

Albion Street Townhomes

Run Date: 01/11/2022
Run Time: 11:57 AM

BALANCE SHEET

As of: 12/31/2021

Assets

Account #	Account Name	Total
01010	Cash Checking - Operating	\$11,555.03
01070	Cash Savings - Reserves	\$3,492.59
TOTAL ASSETS		\$15,047.62

Liabilities

Account #	Account Name	Total
TOTAL LIABILITIES		\$0.00

Equity

Account #	Account Name	Total
05510	Prior Year Net Inc./Loss	\$15,954.35
	Current Year Net Income/(Loss)	(\$906.73)
TOTAL EQUITY		\$15,047.62
TOTAL LIABILITIES AND EQUITY		\$15,047.62

Albion Street Townhomes

Income/Expense Statement
Period: 12/01/21 to 12/31/21

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06305	Dues	2,268.00	2,268.00	.00	27,108.00	27,216.00	(108.00)	27,216.00
06910	Interest Income	.03	.00	.03	.29	.00	.29	.00
Subtotal Income		2,268.03	2,268.00	.03	27,108.29	27,216.00	(107.71)	27,216.00
EXPENSES								
General & Administrative								
07010	Management Fees	240.00	320.00	80.00	2,880.00	3,840.00	960.00	3,840.00
07020	Accounting Fees	.00	25.00	25.00	240.00	300.00	60.00	300.00
07250	Bank Charges	19.18	16.63	(2.55)	226.74	200.00	(26.74)	200.00
07260	Postage & Mail	2.32	4.13	1.81	35.49	50.00	14.51	50.00
07270	Inspections	.00	8.37	8.37	80.00	100.00	20.00	100.00
07280	Insurance	554.78	475.00	(79.78)	5,682.43	5,700.00	17.57	5,700.00
07400	Printing & Reproduction	.00	.38	.38	9.60	5.00	(4.60)	5.00
07450	Other Taxes & Fees	.00	35.87	35.87	58.00	430.00	372.00	430.00
07950	Reserve Contribution Expense	108.00	108.00	.00	1,296.00	1,296.00	.00	1,296.00
General & Administrative		924.28	993.38	69.10	10,508.26	11,921.00	1,412.74	11,921.00
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	18.20	37.50	19.30	255.16	450.00	194.84	450.00
08930	Water & Sewer	214.93	457.25	242.32	4,709.63	5,487.00	777.37	5,487.00
Utilities		233.13	494.75	261.62	4,964.79	5,937.00	972.21	5,937.00
Maintenance								
09010	Tree/Lawn Maint.	.00	166.63	166.63	1,185.00	2,000.00	815.00	2,000.00
09025	Sprinkler Maintenance	150.00	12.50	(137.50)	920.00	150.00	(770.00)	150.00
09090	Light Repair	.00	16.63	16.63	.00	200.00	200.00	200.00
09110	Gen. Maint. & Repair	.00	125.00	125.00	2,559.97	1,500.00	(1,059.97)	1,500.00
09140	Roof Repairs	.00	.00	.00	1,100.00	.00	(1,100.00)	.00
09145	Ext. Bldg. Maint.	.00	29.13	29.13	1,009.56	350.00	(659.56)	350.00
09146	Garage/Carports	.00	.00	.00	1,148.00	.00	(1,148.00)	.00

