

**Tudor Manor**  
Balance Sheet  
As of 12/31/17

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**Tudor Manor**

Report #0905 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	
Cash Checking - Operating	\$ 4,072.62
Cash Savings - Reserves	31,493.89
Dues Receivable	718.00
Special Assmts. Receiv.	78.00
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<b>TOTAL ASSETS</b>	<b>\$ 36,362.51</b>
	=====

LIABILITIES & EQUITY	
<b>CURRENT LIABILITIES:</b>	
Prepaid Owner Dues	\$ 3.00
<hr/>	
Subtotal Current Liab.	\$ 3.00
<b>RESERVES:</b>	
<b>RESERVES &amp; EQUITY:</b>	
Reserves - Roofs	\$ 18,321.18
	1,422.40
<hr/>	
Subtotal Reserves	\$ 19,743.58
<b>EQUITY:</b>	
Prior Year Net Inc./Loss	\$ 15,130.05
Current Year Net Income/(Loss)	1,485.88
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Subtotal Equity	\$ 16,615.93
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$ 36,362.51</b>
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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	12/01/17	627 CAPITO	CAPITOL HILL MANAGEMENT CO		120117				300.00
							Account Total:		300.00
7260		Postage & Mail							
	12/01/17	627 CAPITO	CAPITOL HILL MANAGEMENT CO		120117				2.35
							Account Total:		2.35
8910		Electricity							
	12/26/17	640 XCEL	XCEL ENERGY		571673703				36.66
							Account Total:		36.66
8930		Water & Sewer							
	12/01/17	628 DENV	DENVER WATER		112017				214.80
							Account Total:		214.80
8950		Gas							
	12/26/17	640 XCEL	XCEL ENERGY		571673703				526.42
							Account Total:		526.42
9610		Lawn Maint. & Landscaping							
	12/01/17	629 METMCM	METRO MCM INC		5192				56.95
	12/01/17	630 METMCM	METRO MCM INC		5193				64.23
							Account Total:		121.18
9700		Trash Removal							
	12/06/17	639 WASMAN	WASTE MANAGEMENT		120117				394.31
							Account Total:		394.31
9850		Janitorial Services							

A/P DISTRIBUTION TO G/L REPORT

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Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
	12/01/17	626	BRYANT	ED BRYANT	120117			160.00
						Account Total:		160.00
						Section Total:		1,755.72

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	626	BRYANT	ED BRYANT	120117			160.00
	12/01/17	627	CAPITO	CAPITOL HILL MANAGEMENT CO	120117			302.35
	12/01/17	628	DENV	DENVER WATER	112017			214.80
	12/01/17	629	METMCM	METRO MCM INC	5192			56.95
	12/01/17	630	METMCM	METRO MCM INC	5193			64.23
						Account Total:		798.33
						Section Total:		798.33

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
1010		Cash Checking - Operating							
	12/01/17	626 BRYANT ED BRYANT				120117		1456	160.00
	12/01/17	627 CAPITO CAPITOL HILL MANAGEMENT CO				120117		1457	302.35
	12/01/17	628 DENV DENVER WATER				112017		1458	214.80
	12/01/17	629 METMCM METRO MCM INC				5192		1459	56.95
	12/01/17	630 METMCM METRO MCM INC				5193		1459	64.23
	12/06/17	639 WASMAN WASTE MANAGEMENT				120117		120617	394.31
	12/26/17	640 XCEL XCEL ENERGY				571673703		122617	563.08

A/P Checks in Detail

Account Total: 1,755.72

Section Total: 1,755.72

GENERAL LEDGER TRIAL BALANCE

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

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1010	Cash Checking - Operating	3,767.34	2,433.00	2,127.72	305.28	4,072.62
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/01/17 AP0885 1456 160.00 ED BRYANT					
	12/01/17 AP0885 1457 302.35 CAPITOL HILL MANAGEMENT C					
	12/01/17 AP0885 1458 214.80 DENVER WATER					
	12/01/17 AP0885 1459 121.18 METRO MCM INC					
	12/04/17 CR0000 120417 372.00 Transfer to reserves					
	12/06/17 AP0900 CK120617 394.31 WASTE MANAGEMENT					
	12/06/17 AR0346 AR-346 302.00 Owner Cash Receipts					
	12/12/17 AR0347 AR-347 1,098.00 Owner Cash Receipts					
	12/19/17 AR0348 AR-348 245.00 Owner Cash Receipts					
	12/26/17 AP0900 CK122617 563.08 XCEL ENERGY					
	12/29/17 AR0349 AR-349 788.00 Owner Cash Receipts					
1070	Cash Savings - Reserves	31,120.64	373.25	.00	373.25	31,493.89
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/04/17 CR0000 120417 372.00 Transfer to reserves					
	12/31/17 AR0000 123117 1.25 Interest					
1305	Dues Receivable	944.00	2,618.00	2,844.00	226.00CR	718.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/01/17 AR0000 AR01 2,618.00 Apply Assm/Opt Charges					
	12/01/17 AR0000 AR08 574.00 Prepaid Application					
	12/06/17 AR0346 AR-346 282.00 Owner Cash Receipts					
	12/12/17 AR0347 AR-347 1,015.00 Owner Cash Receipts					
	12/19/17 AR0348 AR-348 225.00 Owner Cash Receipts					
	12/29/17 AR0349 AR-349 748.00 Owner Cash Receipts					
1330	Special Assmts. Receiv.	88.00	180.00	190.00	10.00CR	78.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/01/17 AR0000 AR01 180.00 Apply Assm/Opt Charges					
	12/01/17 AR0000 AR08 30.00 Prepaid Application					
	12/06/17 AR0346 AR-346 20.00 Owner Cash Receipts					
	12/12/17 AR0347 AR-347 80.00 Owner Cash Receipts					
	12/19/17 AR0348 AR-348 20.00 Owner Cash Receipts					
	12/29/17 AR0349 AR-349 40.00 Owner Cash Receipts					
1340	Late Fees Receivable	.00	.00	.00	.00	.00
1360	Misc. Owner Receivables	.00	.00	.00	.00	.00
1380	Owner Admin. Fees Receiv.	.00	.00	.00	.00	.00
1460	Work Order Receivable	.00	.00	.00	.00	.00

