

**Tudor Manor**  
Balance Sheet  
As of 01/31/18

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**Tudor Manor**

Report #0922 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	\$ 3,073.73
Cash Savings - Reserves	31,865.89
Dues Receivable	1,811.00
Special Assmts. Receiv.	148.00
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<b>TOTAL ASSETS</b>	<b>\$ 36,898.62</b>
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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>	<b>\$ 18,321.18</b>
Reserves - Roofs	1,422.40
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Subtotal Reserves	\$ 19,743.58
<b>EQUITY:</b>	
Prior Year Net Inc./Loss	\$ 16,615.93
Current Year Net Income/(Loss)	536.11
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Subtotal Equity	\$ 17,152.04
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$ 36,898.62</b>
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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	01/01/18	634 CAPITO		CAPITOL HILL MANAGEMENT CO		010118			300.00
							Account Total:		300.00
7260		Postage & Mail							
	01/01/18	634 CAPITO		CAPITOL HILL MANAGEMENT CO		010118			5.64
							Account Total:		5.64
7400		Printing & Reproduction							
	01/01/18	634 CAPITO		CAPITOL HILL MANAGEMENT CO		010118			4.00
							Account Total:		4.00
7450		Other Taxes & Fees							
	01/01/18	634 CAPITO		CAPITOL HILL MANAGEMENT CO		010118			10.00
							Account Total:		10.00
8910		Electricity							
	01/31/18	652 XCEL		XCEL ENERGY		575830861			36.89
							Account Total:		36.89
8930		Water & Sewer							
	01/01/18	635 DENV		DENVER WATER		121917			199.64
							Account Total:		199.64
8950		Gas							
	01/31/18	652 XCEL		XCEL ENERGY		575830861			988.19
							Account Total:		988.19
9110		Gen. Maint. & Repair							
	01/14/18	638 VALV		VALVERDE PROPERTY SERVICES		556			113.75

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	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		113.75
9700		Trash Removal							
	01/08/18		651	WASMAN	WASTE MANAGEMENT	010118			399.78
							Account Total:		399.78
9800		Snow Removal							
	01/14/18		637	HIGPLA	HIGH PLAINS LAWN SERVICE	8014			44.00
							Account Total:		44.00
9850		Janitorial Services							
	01/14/18		636	BRYANT	ED BRYANT	010118			160.00
							Account Total:		160.00
							Section Total:		2,261.89

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	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		113.75
3010		Accounts Payable							
	01/01/18		634	CAPITO	CAPITOL HILL MANAGEMENT CO	010118			319.64
	01/01/18		635	DENV	DENVER WATER	121917			199.64
	01/14/18		636	BRYANT	ED BRYANT	010118			160.00
	01/14/18		637	HIGPLA	HIGH PLAINS LAWN SERVICE	8014			44.00
	01/14/18		638	VALV	VALVERDE PROPERTY SERVICES	556			113.75
							Account Total:		837.03
							Section Total:		837.03

A/P DISTRIBUTION TO G/L REPORT

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

Account #	Description		Invoice #	Reference	Chk #	Amount	
Account #	Date	Vchr-# Vend-#	Name	Invoice #	Reference	Chk #	Amount
A/P Checks in Detail							
1010	Cash Checking - Operating						
	01/01/18	634 CAPITO	CAPITOL HILL MANAGEMENT CO	010118		1460	319.64
	01/01/18	635 DENV	DENVER WATER	121917		1461	199.64
	01/08/18	651 WASMAN	WASTE MANAGEMENT	010118		10818	399.78
	01/14/18	636 BRYANT	ED BRYANT	010118		1462	160.00
	01/14/18	637 HIGPLA	HIGH PLAINS LAWN SERVICE	8014		1463	44.00
	01/14/18	638 VALV	VALVERDE PROPERTY SERVICES	556		1464	113.75
	01/31/18	652 XCEL	XCEL ENERGY	575830861		13118	1,025.08
			Account Total:				2,261.89
			Section Total:				2,261.89

