

Brownstone Flats at Stout St

Balance Sheet
As of 09/30/17

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Brownstone Flats at Stout St

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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	\$ 5,085.86
Cash Savings - Reserves	19,929.80
Dues Receivable	900.00
TOTAL ASSETS	<u>\$ 25,915.66</u> =====
LIABILITIES & EQUITY	
CURRENT LIABILITIES:	
Prepaid Owner Dues	\$ 1,580.00
Subtotal Current Liab.	<u>\$ 1,580.00</u>
RESERVES:	
Reserves - Interior Paint	\$ (6,538.00)
Subtotal Reserves	<u>\$ (6,538.00)</u>
EQUITY:	
Prior Year Net Inc./Loss	\$ 29,535.73
Current Year Net Income/(Loss)	1,337.93
Subtotal Equity	<u>\$ 30,873.66</u>
TOTAL LIABILITIES & EQUITY	<u>\$ 25,915.66</u> =====

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	09/01/17	313 CAPITO			CAPITOL HILL MANAGEMENT CO	090117			300.00
							Account Total:		300.00
7260		Postage & Mail							
	09/01/17	313 CAPITO			CAPITOL HILL MANAGEMENT CO	090117			13.63
							Account Total:		13.63
7280		Insurance							
	09/01/17	316 FARM			FARMER'S INSURANCE	081617			651.88
							Account Total:		651.88
7400		Printing & Reproduction							
	09/01/17	313 CAPITO			CAPITOL HILL MANAGEMENT CO	090117			26.20
							Account Total:		26.20
8910		Electricity							
	09/01/17	319 XCEL			XCEL ENERGY	557977372			48.27
							Account Total:		48.27
8930		Water & Sewer							
	09/01/17	314 DENV			DENVER WATER	081417	Stout		147.31
	09/01/17	315 DENV			DENVER WATER	081417	24th		211.86
							Account Total:		359.17
9610		Lawn Maint. & Landscaping							
	09/01/17	317 METMCM			METRO MCM INC	5070			181.42
							Account Total:		181.42
9750		Extermination							

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	09/01/17	318	SPRAGU	SPRAGUE PEST SOLUTIONS	3288002			165.00
						Account Total:		165.00
9850				Janitorial Services				
	09/01/17	312	BRYANT	ED BRYANT	090117			100.00
						Account Total:		100.00
						Section Total:		1,845.57

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	312	BRYANT	ED BRYANT	090117			100.00
	09/01/17	313	CAPITO	CAPITOL HILL MANAGEMENT CO	090117			339.83
	09/01/17	314	DENV	DENVER WATER	081417	Stout		147.31
	09/01/17	315	DENV	DENVER WATER	081417	24th		211.86
	09/01/17	316	FARM	FARMER'S INSURANCE	081617			651.88
	09/01/17	317	METMCM	METRO MCM INC	5070			181.42
	09/01/17	318	SPRAGU	SPRAGUE PEST SOLUTIONS	3288002			165.00
	09/01/17	319	XCEL	XCEL ENERGY	557977372			48.27
						Account Total:		1,845.57
						Section Total:		1,845.57

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Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
A/P Checks in Detail								
1010	Cash Checking - Operating							
	09/01/17	312	BRYANT	ED BRYANT	090117		1258	100.00
	09/01/17	313	CAPITO	CAPITOL HILL MANAGEMENT CO	090117		1259	339.83
	09/01/17	314	DENV	DENVER WATER	081417	Stout	1260	147.31
	09/01/17	315	DENV	DENVER WATER	081417	24th	1260	211.86
	09/01/17	316	FARM	FARMER'S INSURANCE	081617		1261	651.88
	09/01/17	317	METMCM	METRO MCM INC	5070		1262	181.42
	09/01/17	318	SPRAGU	SPRAGUE PEST SOLUTIONS	3288002		1263	165.00
	09/01/17	319	XCEL	XCEL ENERGY	557977372		1264	48.27
						Account Total:		1,845.57
						Section Total:		1,845.57