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"  
Ending account #: "Last"

Starting date: 12/01/17  
Ending date: 12/31/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
3010	Accounts Payable	.00	798.33	798.33	.00	.00
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/01/17 AP0884 VH626 160.00 ED BRYANT					
	12/01/17 AP0884 VH627 302.35 CAPITOL HILL MANAGEMENT C					
	12/01/17 AP0884 VH628 214.80 DENVER WATER					
	12/01/17 AP0884 VH629 56.95 METRO MCM INC					
	12/01/17 AP0884 VH630 64.23 METRO MCM INC					
	12/01/17 AP0885 1456 160.00 ED BRYANT					
	12/01/17 AP0885 1457 302.35 CAPITOL HILL MANAGEMENT C					
	12/01/17 AP0885 1458 214.80 DENVER WATER					
	12/01/17 AP0885 1459 121.18 METRO MCM INC					
3305	Prepaid Owner Dues	604.00CR	604.00	3.00	601.00	3.00CR
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/01/17 AR0000 AR08 604.00 Prepaid Application					
	12/12/17 AR0347 AR-347 3.00 Owner Cash Receipts					
5000	RESERVES & EQUITY:	18,321.18CR	.00	.00	.00	18,321.18CR
5210	Reserves - Roofs	1,422.40CR	.00	.00	.00	1,422.40CR
5510	Prior Year Net Inc./Loss	15,130.05CR	.00	.00	.00	15,130.05CR
6305	Dues	28,798.00CR	.00	2,618.00	2,618.00CR	31,416.00CR
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/01/17 AR0000 AR01 2,618.00 Apply Assmt/Opt Charges					
6330	Special Asrmt. Income	1,980.00CR	.00	180.00	180.00CR	2,160.00CR
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/01/17 AR0000 AR01 180.00 Apply Assmt/Opt Charges					
6910	Interest Income	13.60CR	.00	1.25	1.25CR	14.85CR
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/31/17 AR0000 123117 1.25 Interest					
7010	Management Fees	3,300.00	300.00	.00	300.00	3,600.00
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/01/17 AP0884 VH627 300.00 CAPITOL HILL MANAGEMENT C					
7020	Accounting Fees	220.00	.00	.00	.00	220.00
7260	Postage & Mail	86.79	2.35	.00	2.35	89.14

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"  
Ending account #: "Last"

Starting date: 12/01/17  
Ending date: 12/31/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/01/17 AP0884 VH627 2.35 CAPITOL HILL MANAGEMENT C					
7270	Inspections	296.00	.00	.00	.00	296.00
7280	Insurance	4,484.00	.00	.00	.00	4,484.00
7400	Printing & Reproduction	6.50	.00	.00	.00	6.50
7450	Other Taxes & Fees	246.20	.00	.00	.00	246.20
8090	Repairs - Units	1,525.00	.00	.00	.00	1,525.00
8910	Electricity	398.72	36.66	.00	36.66	435.38
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/26/17 AP0900 CK122617 36.66 XCEL ENERGY					
8930	Water & Sewer	2,457.09	214.80	.00	214.80	2,671.89
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/01/17 AP0884 VH628 214.80 DENVER WATER					
8950	Gas	4,168.24	526.42	.00	526.42	4,694.66
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/26/17 AP0900 CK122617 526.42 XCEL ENERGY					
9010	Tree/Lawn Maint.	2,900.00	.00	.00	.00	2,900.00
9090	Light Repair	16.74	.00	.00	.00	16.74
9110	Gen. Maint. & Repair	219.58	.00	.00	.00	219.58
9160	Sewer Maintenance	2,002.50	.00	.00	.00	2,002.50
9180	Plumbing Repairs - Common	506.00	.00	.00	.00	506.00
9610	Lawn Maint. & Landscaping	1,097.00	121.18	.00	121.18	1,218.18
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/01/17 AP0884 VH629 56.95 METRO MCM INC					
	12/01/17 AP0884 VH630 64.23 METRO MCM INC					
9700	Trash Removal	4,269.85	394.31	.00	394.31	4,664.16
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
	12/06/17 AP0900 CK120617 394.31 WASTE MANAGEMENT					