Albion Street Townhomes

Page: 2

Income/Expense Statement
Period: 12/01/21 to 12/31/21

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	Maintenance	150.00	349.89	199.89	7,922.53	4,200.00	(3,722.53)	4,200.00
Contract Services								
09610	Lawn Maint. & Landscaping	.00	110.13	110.13	967.00	1,322.00	355.00	1,322.00
09700	Trash Removal	196.91	186.37	(10.54)	2,191.92	2,236.00	44.08	2,236.00
09750	Extermination	.00	33.37	33.37	631.52	400.00	(231.52)	400.00
09800	Snow Removal	.00	100.00	100.00	2,125.00	1,200.00	(925.00)	1,200.00
	Contract Services	196.91	429.87	232.96	5,915.44	5,158.00	(757.44)	5,158.00
Reserve Contributions								
09910	Reserve Contribution Income	(108.00)	(108.00)	.00	(1,296.00)	(1,296.00)	.00	(1,296.00)
	Reserve Contributions	(108.00)	(108.00)	.00	(1,296.00)	(1,296.00)	.00	(1,296.00)
	TOTAL EXPENSES	1,396.32	2,159.89	763.57	28,015.02	25,920.00	(2,095.02)	25,920.00
	Current Year Net Income/(loss)	871.71	108.11	763.60	(906.73)	1,296.00	(2,202.73)	1,296.00

Date 01/11/22 Time:12:00:27

Albion Street Townhomes

Report #1324 Page: 1

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 12/01/21
Ending vendor #: "Last" Ending date: 12/31/21

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	12/01/21	713 CAPITO	CAPITOL HILL MANAGEMENT CO		2021.12.1		November		240.00
							Account Total:		240.00
7250		Bank Charges							
	12/15/21	717 CITYWI	CITYWIDE BANKS		2021.12.15		November		19.18
							Account Total:		19.18
7260		Postage & Mail							
	12/01/21	713 CAPITO	CAPITOL HILL MANAGEMENT CO		2021.12.1		November		2.32
							Account Total:		2.32
7280		Insurance							
	12/01/21	714 WESTGU	WESTGUARD INSURANCE COMPANY		2021.11.15		2731990 / 6/15/21		554.78
							Account Total:		554.78
8910		Electricity							
	12/01/21	711 XCEL	XCEL ENERGY		755969926		Oct / Nov		18.20
							Account Total:		18.20
8930		Water & Sewer							
	12/01/21	710 DENV	DENVER WATER		2021.11.17		Oct / Nov		214.93
							Account Total:		214.93
9025		Sprinkler Maintenance							
	12/15/21	716 METMCM	METRO MCM INC		9778		winterize irr 10/20/21		150.00
							Account Total:		150.00
9700		Trash Removal							
	12/01/21	712 WAST	WASTE CONNECTIONS		5737373		December		196.91

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First"
Ending vendor #: "Last"

Starting date: 12/01/21
Ending date: 12/31/21

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
								Account Total: 196.91
								Section Total: 1,396.32

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First"
Ending vendor #: "Last"

Starting date: 12/01/21
Ending date: 12/31/21

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Account Payable in Detail								
3010				Accounts Payable				
	12/01/21	713	CAPITO	CAPITOL HILL MANAGEMENT CO	2021.12.1	November		242.32
	12/01/21	714	WESTGU	WESTGUARD INSURANCE COMPANY	2021.11.15	2731990 / 6/15/21		554.78
	12/15/21	716	METMCM	METRO MCM INC	9778	winterize in 10/20/21		150.00
								Account Total: 947.10
								Section Total: 947.10

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First"
Ending vendor #: "Last"

Starting date: 12/01/21
Ending date: 12/31/21

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

1010	Cash Checking - Operating								
	12/01/21	713	CAPITO	CAPITOL HILL MANAGEMENT CO		2021.12.1	November	1316	242.32
	12/01/21	710	DENV	DENVER WATER		2021.11.17	Oct / Nov	120821	214.93
	12/01/21	712	WAST	WASTE CONNECTIONS		5737373	December	120521	196.91
	12/01/21	714	WESTGU	WESTGUARD INSURANCE COMPANY		2021.11.15	2731990 / 6/15/21	1317	554.78
	12/01/21	711	XCEL	XCEL ENERGY		755969926	Oct / Nov	120221	18.20
	12/15/21	717	CITYWI	CITYWIDE BANKS		2021.12.15	November	121521	19.18
	12/15/21	716	METMCM	METRO MCM INC		9778	winterize irr 10/20/21	1318	150.00
							Account Total:		1,396.32
							Section Total:		1,396.32