

Gaylord Manor Condominiums

Balance Sheet
As of 10/31/17

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Date 11/24/17 Time:07:46:20

Gaylord Manor Condominiums

Report #0573 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 | \$ 5,414.06 |
| Cash Savings - Reserves | 1,594.49 |
| Dues Receivable | 337.00 |
| Beginning Balance | (271.09) |
| Misc. Owner Receivables | 150.00 |
| <hr/> | |
| TOTAL ASSETS | \$ 7,224.46 |
| <hr/> | |
| LIABILITIES & EQUITY | |
| CURRENT LIABILITIES: | |
| <hr/> | |
| Subtotal Current Liab. | \$.00 |
| RESERVES: | |
| <hr/> | |
| Subtotal Reserves | \$.00 |
| EQUITY: | |
| Prior Year Net Inc./Loss | \$ 4,835.99 |
| Current Year Net Income/(Loss) | 2,388.47 |
| <hr/> | |
| Subtotal Equity | \$ 7,224.46 |
| <hr/> | |
| TOTAL LIABILITIES & EQUITY | \$ 7,224.46 |
| <hr/> | |

| Account # | Date | Description | Vchr-# | Vend-# | Name | Invoice-# | Reference | Chk # | Amount |
|------------------------|----------|--------------------|--------------------------------|--------|-----------|-----------|----------------|-------|--------|
| Distribution in Detail | | | | | | | | | |
| 7010 | | Management Fees | | | | | | | |
| | 10/02/17 | 375 CAPITO | CAPITOL HILL MANAGEMENT CO | | 100117 | | | | 180.00 |
| | | | | | | | Account Total: | | 180.00 |
| 7260 | | Postage & Mail | | | | | | | |
| | 10/02/17 | 375 CAPITO | CAPITOL HILL MANAGEMENT CO | | 100117 | | | | 3.29 |
| | | | | | | | Account Total: | | 3.29 |
| 7280 | | Insurance | | | | | | | |
| | 10/02/17 | 381 STATE | STATE AUTO INSURANCE COMPANIES | | 091517 | | | | 239.85 |
| | | | | | | | Account Total: | | 239.85 |
| 7450 | | Other Taxes & Fees | | | | | | | |
| | 10/15/17 | 383 MNG FI | MANAGER OF FINANCE | | 092817 | | | | 104.42 |
| | | | | | | | Account Total: | | 104.42 |
| 8910 | | Electricity | | | | | | | |
| | 10/15/17 | 384 XCEL | XCEL ENERGY | | 563869247 | | | | 38.09 |
| | | | | | | | Account Total: | | 38.09 |
| 8930 | | Water & Sewer | | | | | | | |
| | 10/02/17 | 378 DENV | DENVER WATER | | 092017 | | | | 278.31 |
| | | | | | | | Account Total: | | 278.31 |
| 8950 | | Gas | | | | | | | |
| | 10/15/17 | 384 XCEL | XCEL ENERGY | | 563869247 | | | | 96.59 |
| | | | | | | | Account Total: | | 96.59 |
| 8990 | | Telephone | | | | | | | |
| | 10/02/17 | 376 CENT | CENTURYLINK | | 091317 | | | | 39.09 |

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 |
|----------------|---------------------------|--------|--------|--------------------------|-----------|-----------|-------|----------|
| Account Total: | | | | | | | | 39.09 |
| 9010 | Tree/Lawn Maint. | | | | | | | |
| | 10/02/17 | 374 | ARBOR | ARBORSCAPE INC | 55667 | | | 530.00 |
| Account Total: | | | | | | | | 530.00 |
| 9150 | Air Cond./Chiller Maint. | | | | | | | |
| | 10/02/17 | 377 | COMPLE | COMPLETE MAINTENANCE | 092617 | | | 691.00 |
| Account Total: | | | | | | | | 691.00 |
| 9610 | Lawn Maint. & Landscaping | | | | | | | |
| | 10/02/17 | 379 | HIGPLA | HIGH PLAINS LAWN SERVICE | 6978 | | | 205.00 |
| | 10/02/17 | 382 | METMCM | METRO MCM INC | 5112 | | | 91.89 |
| Account Total: | | | | | | | | 296.89 |
| Section Total: | | | | | | | | 2,497.53 |