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

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
06305	Dues	2,618.00	2,618.00	.00	2,618.00	2,618.00	.00	31,416.00
06330	Special Assmt. Income	180.00	.00	180.00	180.00	.00	180.00	.00
06810	Laundry Income	.00	180.00	(180.00)	.00	180.00	(180.00)	2,160.00
	Subtotal Income	2,798.00	2,798.00	.00	2,798.00	2,798.00	.00	33,576.00
EXPENSES								
General & Administrative								
07010	Management Fees	300.00	300.00	.00	300.00	300.00	.00	3,600.00
07020	Accounting Fees	.00	18.33	18.33	.00	18.33	18.33	220.00
07260	Postage & Mail	5.64	4.17	(1.47)	5.64	4.17	(1.47)	50.00
07270	Inspections	.00	16.67	16.67	.00	16.67	16.67	200.00
07280	Insurance	.00	416.67	416.67	.00	416.67	416.67	5,000.00
07400	Printing & Reproduction	4.00	1.67	(2.33)	4.00	1.67	(2.33)	20.00
07450	Other Taxes & Fees	10.00	20.83	10.83	10.00	20.83	10.83	250.00
	General & Administrative	319.64	778.34	458.70	319.64	778.34	458.70	9,340.00
Unit Expenses								
08090	Repairs - Units	.00	166.67	166.67	.00	166.67	166.67	2,000.00
	Unit Expenses	.00	166.67	166.67	.00	166.67	166.67	2,000.00
Site Improvement								
	Site Improvement	.00	.00	.00	.00	.00	.00	.00
Utilities								
08910	Electricity	36.89	33.33	(3.56)	36.89	33.33	(3.56)	400.00
08930	Water & Sewer	199.64	208.33	8.69	199.64	208.33	8.69	2,500.00
08950	Gas	988.19	333.33	(654.86)	988.19	333.33	(654.86)	4,000.00
	Utilities	1,224.72	574.99	(649.73)	1,224.72	574.99	(649.73)	6,900.00
Maintenance								
09025	Sprinkler Maintenance	.00	8.33	8.33	.00	8.33	8.33	100.00
09090	Light Repair	.00	8.33	8.33	.00	8.33	8.33	100.00
09110	Gen. Maint. & Repair	113.75	20.83	(92.92)	113.75	20.83	(92.92)	250.00
09115	Interior Maintenance	.00	41.67	41.67	.00	41.67	41.67	500.00
09140	Roof Repairs	.00	20.83	20.83	.00	20.83	20.83	250.00
09141	Door Repairs	.00	20.83	20.83	.00	20.83	20.83	250.00
09145	Ext. Bldg. Maint.	.00	25.00	25.00	.00	25.00	25.00	300.00

**Tudor Manor**

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

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
09155	Heating Maintenance	.00	41.67	41.67	.00	41.67	41.67	500.00
09160	Sewer Maintenance	.00	33.33	33.33	.00	33.33	33.33	400.00
09180	Plumbing Repairs - Common	.00	25.00	25.00	.00	25.00	25.00	300.00
09190	Electrical Repairs	.00	25.00	25.00	.00	25.00	25.00	300.00
	<b>Maintenance</b>	<b>113.75</b>	<b>270.82</b>	<b>157.07</b>	<b>113.75</b>	<b>270.82</b>	<b>157.07</b>	<b>3,250.00</b>
<b>Contract Services</b>								
09610	Lawn Maint. & Landscaping	.00	125.00	125.00	.00	125.00	125.00	1,500.00
09700	Trash Removal	399.78	366.67	(33.11)	399.78	366.67	(33.11)	4,400.00
09800	Snow Removal	44.00	50.00	6.00	44.00	50.00	6.00	600.00
09850	Janitorial Services	160.00	166.67	6.67	160.00	166.67	6.67	2,000.00
	<b>Contract Services</b>	<b>603.78</b>	<b>708.34</b>	<b>104.56</b>	<b>603.78</b>	<b>708.34</b>	<b>104.56</b>	<b>8,500.00</b>
<b>Reserve Contributions</b>								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	<b>TOTAL EXPENSES</b>	<b>2,261.89</b>	<b>2,499.16</b>	<b>237.27</b>	<b>2,261.89</b>	<b>2,499.16</b>	<b>237.27</b>	<b>29,990.00</b>
	<b>Current Year Net Income/(loss)</b>	<b>536.11</b>	<b>298.84</b>	<b>237.27</b>	<b>536.11</b>	<b>298.84</b>	<b>237.27</b>	<b>3,586.00</b>

