

**16th Ave Townhomes**

Balance Sheet  
As of 01/31/18

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**16th Ave Townhomes**

Report #0928 Page: 1

**A/P DISTRIBUTION TO G/L REPORT**

Starting vendor #: "First" Starting date: 01/01/18  
Ending vendor #: "Last" Ending date: 01/31/18

ASSETS	
Cash Checking - Operating	\$ 2,918.03
Cash Savings - Reserves	3,769.54
Dues Receivable	882.00
<hr/>	
<b>TOTAL ASSETS</b>	<b>\$ 7,569.57</b>
<hr/>	
LIABILITIES & EQUITY	
<b>CURRENT LIABILITIES:</b>	
<hr/>	
Subtotal Current Liab.	\$ .00
<b>RESERVES:</b>	
<hr/>	
Subtotal Reserves	\$ .00
<b>EQUITY:</b>	
Prior Year Net Inc./Loss	\$ 7,616.00
Current Year Net Income/(Loss)	(46.43)
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Subtotal Equity	\$ 7,569.57
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<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$ 7,569.57</b>

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	01/01/18	466 CAPITO	CAPITOL HILL MANAGEMENT CO		010118				150.00
							Account Total:		150.00
7250		Bank Charges							
	01/16/18	478 COMPAS	COMPASS BANK		011618				15.00
							Account Total:		15.00
7260		Postage & Mail							
	01/01/18	466 CAPITO	CAPITOL HILL MANAGEMENT CO		010118				3.76
							Account Total:		3.76
7280		Insurance							
	01/01/18	468 UNIFIR	UNITED FIRE GROUP		121117				874.00
							Account Total:		874.00
7400		Printing & Reproduction							
	01/01/18	466 CAPITO	CAPITOL HILL MANAGEMENT CO		010118				2.40
							Account Total:		2.40
8930		Water & Sewer							
	01/01/18	467 DENV	DENVER WATER		121317				121.41
							Account Total:		121.41
9110		Gen. Maint. & Repair							
	01/14/18	469 VALV	VALVERDE PROPERTY SERVICES		549				380.00
							Account Total:		380.00
							Section Total:		1,546.57

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 01/01/18  
 Ending vendor #: "Last" Ending date: 01/31/18

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Account Payable in Detail								
3010	Accounts Payable							
	01/01/18	466	CAPITO	CAPITOL HILL MANAGEMENT CO	010118			156.16
	01/01/18	467	DENV	DENVER WATER	121317			121.41
	01/01/18	468	UNIFIR	UNITED FIRE GROUP	121117			874.00
	01/14/18	469	VALV	VALVERDE PROPERTY SERVICES	549			380.00
						Account Total:		1,531.57
						Section Total:		1,531.57

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 01/01/18  
 Ending vendor #: "Last" Ending date: 01/31/18

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
A/P Checks in Detail								
1010	Cash Checking - Operating							
	01/01/18	466	CAPITO	CAPITOL HILL MANAGEMENT CO	010118		1385	156.16
	01/01/18	467	DENV	DENVER WATER	121317		1386	121.41
	01/01/18	468	UNIFIR	UNITED FIRE GROUP	121117		1387	874.00
	01/14/18	469	VALV	VALVERDE PROPERTY SERVICES	549		1388	380.00
	01/16/18	478	COMPAS	COMPASS BANK	011618		11618	15.00
						Account Total:		1,546.57
						Section Total:		1,546.57

**16th Ave Townhomes**

Income/Expense Statement  
Period: 01/01/18 to 01/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06305	Dues	1,500.00	1,500.00	.00	1,500.00	1,500.00	.00	18,000.00
06910	Interest Income	.14	.00	.14	.14	.00	.14	.00
	Subtotal Income	1,500.14	1,500.00	.14	1,500.14	1,500.00	.14	18,000.00
EXPENSES								
General & Administrative								
07010	Management Fees	150.00	150.00	.00	150.00	150.00	.00	1,800.00
07020	Accounting Fees	.00	18.33	18.33	.00	18.33	18.33	220.00
07250	Bank Charges	15.00	20.83	5.83	15.00	20.83	5.83	250.00
07260	Postage & Mail	3.76	2.50	(1.26)	3.76	2.50	(1.26)	30.00
07270	Inspections	.00	8.33	8.33	.00	8.33	8.33	100.00
07280	Insurance	874.00	558.33	(315.67)	874.00	558.33	(315.67)	6,700.00
07400	Printing & Reproduction	2.40	1.67	(.73)	2.40	1.67	(.73)	20.00
07450	Other Taxes & Fees	.00	41.67	41.67	.00	41.67	41.67	500.00
	General & Administrative	1,045.16	801.66	(243.50)	1,045.16	801.66	(243.50)	9,620.00
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	121.41	141.67	20.26	121.41	141.67	20.26	1,700.00
	Utilities	121.41	141.67	20.26	121.41	141.67	20.26	1,700.00
Maintenance								
09025	Sprinkler Maintenance	.00	8.33	8.33	.00	8.33	8.33	100.00
09110	Gen. Maint. & Repair	380.00	50.00	(330.00)	380.00	50.00	(330.00)	600.00
09145	Ext. Bldg. Maint.	.00	8.33	8.33	.00	8.33	8.33	100.00
	Maintenance	380.00	66.66	(313.34)	380.00	66.66	(313.34)	800.00
Contract Services								
09610	Lawn Maint. & Landscaping	.00	208.33	208.33	.00	208.33	208.33	2,500.00
09800	Snow Removal	.00	54.17	54.17	.00	54.17	54.17	650.00

**16th Ave Townhomes**

Income/Expense Statement  
Period: 01/01/18 to 01/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	Contract Services	.00	262.50	262.50	.00	262.50	262.50	3,150.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	1,546.57	1,272.49	(274.08)	1,546.57	1,272.49	(274.08)	15,270.00
	Current Year Net Income/(loss)	(46.43)	227.51	(273.94)	(46.43)	227.51	(273.94)	2,730.00