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 |
|---------------------------|------------------|--------|--------|--------------------------------|-----------|-----------|-------|----------|
| Account Payable in Detail | | | | | | | | |
| 3010 | Accounts Payable | | | | | | | |
| | 10/02/17 | 374 | ARBOR | ARBORSCAPE INC | 55667 | | | 530.00 |
| | 10/02/17 | 375 | CAPITO | CAPITOL HILL MANAGEMENT CO | 100117 | | | 183.29 |
| | 10/02/17 | 376 | CENT | CENTURYLINK | 091317 | | | 39.09 |
| | 10/02/17 | 377 | COMPLE | COMPLETE MAINTENANCE | 092617 | | | 691.00 |
| | 10/02/17 | 378 | DENV | DENVER WATER | 092017 | | | 278.31 |
| | 10/02/17 | 379 | HIGPLA | HIGH PLAINS LAWN SERVICE | 6978 | | | 205.00 |
| | 10/02/17 | 382 | METMCM | METRO MCM INC | 5112 | | | 91.89 |
| | 10/02/17 | 381 | STATE | STATE AUTO INSURANCE COMPANIES | 091517 | | | 239.85 |
| | 10/15/17 | 383 | MNG FI | MANAGER OF FINANCE | 092817 | | | 104.42 |
| | 10/15/17 | 384 | XCEL | XCEL ENERGY | 563869247 | | | 134.68 |
| Account Total: | | | | | | | | 2,497.53 |
| Section Total: | | | | | | | | 2,497.53 |

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 | 374 | ARBOR | ARBORSCAPE INC | 55667 | | 1356 | 530.00 |
| | 10/02/17 | 375 | CAPITO | CAPITOL HILL MANAGEMENT CO | 100117 | | 1357 | 183.29 |
| | 10/02/17 | 376 | CENT | CENTURYLINK | 091317 | | 1358 | 39.09 |
| | 10/02/17 | 377 | COMPLE | COMPLETE MAINTENANCE | 092617 | | 1359 | 691.00 |
| | 10/02/17 | 378 | DENV | DENVER WATER | 092017 | | 1360 | 278.31 |
| | 10/02/17 | 379 | HIGPLA | HIGH PLAINS LAWN SERVICE | 6978 | | 1361 | 205.00 |
| | 10/02/17 | 382 | METMCM | METRO MCM INC | 5112 | | 1362 | 91.89 |
| | 10/02/17 | 381 | STATE | STATE AUTO INSURANCE COMPANIES | 091517 | | 1363 | 239.85 |
| | 10/15/17 | 383 | MNG FI | MANAGER OF FINANCE | 092817 | | 1364 | 104.42 |
| | 10/15/17 | 384 | XCEL | XCEL ENERGY | 563869247 | | 1365 | 134.68 |