**Tudor Manor**

**GENERAL LEDGER TRIAL BALANCE**

Starting account #: "First"		Starting date: 01/01/18		Ending account #: "Last"		Ending date: 01/31/18			
Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance			
1010	Cash Checking - Operating	4,072.62	1,635.00	2,633.89	998.89CR	3,073.73			
	<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>		
	01/01/18	AP0897	1460		319.64	CAPITOL HILL MANAGEMENT C			
	01/01/18	AP0897	1461		199.64	DENVER WATER			
	01/02/18	CR0000	010218		372.00	Transfer to reserves			
	01/08/18	AP0917	CK10818		399.78	WASTE MANAGEMENT			
	01/09/18	AR0350	AR-350	1,098.00		Owner Cash Receipts			
	01/14/18	AP0899	1462		160.00	ED BRYANT			
	01/14/18	AP0899	1463		44.00	HIGH PLAINS LAWN SERVICE			
	01/14/18	AP0899	1464		113.75	VALVERDE PROPERTY SERVICE			
	01/15/18	AR0351	AR-351	292.00		Owner Cash Receipts			
	01/25/18	AR0352	AR-352	245.00		Owner Cash Receipts			
	01/31/18	AP0917	CK13118		1,025.08	XCEL ENERGY			
1070	Cash Savings - Reserves	31,493.89	372.00	.00	372.00	31,865.89			
	<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>		
	01/02/18	CR0000	010218	372.00		Transfer to reserves			
1305	Dues Receivable	718.00	2,618.00	1,525.00	1,093.00	1,811.00			
	<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>		
	01/01/18	AR0000	AR01	2,618.00		Apply Assm/Opt Charges			
	01/01/18	AR0000	AR08		3.00	Prepaid Application			
	01/09/18	AR0350	AR-350		1,015.00	Owner Cash Receipts			
	01/15/18	AR0351	AR-351		282.00	Owner Cash Receipts			
	01/25/18	AR0352	AR-352		225.00	Owner Cash Receipts			
1330	Special Assmts. Receiv.	78.00	180.00	110.00	70.00	148.00			
	<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>		
	01/01/18	AR0000	AR01	180.00		Apply Assm/Opt Charges			
	01/09/18	AR0350	AR-350		80.00	Owner Cash Receipts			
	01/15/18	AR0351	AR-351		10.00	Owner Cash Receipts			
	01/25/18	AR0352	AR-352		20.00	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			
3010	Accounts Payable	.00	837.03	837.03	.00	.00			
	<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>		
	01/01/18	AP0896	VH634		319.64	CAPITOL HILL MANAGEMENT C			

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 01/01/18  
Ending date: 01/31/18

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
01/01/18	AP0896 VH635		199.64	DENVER WATER		
01/01/18	AP0897 1460	319.64		CAPITOL HILL MANAGEMENT C		
01/01/18	AP0897 1461	199.64		DENVER WATER		
01/14/18	AP0898 VH636		160.00	ED BRYANT		
01/14/18	AP0898 VH637		44.00	HIGH PLAINS LAWN SERVICE		
01/14/18	AP0898 VH638		113.75	VALVERDE PROPERTY SERVICE		
01/14/18	AP0899 1462	160.00		ED BRYANT		
01/14/18	AP0899 1463	44.00		HIGH PLAINS LAWN SERVICE		
01/14/18	AP0899 1464	113.75		VALVERDE PROPERTY SERVICE		
3305	Prepaid Owner Dues	3.00CR	3.00	3.00	.00	3.00CR
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
01/01/18	AR0000 AR08	3.00		Prepaid Application		
01/09/18	AR0350 AR-350		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	16,615.93CR	.00	.00	.00	16,615.93CR
6305	Dues	.00	.00	2,618.00	2,618.00CR	2,618.00CR
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
01/01/18	AR0000 AR01			2,618.00	Apply Assmt/Opt Charges	
6330	Special Assmt. Income	.00	.00	180.00	180.00CR	180.00CR
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
01/01/18	AR0000 AR01			180.00	Apply Assmt/Opt Charges	
7010	Management Fees	.00	300.00	.00	300.00	300.00
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
01/01/18	AP0896 VH634	300.00		CAPITOL HILL MANAGEMENT C		
7260	Postage & Mail	.00	5.64	.00	5.64	5.64
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
01/01/18	AP0896 VH634	5.64		CAPITOL HILL MANAGEMENT C		
7400	Printing & Reproduction	.00	4.00	.00	4.00	4.00
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
01/01/18	AP0896 VH634	4.00		CAPITOL HILL MANAGEMENT C		
7450	Other Taxes & Fees	.00	10.00	.00	10.00	10.00

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 01/01/18  
Ending date: 01/31/18

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>					
01/01/18	AP0896 VH634	10.00		CAPITOL HILL MANAGEMENT C		
8910	Electricity	.00	36.89	.00	36.89	36.89
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
01/31/18	AP0917 CK13118	36.89		XCEL ENERGY		
8930	Water & Sewer	.00	199.64	.00	199.64	199.64
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
01/01/18	AP0896 VH635	199.64		DENVER WATER		
8950	Gas	.00	988.19	.00	988.19	988.19
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
01/31/18	AP0917 CK13118	988.19		XCEL ENERGY		
9110	Gen. Maint. & Repair	.00	113.75	.00	113.75	113.75
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
01/14/18	AP0898 VH638	113.75		VALVERDE PROPERTY SERVICE		
9700	Trash Removal	.00	399.78	.00	399.78	399.78
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
01/08/18	AP0917 CK10818	399.78		WASTE MANAGEMENT		
9800	Snow Removal	.00	44.00	.00	44.00	44.00
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
01/14/18	AP0898 VH637	44.00		HIGH PLAINS LAWN SERVICE		
9850	Janitorial Services	.00	160.00	.00	160.00	160.00
	<b>DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE</b>					
01/14/18	AP0898 VH636	160.00		ED BRYANT		
Gnd Total:		.00	7,906.92	7,906.92	.00	.00