

Brookbank Condominiums

Balance Sheet
As of 10/31/17

Page: 1

Date 11/23/17 Time:11:12:21

Brookbank Condominiums

Report #0636 Page: 1

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 10/01/17
Ending vendor #: "Last" Ending date: 10/31/17

ASSETS	
Cash Checking - Operating	\$ 18,819.98
Cash Savings - Reserves	14,138.12
Dues Receivable	1,669.33
<hr/>	
TOTAL ASSETS	\$ 34,627.43
<hr/>	
LIABILITIES & EQUITY	
CURRENT LIABILITIES:	
Prepaid Owner Dues	\$ 925.98
<hr/>	
Subtotal Current Liab.	\$ 925.98
 RESERVES:	
<hr/>	
Subtotal Reserves	\$.00
 EQUITY:	
Prior Year Net Inc./Loss	\$ 36,293.34
Current Year Net Income/(Loss)	(2,591.89)
<hr/>	
Subtotal Equity	\$ 33,701.45
<hr/>	
TOTAL LIABILITIES & EQUITY	\$ 34,627.43
<hr/>	

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	10/02/17	462 CAPITO			CAPITOL HILL MANAGEMENT CO	100117			480.00
							Account Total:		480.00
7260		Postage & Mail							
	10/02/17	462 CAPITO			CAPITOL HILL MANAGEMENT CO	100117			3.76
							Account Total:		3.76
8910		Electricity							
	10/15/17	466 XCEL			XCEL ENERGY	564479994			171.76
							Account Total:		171.76
8930		Water & Sewer							
	10/02/17	463 DENV			DENVER WATER	092017			280.69
							Account Total:		280.69
8950		Gas							
	10/15/17	466 XCEL			XCEL ENERGY	564479994			148.50
							Account Total:		148.50
8990		Telephone							
	10/15/17	464 CENT			CENTURYLINK	100117			127.68
							Account Total:		127.68
9700		Trash Removal							
	10/15/17	465 WASMAN			WASTE MANAGEMENT	5166334-2514-0			322.87
							Account Total:		322.87
9850		Janitorial Services							
	10/02/17	461 BRYANT			ED BRYANT	100117			160.00

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 10/01/17
 Ending vendor #: "Last" Ending date: 10/31/17

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
									Account Total: 160.00
									Section Total: 1,695.26

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 10/01/17
 Ending vendor #: "Last" Ending date: 10/31/17

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Account Payable in Detail									
3010		Accounts Payable							
	10/02/17	461 BRYANT ED BRYANT				100117			160.00
	10/02/17	462 CAPITO CAPITOL HILL MANAGEMENT CO				100117			483.76
	10/02/17	463 DENV DENVER WATER				092017			280.69
	10/15/17	464 CENT CENTURYLINK				100117			127.68
	10/15/17	465 WASMAN WASTE MANAGEMENT				5166334-2514-0			322.87
	10/15/17	466 XCEL XCEL ENERGY				564479994			320.26
									Account Total: 1,695.26
									Section Total: 1,695.26

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 10/01/17
 Ending vendor #: "Last" Ending date: 10/31/17

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
A/P Checks in Detail								
1010	Cash Checking - Operating							
	10/02/17	461	BRYANT	ED BRYANT	100117		1436	160.00
	10/02/17	462	CAPITO	CAPITOL HILL MANAGEMENT CO	100117		1437	483.76
	10/02/17	463	DENV	DENVER WATER	092017		1438	280.69
	10/15/17	464	CENT	CENTURYLINK	100117		1439	127.68
	10/15/17	465	WASMAN	WASTE MANAGEMENT	5166334-2514-0		1440	322.87
	10/15/17	466	XCEL	XCEL ENERGY	564479994		1441	320.26

Account Total: 1,695.26

Section Total: 1,695.26

Income/Expense Statement
 Period: 10/01/17 to 10/31/17

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	36,761.50	36,761.50	.00	44,113.80
06315	Insurance Reimbursement	6.00	.00	6.00	101.87	.00	101.87	.00
06360	Misc. Owner Income	.00	.00	.00	.64	.00	.64	.00
06365	Parking Income	217.00	.00	217.00	2,527.54	.00	2,527.54	.00
06810	Laundry Income	.00	.00	.00	635.89	.00	635.89	.00
06910	Interest Income	.37	.00	.37	3.27	.00	3.27	.00
	Subtotal Income	3,899.52	3,676.15	223.37	40,030.71	36,761.50	3,269.21	44,113.80
EXPENSES								
General & Administrative								
07010	Management Fees	480.00	480.00	.00	4,799.94	4,800.00	.06	5,760.00
07020	Accounting Fees	.00	18.33	18.33	220.00	183.30	(36.70)	220.00
07260	Postage & Mail	3.76	6.67	2.91	145.16	66.70	(78.46)	80.00
07270	Inspections	.00	25.00	25.00	412.89	250.00	(162.89)	300.00
07280	Insurance	.00	641.67	641.67	8,992.00	6,416.70	(2,575.30)	7,700.00
07320	Office Supplies	.00	18.33	18.33	.00	183.30	183.30	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	300.00	44.67	360.00
	General & Administrative	483.76	1,220.00	736.24	14,832.97	12,200.00	(2,632.97)	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	7,000.00	7,000.00	8,400.00
08910	Electricity	171.76	.00	(171.76)	1,435.96	.00	(1,435.96)	.00
08930	Water & Sewer	280.69	302.50	21.81	2,897.03	3,025.00	127.97	3,630.00
08950	Gas	148.50	.00	(148.50)	3,366.23	.00	(3,366.23)	.00
08990	Telephone	127.68	110.83	(16.85)	1,259.42	1,108.30	(151.12)	1,330.00
	Utilities	728.63	1,113.33	384.70	8,958.64	11,133.30	2,174.66	13,360.00

Brookbank Condominiums

Income/Expense Statement
 Period: 10/01/17 to 10/31/17

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	.00	366.67	366.67	229.08	3,666.70	3,437.62	4,400.00
09145	Ext. Bldg. Maint.	.00	.00	.00	427.08	.00	(427.08)	.00
09155	Heating Maintenance	.00	.00	.00	2,368.77	.00	(2,368.77)	.00
09190	Electrical Repairs	.00	.00	.00	215.00	.00	(215.00)	.00
	Maintenance	.00	366.67	366.67	3,281.46	3,666.70	385.24	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	322.87	200.00	(122.87)	3,187.55	2,000.00	(1,187.55)	2,400.00
09800	Snow Removal	.00	58.33	58.33	136.00	583.30	447.30	700.00
09850	Janitorial Services	160.00	160.00	.00	1,600.00	1,600.00	.00	1,920.00
	Contract Services	482.87	418.33	(64.54)	7,441.55	4,183.30	(3,258.25)	5,020.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	1,695.26	3,118.33	1,423.07	42,622.60	31,183.30	(11,439.30)	37,420.00
	Current Year Net Income/(loss)	2,204.26	557.82	1,646.44	(2,591.89)	5,578.20	(8,170.09)	6,693.80