

Brookbank Condominiums

Balance Sheet
As of 12/31/17

Page: 1

Date 01/27/18 Time:13:49:37

Brookbank Condominiums

Report #0663 Page: 1

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 12/01/17
Ending vendor #: "Last" Ending date: 12/31/17

ASSETS	
Cash Checking - Operating	\$ 21,040.25
Cash Savings - Reserves	14,774.51
Dues Receivable	2,106.61
TOTAL ASSETS	\$ 37,921.37
=====	
LIABILITIES & EQUITY	
CURRENT LIABILITIES:	
Prepaid Owner Dues	\$ 1,608.02
Subtotal Current Liab.	\$ 1,608.02
RESERVES:	
Subtotal Reserves	\$.00
EQUITY:	
Prior Year Net Inc./Loss	\$ 36,293.34
Current Year Net Income/(Loss)	20.01
Subtotal Equity	\$ 36,313.35
TOTAL LIABILITIES & EQUITY	\$ 37,921.37
=====	

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	12/01/17	480 CAPITO			CAPITOL HILL MANAGEMENT CO	120117			480.00
							Account Total:		480.00
7260		Postage & Mail							
	12/01/17	480 CAPITO			CAPITOL HILL MANAGEMENT CO	120117			4.23
							Account Total:		4.23
8910		Electricity							
	12/15/17	486 XCEL			XCEL ENERGY	571656500			161.33
							Account Total:		161.33
8930		Water & Sewer							
	12/01/17	481 DENV			DENVER WATER	112017			304.53
							Account Total:		304.53
8950		Gas							
	12/15/17	486 XCEL			XCEL ENERGY	571656500			436.05
							Account Total:		436.05
8990		Telephone							
	12/15/17	484 CENT			CENTURYLINK	120117			128.79
							Account Total:		128.79
9090		Light Repair							
	12/01/17	479 BRYANT			ED BRYANT	120117			15.25
							Account Total:		15.25
9155		Heating Maintenance							
	12/01/17	482 CHOICE			CHOICE MECHANICAL	20280			146.25

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 12/01/17
 Ending vendor #: "Last" Ending date: 12/31/17

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
						Account Total:		146.25
9190				Electrical Repairs				
	12/01/17	483	KELLY	KELLY ELECTRICAL SERVICES, INC	24804			222.50
						Account Total:		222.50
9700				Trash Removal				
	12/15/17	485	WASMAN	WASTE MANAGEMENT	5221230-2514-3			325.49
						Account Total:		325.49
9850				Janitorial Services				
	12/01/17	479	BRYANT	ED BRYANT	120117			160.00
						Account Total:		160.00
						Section Total:		2,384.42

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 12/01/17
 Ending vendor #: "Last" Ending date: 12/31/17

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
						Account Total:		146.25
3010				Accounts Payable				
	12/01/17	479	BRYANT	ED BRYANT	120117			175.25
	12/01/17	480	CAPITO	CAPITOL HILL MANAGEMENT CO	120117			484.23
	12/01/17	482	CHOICE	CHOICE MECHANICAL	20280			146.25
	12/01/17	481	DENV	DENVER WATER	112017			304.53
	12/01/17	483	KELLY	KELLY ELECTRICAL SERVICES, INC	24804			222.50
	12/15/17	484	CENT	CENTURYLINK	120117			128.79
	12/15/17	485	WASMAN	WASTE MANAGEMENT	5221230-2514-3			325.49
	12/15/17	486	XCEL	XCEL ENERGY	571656500			597.38
						Account Total:		2,384.42
						Section Total:		2,384.42

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 12/01/17
 Ending vendor #: "Last" Ending date: 12/31/17

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
A/P Checks in Detail									
1010		Cash Checking - Operating							
	12/01/17	479 BRYANT ED BRYANT				120117		1453	175.25
	12/01/17	480 CAPITO CAPITOL HILL MANAGEMENT CO				120117		1454	484.23
	12/01/17	482 CHOICE CHOICE MECHANICAL				20280		1455	146.25
	12/01/17	481 DENV DENVER WATER				112017		1456	304.53
	12/01/17	483 KELLY KELLY ELECTRICAL SERVICES, INC				24804		1457	222.50
	12/15/17	484 CENT CENTURYLINK				120117		1458	128.79
	12/15/17	485 WASMAN WASTE MANAGEMENT				5221230-2514-3		1459	325.49
	12/15/17	486 XCEL XCEL ENERGY				571656500		1460	597.38

