

Brookbank Condominiums

Balance Sheet
As of 09/30/17

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Brookbank Condominiums

Report #0623 Page: 1

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 09/01/17
Ending vendor #: "Last" Ending date: 09/30/17

ASSETS	
Cash Checking - Operating	\$ 17,579.12
Cash Savings - Reserves	13,819.91
Dues Receivable	1,473.88
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TOTAL ASSETS	\$ 32,872.91
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LIABILITIES & EQUITY	
CURRENT LIABILITIES:	
Prepaid Owner Dues	\$ 1,375.72
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Subtotal Current Liab.	\$ 1,375.72
 RESERVES:	
<hr/>	
Subtotal Reserves	\$.00
 EQUITY:	
Prior Year Net Inc./Loss	\$ 36,293.34
Current Year Net Income/(Loss)	(4,796.15)
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Subtotal Equity	\$ 31,497.19
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TOTAL LIABILITIES & EQUITY	\$ 32,872.91
<hr/>	

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	09/01/17	452 CAPITO	CAPITOL HILL MANAGEMENT CO		090117				480.00
							Account Total:		480.00
7260		Postage & Mail							
	09/01/17	452 CAPITO	CAPITOL HILL MANAGEMENT CO		090117				3.76
							Account Total:		3.76
7280		Insurance							
	09/01/17	455 ST. PA	ST. PAUL TRAVELERS		081417				1,501.68
							Account Total:		1,501.68
8910		Electricity							
	09/15/17	460 XCEL	XCEL ENERGY		560481109				162.89
							Account Total:		162.89
8930		Water & Sewer							
	09/01/17	454 DENV	DENVER WATER		082117				294.24
							Account Total:		294.24
8950		Gas							
	09/15/17	460 XCEL	XCEL ENERGY		560481109				128.85
							Account Total:		128.85
8990		Telephone							
	09/15/17	458 CENT	CENTURYLINK		090117				127.74
							Account Total:		127.74
9110		Gen. Maint. & Repair							
	09/01/17	456 VALV	VALVERDE PROPERTY SERVICES		499				136.06
	09/15/17	459 VALV	VALVERDE PROPERTY SERVICES		508				93.02

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Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
						Account Total:		229.08
9155				Heating Maintenance				
	09/01/17	453	CHOICE	CHOICE MECHANICAL	19802			101.50
						Account Total:		101.50
9700				Trash Removal				
	09/01/17	457	WASMAN	WASTE MANAGEMENT	5141848-2514-9			319.29
						Account Total:		319.29
9850				Janitorial Services				
	09/01/17	451	BRYANT	ED BRYANT	090117			160.00
						Account Total:		160.00
						Section Total:		3,509.03

A/P DISTRIBUTION TO G/L REPORT

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Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Account Payable in Detail								
3010				Accounts Payable				
	09/01/17	451	BRYANT	ED BRYANT	090117			160.00
	09/01/17	452	CAPITO	CAPITOL HILL MANAGEMENT CO	090117			483.76
	09/01/17	453	CHOICE	CHOICE MECHANICAL	19802			101.50
	09/01/17	454	DENV	DENVER WATER	082117			294.24
	09/01/17	455	ST. PA	ST. PAUL TRAVELERS	081417			1,501.68
	09/01/17	456	VALV	VALVERDE PROPERTY SERVICES	499			136.06
	09/01/17	457	WASMAN	WASTE MANAGEMENT	5141848-2514-9			319.29
	09/15/17	458	CENT	CENTURYLINK	090117			127.74
	09/15/17	459	VALV	VALVERDE PROPERTY SERVICES	508			93.02
	09/15/17	460	XCEL	XCEL ENERGY	560481109			291.74
						Account Total:		3,509.03
						Section Total:		3,509.03

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 09/01/17
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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
A/P Checks in Detail									
1010		Cash Checking - Operating							
	09/01/17	451 BRYANT ED BRYANT				090117		1426	160.00
	09/01/17	452 CAPITO CAPITOL HILL MANAGEMENT CO				090117		1427	483.76
	09/01/17	453 CHOICE CHOICE MECHANICAL				19802		1428	101.50
	09/01/17	454 DENV DENVER WATER				082117		1429	294.24
	09/01/17	455 ST. PA ST. PAUL TRAVELERS				081417		1430	1,501.68
	09/01/17	456 VALV VALVERDE PROPERTY SERVICES				499		1431	136.06
	09/01/17	457 WASMAN WASTE MANAGEMENT				5141848-2514-9		1432	319.29
	09/15/17	458 CENT CENTURYLINK				090117		1433	127.74
	09/15/17	459 VALV VALVERDE PROPERTY SERVICES				508		1434	93.02
	09/15/17	460 XCEL XCEL ENERGY				560481109		1435	291.74

