

**Broadway Commons Townhomes**

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**Broadway Commons Townhomes**

Report #0580 Page: 1

Balance Sheet  
As of 02/28/18

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

**ASSETS**

Cash Checking - Operating	\$ 7,873.04	
Cash Savings - Reserves	38,349.57	
Dues Receivable	400.00	
Late Fees Receivable	75.00	
Owner Admin. Fees Receiv.	5.00	
<b>TOTAL ASSETS</b>	<b>\$ 46,702.61</b>	=====

**LIABILITIES & EQUITY**

<b>CURRENT LIABILITIES:</b>		
Prepaid Owner Dues	\$ 2,000.00	
<b>Subtotal Current Liab.</b>	<b>\$ 2,000.00</b>	
<b>RESERVES:</b>		
<b>Subtotal Reserves</b>	<b>\$ .00</b>	
<b>EQUITY:</b>		
Prior Year Net Inc./Loss	\$ 47,122.99	
Current Year Net Income/(Loss)	(2,420.38)	
<b>Subtotal Equity</b>	<b>\$ 44,702.61</b>	
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$ 46,702.61</b>	=====

Starting vendor #: "First" Starting date: 02/01/18  
Ending vendor #: "Last" Ending date: 02/28/18

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	02/02/18		223	CAPITO	CAPITOL HILL MANAGEMENT CO	020118			360.00
							Account Total:		360.00
7260		Postage & Mail							
	02/02/18		223	CAPITO	CAPITOL HILL MANAGEMENT CO	020118			2.82
							Account Total:		2.82
7400		Printing & Reproduction							
	02/02/18		223	CAPITO	CAPITOL HILL MANAGEMENT CO	020118			20
							Account Total:		20
8930		Water & Sewer							
	02/02/18		224	DENV	DENVER WATER	010918	Delaware		114.71
	02/02/18		225	DENV	DENVER WATER	010918	Cherokee		134.42
							Account Total:		249.13
9800		Snow Removal							
	02/14/18		226	HIGPLA	HIGH PLAINS LAWN SERVICE	8093			75.00
	02/14/18		227	HIGPLA	HIGH PLAINS LAWN SERVICE	8091			75.00
							Account Total:		150.00
							Section Total:		762.15

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 02/01/18  
 Ending vendor #: "Last" Ending date: 02/28/18

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

3010	Accounts Payable								
	02/02/18	223	CAPITO	CAPITOL HILL MANAGEMENT CO		020118			363.02
	02/02/18	224	DENV	DENVER WATER		010918	Delaware		114.71
	02/02/18	225	DENV	DENVER WATER		010918	Cherokee		134.42
	02/14/18	226	HIGPLA	HIGH PLAINS LAWN SERVICE		8093			75.00
	02/14/18	227	HIGPLA	HIGH PLAINS LAWN SERVICE		8091			75.00
							Account Total:		762.15
							Section Total:		762.15

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 02/01/18  
 Ending vendor #: "Last" Ending date: 02/28/18

Account #	Date	Vchr-#	Vend-#	Description	Name	Invoice-#	Reference	Chk #	Amount
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A/P Checks in Detail

1010	Cash Checking - Operating									
	02/02/18	223	CAPITO	CAPITOL HILL MANAGEMENT CO		020118			1170	363.02
	02/02/18	224	DENV	DENVER WATER		010918	Delaware		1171	114.71
	02/02/18	225	DENV	DENVER WATER		010918	Cherokee		1171	134.42
	02/14/18	226	HIGPLA	HIGH PLAINS LAWN SERVICE		8093			1172	75.00
	02/14/18	227	HIGPLA	HIGH PLAINS LAWN SERVICE		8091			1172	75.00
							Account Total:			762.15
							Section Total:			762.15

**Broadway Commons Townhomes**

Income/Expense Statement  
Period: 02/01/18 to 02/28/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06305	Dues	2,400.00	.00	2,400.00	4,800.00	.00	4,800.00	.00
06380	Owner Admin. Fees Income	.00	.00	.00	5.00	.00	5.00	.00
06910	Interest Income	.96	.00	.96	1.32	.00	1.32	.00
	Subtotal Income	2,400.96	.00	2,400.96	4,806.32	.00	4,806.32	.00
EXPENSES								
General & Administrative								
07010	Management Fees	360.00	.00	(360.00)	720.00	.00	(720.00)	.00
07260	Postage & Mail	2.82	.00	(2.82)	8.93	.00	(8.93)	.00
07280	Insurance	.00	.00	.00	4,305.50	.00	(4,305.50)	.00
07400	Printing & Reproduction	.20	.00	(.20)	10.80	.00	(10.80)	.00
	General & Administrative	363.02	.00	(363.02)	5,045.23	.00	(5,045.23)	.00
Unit Expenses								
08090	Repairs - Units	.00	.00	.00	250.00	.00	(250.00)	.00
	Unit Expenses	.00	.00	.00	250.00	.00	(250.00)	.00
Site Improvement								
	Site Improvement	.00	.00	.00	.00	.00	.00	.00
Utilities								
08930	Water & Sewer	249.13	.00	(249.13)	481.47	.00	(481.47)	.00
	Utilities	249.13	.00	(249.13)	481.47	.00	(481.47)	.00
Maintenance								
09140	Roof Repairs	.00	.00	.00	1,200.00	.00	(1,200.00)	.00
	Maintenance	.00	.00	.00	1,200.00	.00	(1,200.00)	.00
Contract Services								
09800	Snow Removal	150.00	.00	(150.00)	250.00	.00	(250.00)	.00
	Contract Services	150.00	.00	(150.00)	250.00	.00	(250.00)	.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00

**Broadway Commons Townhomes**

Income/Expense Statement  
Period: 02/01/18 to 02/28/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	TOTAL EXPENSES	762.15	.00	(762.15)	7,226.70	.00	(7,226.70)	.00
	Current Year Net Income/(loss)	1,638.81	.00	1,638.81	(2,420.38)	.00	(2,420.38)	.00