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"  
Ending account #: "Last"

Starting date: 12/01/17  
Ending date: 12/31/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
9800	Snow Removal	184.25	.00	.00	.00	184.25	
9850	Janitorial Services	1,964.79	160.00	.00	160.00	2,124.79	
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>
	12/01/17	AP0884	VH626	160.00		ED BRYANT	
Gnd Total:				.00	8,762.30	8,762.30	.00

Account	Description	Actual	Current Period		Year-To-Date		Yearly Budget	
			Budget	Variance	Actual	Budget		Variance
INCOME:								
06305	Dues	2,618.00	2,645.00	(27.00)	31,416.00	31,740.00	(324.00)	31,740.00
06330	Special Assmt. Income	180.00	.00	180.00	2,160.00	.00	2,160.00	.00
06910	Interest Income	1.25	40.00	(38.75)	14.85	480.00	(465.15)	480.00
	Subtotal Income	2,799.25	2,685.00	114.25	33,590.85	32,220.00	1,370.85	32,220.00
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	18.37	18.37	220.00	220.00	.00	220.00
07260	Postage & Mail	2.35	8.00	5.65	89.14	96.00	6.86	96.00
07270	Inspections	.00	40.00	40.00	296.00	480.00	184.00	480.00
07280	Insurance	.00	291.37	291.37	4,484.00	3,496.00	(988.00)	3,496.00
07320	Office Supplies	.00	10.00	10.00	.00	120.00	120.00	120.00
07400	Printing & Reproduction	.00	10.00	10.00	6.50	120.00	113.50	120.00
07450	Other Taxes & Fees	.00	11.50	11.50	246.20	138.00	(108.20)	138.00
	General & Administrative	302.35	689.24	386.89	8,941.84	8,270.00	(671.84)	8,270.00
Unit Expenses								
08090	Repairs - Units	.00	.00	.00	1,525.00	.00	(1,525.00)	.00
	Unit Expenses	.00	.00	.00	1,525.00	.00	(1,525.00)	.00
Site Improvement								
	Site Improvement	.00	.00	.00	.00	.00	.00	.00
Utilities								
08905	Electricity & Gas	.00	508.37	508.37	.00	6,100.00	6,100.00	6,100.00
08910	Electricity	36.66	.00	(36.66)	435.38	.00	(435.38)	.00
08930	Water & Sewer	214.80	250.00	35.20	2,671.89	3,000.00	328.11	3,000.00
08950	Gas	526.42	.00	(526.42)	4,694.66	.00	(4,694.66)	.00
	Utilities	777.88	758.37	(19.51)	7,801.93	9,100.00	1,298.07	9,100.00
Maintenance								
09010	Tree/Lawn Maint.	.00	.00	.00	2,900.00	.00	(2,900.00)	.00
09025	Sprinkler Maintenance	.00	8.37	8.37	.00	100.00	100.00	100.00
09090	Light Repair	.00	20.87	20.87	16.74	250.00	233.26	250.00
09095	Fire Safety	.00	8.37	8.37	.00	100.00	100.00	100.00
09110	Gen. Maint. & Repair	.00	20.87	20.87	219.58	250.00	30.42	250.00

**Tudor Manor**

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

Account	Description	Actual	Current Period		Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance	
09115	Interior Maintenance	.00	75.00	75.00	.00	900.00	900.00	900.00
09120	Asphalt Repair	.00	41.63	41.63	.00	500.00	500.00	500.00
09141	Door Repairs	.00	20.87	20.87	.00	250.00	250.00	250.00
09145	Ext. Bldg. Maint.	.00	25.00	25.00	.00	300.00	300.00	300.00
09155	Heating Maintenance	.00	83.37	83.37	.00	1,000.00	1,000.00	1,000.00
09160	Sewer Maintenance	.00	41.63	41.63	2,002.50	500.00	(1,502.50)	500.00
09180	Plumbing Repairs - Common	.00	33.37	33.37	506.00	400.00	(106.00)	400.00
09190	Electrical Repairs	.00	25.00	25.00	.00	300.00	300.00	300.00
	Maintenance	.00	404.35	404.35	5,644.82	4,850.00	(794.82)	4,850.00
Contract Services								
09610	Lawn Maint. & Landscaping	121.18	73.37	(47.81)	1,218.18	880.00	(338.18)	880.00
09700	Trash Removal	394.31	210.00	(184.31)	4,664.16	2,520.00	(2,144.16)	2,520.00
09800	Snow Removal	.00	75.00	75.00	184.25	900.00	715.75	900.00
09850	Janitorial Services	160.00	200.00	40.00	2,124.79	2,400.00	275.21	2,400.00
	Contract Services	675.49	558.37	(117.12)	8,191.38	6,700.00	(1,491.38)	6,700.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	1,755.72	2,410.33	654.61	32,104.97	28,920.00	(3,184.97)	28,920.00
	Current Year Net Income/(loss)	1,043.53	274.67	768.86	1,485.88	3,300.00	(1,814.12)	3,300.00