17		300	CAPITO	CAPITOL HILL MANAGEMENT CO	120117			1.88
							Account Total:		1.88
7280		Insurance							
	12/05/17		310	FARMER	FARMERS INSURANCE	120317			391.58
							Account Total:		391.58
8910		Electricity							
	12/15/17		302	XCEL	XCEL ENERGY	571745604			22.15
							Account Total:		22.15
8930		Water & Sewer							
	12/01/17		301	DENV	DENVER WATER	112017			156.55
							Account Total:		156.55
							Section Total:		752.16

A/P DISTRIBUTION TO G/L REPORT

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

3010	Accounts Payable							
	12/01/17	300	CAPITO	CAPITOL HILL MANAGEMENT CO	120117			181.88
	12/01/17	301	DENV	DENVER WATER	112017			156.55
	12/15/17	302	XCEL	XCEL ENERGY	571745604			22.15
						Account Total:		360.58
						Section Total:		360.58

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
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A/P Checks in Detail

1010	Cash Checking - Operating							
	12/01/17	300	CAPITO	CAPITOL HILL MANAGEMENT CO	120117		1255	181.88
	12/01/17	301	DENV	DENVER WATER	112017		1256	156.55
	12/05/17	310	FARMER	FARMERS INSURANCE	120317		120517	391.58
	12/15/17	302	XCEL	XCEL ENERGY	571745604		1257	22.15
						Account Total:		752.16
						Section Total:		752.16

Townhomes at 1050 HOA

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	1,050.00	.00	1,050.00	12,600.00	.00	12,600.00	.00
06315	Insurance Reimbursement	.00	.00	.00	184.00	.00	184.00	.00
06340	Late Fee Income	.00	.00	.00	50.00	.00	50.00	.00
06910	Interest Income	.25	.00	.25	3.10	.00	3.10	.00
	Subtotal Income	1,050.25	.00	1,050.25	12,837.10	.00	12,837.10	.00
EXPENSES								
General & Administrative								
07010	Management Fees	180.00	.00	(180.00)	2,160.00	.00	(2,160.00)	.00
07020	Accounting Fees	.00	.00	.00	220.00	.00	(220.00)	.00
07260	Postage & Mail	1.88	.00	(1.88)	57.73	.00	(57.73)	.00
07280	Insurance	391.58	.00	(391.58)	4,471.50	.00	(4,471.50)	.00
07400	Printing & Reproduction	.00	.00	.00	2.05	.00	(2.05)	.00
07450	Other Taxes & Fees	.00	.00	.00	421.24	.00	(421.24)	.00
	General & Administrative	573.46	.00	(573.46)	7,332.52	.00	(7,332.52)	.00
Unit Expenses								
	Unit Expenses	.00	.00	.00	.00	.00	.00	.00
Site Improvement								
	Site Improvement	.00	.00	.00	.00	.00	.00	.00
Utilities								
08910	Electricity	22.15	.00	(22.15)	255.62	.00	(255.62)	.00
08930	Water & Sewer	156.55	.00	(156.55)	2,027.93	.00	(2,027.93)	.00
	Utilities	178.70	.00	(178.70)	2,283.55	.00	(2,283.55)	.00
Maintenance								
09015	Landscaping	.00	.00	.00	546.21	.00	(546.21)	.00
09090	Light Repair	.00	.00	.00	26.72	.00	(26.72)	.00
09145	Ext. Bldg. Maint.	.00	.00	.00	532.00	.00	(532.00)	.00
09160	Sewer Maintenance	.00	.00	.00	65.00	.00	(65.00)	.00
	Maintenance	.00	.00	.00	1,169.93	.00	(1,169.93)	.00
Contract Services								
09610	Lawn Maint. & Landscaping	.00	.00	.00	1,667.02	.00	(1,667.02)	.00

Townhomes at 1050 HOA

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
09800	Snow Removal	.00	.00	.00	119.00	.00	(119.00)	.00
	Contract Services	.00	.00	.00	1,786.02	.00	(1,786.02)	.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	752.16	.00	(752.16)	12,572.02	.00	(12,572.02)	.00
	Current Year Net Income/(loss)	298.09	.00	298.09	265.08	.00	265.08	.00