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	2,250.00	2,250.00	.00	20,250.00	20,250.00	.00	27,000.00
06340	Late Fee Income	.00	.00	.00	25.00	.00	25.00	.00
06360	Misc. Owner Income	450.00	.00	450.00	1,800.00	.00	1,800.00	.00
06910	Interest Income	.17	.00	.17	1.41	.00	1.41	.00
	Subtotal Income	2,700.17	2,250.00	450.17	22,076.41	20,250.00	1,826.41	27,000.00
EXPENSES								
General & Administrative								
07010	Management Fees	300.00	300.00	.00	2,699.12	2,700.00	.88	3,600.00
07020	Accounting Fees	.00	18.33	18.33	220.00	164.97	(55.03)	220.00
07250	Bank Charges	.00	5.00	5.00	.00	45.00	45.00	60.00
07260	Postage & Mail	13.63	3.75	(9.88)	84.78	33.75	(51.03)	45.00
07265	Payment Coupons	.00	4.17	4.17	.00	37.53	37.53	50.00
07270	Inspections	.00	.00	.00	143.50	.00	(143.50)	.00
07280	Insurance	651.88	633.33	(18.55)	5,835.16	5,699.97	(135.19)	7,600.00
07400	Printing & Reproduction	26.20	.83	(25.37)	27.70	7.47	(20.23)	10.00
07450	Other Taxes & Fees	.00	20.83	20.83	152.57	187.47	34.90	250.00
	General & Administrative	991.71	986.24	(5.47)	9,162.83	8,876.16	(286.67)	11,835.00
Unit Expenses								
	Unit Expenses	.00	.00	.00	.00	.00	.00	.00
Site Improvement								
	Site Improvement	.00	.00	.00	.00	.00	.00	.00
Utilities								
08905	Electricity & Gas	.00	83.33	83.33	53.21	749.97	696.76	1,000.00
08910	Electricity	48.27	.00	(48.27)	819.94	.00	(819.94)	.00
08930	Water & Sewer	359.17	291.67	(67.50)	2,762.53	2,625.03	(137.50)	3,500.00
	Utilities	407.44	375.00	(32.44)	3,635.68	3,375.00	(260.68)	4,500.00
Maintenance								
09010	Tree/Lawn Maint.	.00	41.67	41.67	.00	375.03	375.03	500.00
09090	Light Repair	.00	4.17	4.17	17.37	37.53	20.16	50.00
09110	Gen. Maint. & Repair	.00	.00	.00	140.99	.00	(140.99)	.00
09115	Interior Maintenance	.00	.00	.00	377.96	.00	(377.96)	.00
09140	Roof Repairs	.00	41.67	41.67	.00	375.03	375.03	500.00

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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	
09145	Ext. Bldg. Maint.	.00	41.67	41.67	235.00	375.03	140.03	500.00
09148	Carpet Cleaning	.00	.00	.00	85.00	.00	(85.00)	.00
09190	Electrical Repairs	.00	45.83	45.83	3,407.00	412.47	(2,994.53)	550.00
	Maintenance	.00	175.01	175.01	4,263.32	1,575.09	(2,688.23)	2,100.00
Contract Services								
09610	Lawn Maint. & Landscaping	181.42	141.67	(39.75)	2,174.15	1,275.03	(899.12)	1,700.00
09750	Extermination	165.00	.00	(165.00)	165.00	.00	(165.00)	.00
09800	Snow Removal	.00	41.67	41.67	437.50	375.03	(62.47)	500.00
09850	Janitorial Services	100.00	100.00	.00	900.00	900.00	.00	1,200.00
	Contract Services	446.42	283.34	(163.08)	3,676.65	2,550.06	(1,126.59)	3,400.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
TOTAL EXPENSES		1,845.57	1,819.59	(25.98)	20,738.48	16,376.31	(4,362.17)	21,835.00
Current Year Net Income/(loss)		854.60	430.41	424.19	1,337.93	3,873.69	(2,535.76)	5,165.00