Account Total: 3,509.03

Section Total: 3,509.03

Income/Expense Statement
 Period: 09/01/17 to 09/30/17

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
06305	Dues	3,676.15	3,676.15	.00	33,085.35	33,085.35	.00	44,113.80
06315	Insurance Reimbursement	95.87	.00	95.87	95.87	.00	95.87	.00
06360	Misc. Owner Income	.00	.00	.00	.64	.00	.64	.00
06365	Parking Income	187.00	.00	187.00	2,310.54	.00	2,310.54	.00
06810	Laundry Income	149.38	.00	149.38	635.89	.00	635.89	.00
06910	Interest Income	.33	.00	.33	2.90	.00	2.90	.00
	Subtotal Income	4,108.73	3,676.15	432.58	36,131.19	33,085.35	3,045.84	44,113.80
EXPENSES								
General & Administrative								
07010	Management Fees	480.00	480.00	.00	4,319.94	4,320.00	.06	5,760.00
07020	Accounting Fees	.00	18.33	18.33	220.00	164.97	(55.03)	220.00
07260	Postage & Mail	3.76	6.67	2.91	141.40	60.03	(81.37)	80.00
07270	Inspections	.00	25.00	25.00	412.89	225.00	(187.89)	300.00
07280	Insurance	1,501.68	641.67	(860.01)	8,992.00	5,775.03	(3,216.97)	7,700.00
07320	Office Supplies	.00	18.33	18.33	.00	164.97	164.97	220.00
07400	Printing & Reproduction	.00	.00	.00	7.65	.00	(7.65)	.00
07450	Other Taxes & Fees	.00	30.00	30.00	255.33	270.00	14.67	360.00
	General & Administrative	1,985.44	1,220.00	(765.44)	14,349.21	10,980.00	(3,369.21)	14,640.00
Unit Expenses								
08060	Painting - Units	.00	.00	.00	158.96	.00	(158.96)	.00
08070	Plumbing Repairs - Units	.00	.00	.00	6,640.08	.00	(6,640.08)	.00
08090	Repairs - Units	.00	.00	.00	1,308.94	.00	(1,308.94)	.00
	Unit Expenses	.00	.00	.00	8,107.98	.00	(8,107.98)	.00
Site Improvement								
	Site Improvement	.00	.00	.00	.00	.00	.00	.00
Utilities								
08905	Electricity & Gas	.00	700.00	700.00	.00	6,300.00	6,300.00	8,400.00
08910	Electricity	162.89	.00	(162.89)	1,264.20	.00	(1,264.20)	.00
08930	Water & Sewer	294.24	302.50	8.26	2,616.34	2,722.50	106.16	3,630.00
08950	Gas	128.85	.00	(128.85)	3,217.73	.00	(3,217.73)	.00
08990	Telephone	127.74	110.83	(16.91)	1,131.74	997.47	(134.27)	1,330.00
	Utilities	713.72	1,113.33	399.61	8,230.01	10,019.97	1,789.96	13,360.00

Brookbank Condominiums

Income/Expense Statement
 Period: 09/01/17 to 09/30/17

Account	Description	Actual	Current Period		Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance	
Maintenance								
09090	Light Repair	.00	.00	.00	41.53	.00	(41.53)	.00
09110	Gen. Maint. & Repair	229.08	366.67	137.59	229.08	3,300.03	3,070.95	4,400.00
09145	Ext. Bldg. Maint.	.00	.00	.00	427.08	.00	(427.08)	.00
09155	Heating Maintenance	101.50	.00	(101.50)	2,368.77	.00	(2,368.77)	.00
09190	Electrical Repairs	.00	.00	.00	215.00	.00	(215.00)	.00
	Maintenance	330.58	366.67	36.09	3,281.46	3,300.03	18.57	4,400.00
Contract Services								
09610	Lawn Maint. & Landscaping	.00	.00	.00	850.00	.00	(850.00)	.00
09650	Security Services	.00	.00	.00	1,668.00	.00	(1,668.00)	.00
09700	Trash Removal	319.29	200.00	(119.29)	2,864.68	1,800.00	(1,064.68)	2,400.00
09800	Snow Removal	.00	58.33	58.33	136.00	524.97	388.97	700.00
09850	Janitorial Services	160.00	160.00	.00	1,440.00	1,440.00	.00	1,920.00
	Contract Services	479.29	418.33	(60.96)	6,958.68	3,764.97	(3,193.71)	5,020.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	3,509.03	3,118.33	(390.70)	40,927.34	28,064.97	(12,862.37)	37,420.00
	Current Year Net Income/(loss)	599.70	557.82	41.88	(4,796.15)	5,020.38	(9,816.53)	6,693.80