Account Total: 2,497.53

Section Total: 2,497.53

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 | 2,042.00 | 2,041.67 | .33 | 20,420.00 | 20,416.70 | 3.30 | 24,500.00 |
| 06360 | Misc. Owner Income | .00 | .00 | .00 | 1,382.00 | .00 | 1,382.00 | .00 |
| 06910 | Interest Income | .04 | .00 | .04 | .40 | .00 | .40 | .00 |
| Subtotal Income | | 2,042.04 | 2,041.67 | .37 | 21,802.40 | 20,416.70 | 1,385.70 | 24,500.00 |
| EXPENSES | | | | | | | | |
| General & Administrative | | | | | | | | |
| 07010 | Management Fees | 180.00 | 180.00 | .00 | 1,800.00 | 1,800.00 | .00 | 2,160.00 |
| 07011 | Administrative Expense | .00 | 33.33 | 33.33 | .00 | 333.30 | 333.30 | 400.00 |
| 07020 | Accounting Fees | .00 | 18.33 | 18.33 | 220.00 | 183.30 | (36.70) | 220.00 |
| 07260 | Postage & Mail | 3.29 | 3.25 | (.04) | 68.07 | 32.50 | (35.57) | 39.00 |
| 07270 | Inspections | .00 | .00 | .00 | 64.50 | .00 | (64.50) | .00 |
| 07280 | Insurance | 239.85 | 383.33 | 143.48 | 4,017.54 | 3,833.30 | (184.24) | 4,600.00 |
| 07320 | Office Supplies | .00 | 12.50 | 12.50 | .00 | 125.00 | 125.00 | 150.00 |
| 07400 | Printing & Reproduction | .00 | .00 | .00 | .50 | .00 | (.50) | .00 |
| 07450 | Other Taxes & Fees | 104.42 | .00 | (104.42) | 218.84 | .00 | (218.84) | .00 |
| General & Administrative | | 527.56 | 630.74 | 103.18 | 6,389.45 | 6,307.40 | (82.05) | 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 | 38.09 | 83.33 | 45.24 | 404.07 | 833.30 | 429.23 | 1,000.00 |
| 08930 | Water & Sewer | 278.31 | 175.00 | (103.31) | 2,083.79 | 1,750.00 | (333.79) | 2,100.00 |
| 08950 | Gas | 96.59 | 133.33 | 36.74 | 1,492.56 | 1,333.30 | (159.26) | 1,600.00 |
| 08990 | Telephone | 39.09 | 34.25 | (4.84) | 367.02 | 342.50 | (24.52) | 411.00 |
| Utilities | | 452.08 | 425.91 | (26.17) | 4,347.44 | 4,259.10 | (88.34) | 5,111.00 |
| Maintenance | | | | | | | | |
| 09010 | Tree/Lawn Maint. | 530.00 | .00 | (530.00) | 530.00 | .00 | (530.00) | .00 |
| 09110 | Gen. Maint. & Repair | .00 | 83.33 | 83.33 | .00 | 833.30 | 833.30 | 1,000.00 |
| 09115 | Interior Maintenance | .00 | .00 | .00 | 149.74 | .00 | (149.74) | .00 |
| 09140 | Roof Repairs | .00 | .00 | .00 | 790.00 | .00 | (790.00) | .00 |
| 09145 | Ext. Bldg. Maint. | .00 | .00 | .00 | 2,355.00 | .00 | (2,355.00) | .00 |

Gaylord Manor Condominiums

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

| Account | Description | Actual | Current Period | | Actual | Year-To-Date | | Yearly Budget |
|--------------------------------|---------------------------|----------|----------------|------------|-----------|--------------|------------|---------------|
| | | | Budget | Variance | | Budget | Variance | |
| 09148 | Carpet Cleaning | .00 | .00 | .00 | 47.00 | .00 | (47.00) | .00 |
| 09150 | Air Cond./Chiller Maint. | 691.00 | .00 | (691.00) | 1,466.00 | .00 | (1,466.00) | .00 |
| 09155 | Heating Maintenance | .00 | 41.67 | 41.67 | .00 | 416.70 | 416.70 | 500.00 |
| 09180 | Plumbing Repairs - Common | .00 | 66.67 | 66.67 | .00 | 666.70 | 666.70 | 800.00 |
| | Maintenance | 1,221.00 | 191.67 | (1,029.33) | 5,337.74 | 1,916.70 | (3,421.04) | 2,300.00 |
| Contract Services | | | | | | | | |
| 09610 | Lawn Maint. & Landscaping | 296.89 | 83.33 | (213.56) | 2,538.10 | 833.30 | (1,704.80) | 1,000.00 |
| 09650 | Security Services | .00 | 30.00 | 30.00 | 599.66 | 300.00 | (299.66) | 360.00 |
| 09800 | Snow Removal | .00 | 41.67 | 41.67 | 201.54 | 416.70 | 215.16 | 500.00 |
| | Contract Services | 296.89 | 155.00 | (141.89) | 3,339.30 | 1,550.00 | (1,789.30) | 1,860.00 |
| Reserve Contributions | | | | | | | | |
| | Reserve Contributions | .00 | .00 | .00 | .00 | .00 | .00 | .00 |
| TOTAL EXPENSES | | 2,497.53 | 1,403.32 | (1,094.21) | 19,413.93 | 14,033.20 | (5,380.73) | 16,840.00 |
| Current Year Net Income/(loss) | | (455.49) | 638.35 | (1,093.84) | 2,388.47 | 6,383.50 | (3,995.03) | 7,660.00 |