

**Gaylord Manor Condominiums**

Balance Sheet  
As of 09/30/17

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**Gaylord Manor Condominiums**

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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	\$ 6,888.59
Cash Savings - Reserves	1,594.45
Dues Receivable	337.00
Beginning Balance	(271.09)
Misc. Owner Receivables	150.00
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TOTAL ASSETS	\$ 8,698.95
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LIABILITIES & EQUITY	
CURRENT LIABILITIES:	
Prepaid Owner Dues	\$ 1,019.00
<hr/>	
Subtotal Current Liab.	\$ 1,019.00
RESERVES:	
Subtotal Reserves	\$ .00
EQUITY:	
Prior Year Net Inc./Loss	\$ 4,835.99
Current Year Net Income/(Loss)	2,843.96
<hr/>	
Subtotal Equity	\$ 7,679.95
<hr/>	
TOTAL LIABILITIES & EQUITY	\$ 8,698.95
<hr/>	

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	09/01/17	367 CAPITO	CAPITOL HILL MANAGEMENT CO		090117				180.00
							Account Total:		180.00
7260		Postage & Mail							
	09/01/17	367 CAPITO	CAPITOL HILL MANAGEMENT CO		090117				4.23
							Account Total:		4.23
7280		Insurance							
	09/01/17	372 STATE	STATE AUTO INSURANCE COMPANIES		081717				219.85
							Account Total:		219.85
8910		Electricity							
	09/15/17	373 XCEL	XCEL ENERGY		560062428				33.35
							Account Total:		33.35
8930		Water & Sewer							
	09/01/17	369 DENV	DENVER WATER		082117				289.68
							Account Total:		289.68
8950		Gas							
	09/15/17	373 XCEL	XCEL ENERGY		560062428				70.29
							Account Total:		70.29
8990		Telephone							
	09/01/17	368 CENT	CENTURYLINK		081317				36.61
							Account Total:		36.61
9115		Interior Maintenance							
	09/01/17	371 HINETH	ETHAN HINTZ		082117				149.74

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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		149.74
9145		Ext. Bldg. Maint.							
	09/01/17		366	BROTHERS	BROTHERS BRICK RESTORATION	1170823314			1,300.00
							Account Total:		1,300.00
9610		Lawn Maint. & Landscaping							
	09/01/17		370	HIGPLA	HIGH PLAINS LAWN SERVICE	6436			397.00
							Account Total:		397.00
							Section Total:		2,680.75

A/P DISTRIBUTION TO G/L REPORT

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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		2,680.75
3010		Accounts Payable							
	09/01/17		366	BROTHERS	BROTHERS BRICK RESTORATION	1170823314			1,300.00
	09/01/17		367	CAPITO	CAPITOL HILL MANAGEMENT CO	090117			184.23
	09/01/17		368	CENT	CENTURYLINK	081317			36.61
	09/01/17		369	DENV	DENVER WATER	082117			289.68
	09/01/17		370	HIGPLA	HIGH PLAINS LAWN SERVICE	6436			397.00
	09/01/17		371	HINETH	ETHAN HINTZ	082117			149.74
	09/01/17		372	STATE	STATE AUTO INSURANCE COMPANIES	081717			219.85
	09/15/17		373	XCEL	XCEL ENERGY	560062428			103.64
							Account Total:		2,680.75
							Section Total:		2,680.75

A/P DISTRIBUTION TO G/L REPORT

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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	366	BROTHERS	BROTHERS BRICK RESTORATION	1170823314		1348	1,300.00
	09/01/17	367	CAPITO	CAPITOL HILL MANAGEMENT CO	090117		1349	184.23
	09/01/17	368	CENT	CENTURYLINK	081317		1350	36.61
	09/01/17	369	DENV	DENVER WATER	082117		1351	289.68
	09/01/17	370	HIGPLA	HIGH PLAINS LAWN SERVICE	6436		1352	397.00
	09/01/17	371	HINETH	ETHAN HINTZ	082117		1353	149.74
	09/01/17	372	STATE	STATE AUTO INSURANCE COMPANIES	081717		1354	219.85
	09/15/17	373	XCEL	XCEL ENERGY	560062428		1355	103.64