Account Total: 2,384.42

Section Total: 2,384.42

Income/Expense Statement
 Period: 12/01/17 to 12/31/17

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	44,113.80	44,113.80	.00	44,113.80
06315	Insurance Reimbursement	.00	.00	.00	101.87	.00	101.87	.00
06360	Misc. Owner Income	.00	.00	.00	.64	.00	.64	.00
06365	Parking Income	187.00	.00	187.00	2,931.54	.00	2,931.54	.00
06810	Laundry Income	.00	.00	.00	802.77	.00	802.77	.00
06910	Interest Income	.35	.00	.35	3.98	.00	3.98	.00
	Subtotal Income	3,863.50	3,676.15	187.35	47,954.60	44,113.80	3,840.80	44,113.80
EXPENSES								
General & Administrative								
07010	Management Fees	480.00	480.00	.00	5,759.94	5,760.00	.06	5,760.00
07020	Accounting Fees	.00	18.37	18.37	220.00	220.00	.00	220.00
07260	Postage & Mail	4.23	6.63	2.40	151.27	80.00	(71.27)	80.00
07270	Inspections	.00	25.00	25.00	412.89	300.00	(112.89)	300.00
07280	Insurance	.00	641.63	641.63	8,992.00	7,700.00	(1,292.00)	7,700.00
07320	Office Supplies	.00	18.37	18.37	.00	220.00	220.00	220.00
07400	Printing & Reproduction	.00	.00	.00	7.65	.00	(7.65)	.00
07450	Other Taxes & Fees	.00	30.00	30.00	460.66	360.00	(100.66)	360.00
	General & Administrative	484.23	1,220.00	735.77	16,004.41	14,640.00	(1,364.41)	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	8,400.00	8,400.00	8,400.00
08910	Electricity	161.33	.00	(161.33)	1,740.85	.00	(1,740.85)	.00
08930	Water & Sewer	304.53	302.50	(2.03)	3,493.09	3,630.00	136.91	3,630.00
08950	Gas	436.05	.00	(436.05)	4,136.51	.00	(4,136.51)	.00
08990	Telephone	128.79	110.87	(17.92)	1,516.19	1,330.00	(186.19)	1,330.00
	Utilities	1,030.70	1,113.37	82.67	10,886.64	13,360.00	2,473.36	13,360.00

Brookbank Condominiums

Income/Expense Statement
 Period: 12/01/17 to 12/31/17

Account	Description	Actual	Current Period		Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance	
Maintenance								
09090	Light Repair	15.25	.00	(15.25)	56.78	.00	(56.78)	.00
09110	Gen. Maint. & Repair	.00	366.63	366.63	529.08	4,400.00	3,870.92	4,400.00
09145	Ext. Bldg. Maint.	.00	.00	.00	427.08	.00	(427.08)	.00
09155	Heating Maintenance	146.25	.00	(146.25)	2,515.02	.00	(2,515.02)	.00
09190	Electrical Repairs	222.50	.00	(222.50)	437.50	.00	(437.50)	.00
	Maintenance	384.00	366.63	(17.37)	3,965.46	4,400.00	434.54	4,400.00
Contract Services								
09610	Lawn Maint. & Landscaping	.00	.00	.00	985.00	.00	(985.00)	.00
09650	Security Services	.00	.00	.00	1,668.00	.00	(1,668.00)	.00
09700	Trash Removal	325.49	200.00	(125.49)	3,836.10	2,400.00	(1,436.10)	2,400.00
09750	Extermination	.00	.00	.00	425.00	.00	(425.00)	.00
09800	Snow Removal	.00	58.37	58.37	136.00	700.00	564.00	700.00
09850	Janitorial Services	160.00	160.00	.00	1,920.00	1,920.00	.00	1,920.00
	Contract Services	485.49	418.37	(67.12)	8,970.10	5,020.00	(3,950.10)	5,020.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	2,384.42	3,118.37	733.95	47,934.59	37,420.00	(10,514.59)	37,420.00
	Current Year Net Income/(loss)	1,479.08	557.78	921.30	20.01	6,693.80	(6,673.79)	6,693.80