Account Total: 2,680.75

Section Total: 2,680.75

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	2,042.00	2,041.67	.33	18,378.00	18,375.03	2.97	24,500.00
06360	Misc. Owner Income	.00	.00	.00	1,382.00	.00	1,382.00	.00
06910	Interest Income	.04	.00	.04	.36	.00	.36	.00
Subtotal Income		2,042.04	2,041.67	.37	19,760.36	18,375.03	1,385.33	24,500.00
EXPENSES								
General & Administrative								
07010	Management Fees	180.00	180.00	.00	1,620.00	1,620.00	.00	2,160.00
07011	Administrative Expense	.00	33.33	33.33	.00	299.97	299.97	400.00
07020	Accounting Fees	.00	18.33	18.33	220.00	164.97	(55.03)	220.00
07260	Postage & Mail	4.23	3.25	(.98)	64.78	29.25	(35.53)	39.00
07270	Inspections	.00	.00	.00	64.50	.00	(64.50)	.00
07280	Insurance	219.85	383.33	163.48	3,777.69	3,449.97	(327.72)	4,600.00
07320	Office Supplies	.00	12.50	12.50	.00	112.50	112.50	150.00
07400	Printing & Reproduction	.00	.00	.00	.50	.00	(.50)	.00
07450	Other Taxes & Fees	.00	.00	.00	114.42	.00	(114.42)	.00
General & Administrative		404.08	630.74	226.66	5,861.89	5,676.66	(185.23)	7,569.00
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	33.35	83.33	49.98	365.98	749.97	383.99	1,000.00
08930	Water & Sewer	289.68	175.00	(114.68)	1,805.48	1,575.00	(230.48)	2,100.00
08950	Gas	70.29	133.33	63.04	1,395.97	1,199.97	(196.00)	1,600.00
08990	Telephone	36.61	34.25	(2.36)	327.93	308.25	(19.68)	411.00
Utilities		429.93	425.91	(4.02)	3,895.36	3,833.19	(62.17)	5,111.00
Maintenance								
09110	Gen. Maint. & Repair	.00	83.33	83.33	.00	749.97	749.97	1,000.00
09115	Interior Maintenance	149.74	.00	(149.74)	149.74	.00	(149.74)	.00
09140	Roof Repairs	.00	.00	.00	790.00	.00	(790.00)	.00
09145	Ext. Bldg. Maint.	1,300.00	.00	(1,300.00)	2,355.00	.00	(2,355.00)	.00
09148	Carpet Cleaning	.00	.00	.00	47.00	.00	(47.00)	.00

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

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
09150	Air Cond./Chiller Maint.	.00	.00	.00	775.00	.00	(775.00)	.00
09155	Heating Maintenance	.00	41.67	41.67	.00	375.03	375.03	500.00
09180	Plumbing Repairs - Common	.00	66.67	66.67	.00	600.03	600.03	800.00
	Maintenance	1,449.74	191.67	(1,258.07)	4,116.74	1,725.03	(2,391.71)	2,300.00
Contract Services								
09610	Lawn Maint. & Landscaping	397.00	83.33	(313.67)	2,241.21	749.97	(1,491.24)	1,000.00
09650	Security Services	.00	30.00	30.00	599.66	270.00	(329.66)	360.00
09800	Snow Removal	.00	41.67	41.67	201.54	375.03	173.49	500.00
	Contract Services	397.00	155.00	(242.00)	3,042.41	1,395.00	(1,647.41)	1,860.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
TOTAL EXPENSES		2,680.75	1,403.32	(1,277.43)	16,916.40	12,629.88	(4,286.52)	16,840.00
Current Year Net Income/(loss)		(638.71)	638.35	(1,277.06)	2,843.96	5,745.15	(2,901.19)	7,660.00