

Brookbank Condominiums

Balance Sheet
As of 11/30/17

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Brookbank Condominiums

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ASSETS

Cash Checking - Operating	\$ 19,140.62	
Cash Savings - Reserves	14,456.32	
Dues Receivable	1,920.24	
TOTAL ASSETS		\$ 35,517.18

LIABILITIES & EQUITY

CURRENT LIABILITIES:		
Prepaid Owner Dues	\$ 682.91	
Subtotal Current Liab.		\$ 682.91
RESERVES:		
Subtotal Reserves		\$.00
EQUITY:		
Prior Year Net Inc./Loss	\$ 36,293.34	
Current Year Net Income/(Loss)	(1,459.07)	
Subtotal Equity		\$ 34,834.27
TOTAL LIABILITIES & EQUITY		\$ 35,517.18

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 11/01/17
Ending vendor #: "Last" Ending date: 11/30/17

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	11/01/17	468 CAPITO	CAPITOL HILL MANAGEMENT CO		110117				480.00
							Account Total:		480.00
7260		Postage & Mail							
	11/01/17	468 CAPITO	CAPITOL HILL MANAGEMENT CO		110117				1.88
							Account Total:		1.88
7450		Other Taxes & Fees							
	11/01/17	472 MNG FI	MANAGER OF FINANCE		101217				205.33
							Account Total:		205.33
8910		Electricity							
	11/15/17	478 XCEL	XCEL ENERGY		568620404				143.56
							Account Total:		143.56
8930		Water & Sewer							
	11/01/17	469 DENV	DENVER WATER		101917				291.53
							Account Total:		291.53
8950		Gas							
	11/15/17	478 XCEL	XCEL ENERGY		568620404				334.23
							Account Total:		334.23
8990		Telephone							
	11/15/17	473 CENT	CENTURYLINK		110117				127.98
							Account Total:		127.98
9110		Gen. Maint. & Repair							
	11/15/17	476 VALV	VALVERDE PROPERTY SERVICES		539				300.00

A/P DISTRIBUTION TO G/L REPORT

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 Ending vendor #: "Last" Ending date: 11/30/17

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Account Total:								300.00
9610	Lawn Maint. & Landscaping							
	11/15/17	474	METMCM	METRO MCM INC	5231			135.00
Account Total:								135.00
9700	Trash Removal							
	11/15/17	477	WASMAN	WASTE MANAGEMENT	5194702-2514-4			323.06
Account Total:								323.06
9750	Extermination							
	11/01/17	470	SPRAGU	SPRAGUE PEST SOLUTIONS	3342366			180.00
	11/01/17	471	SPRAGU	SPRAGUE PEST SOLUTIONS	3342357			150.00
	11/15/17	475	SPRAGU	SPRAGUE PEST SOLUTIONS	3358235			95.00
Account Total:								425.00
9850	Janitorial Services							
	11/01/17	467	BRYANT	ED BRYANT	110117			160.00
Account Total:								160.00
Section Total:								2,927.57

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 11/01/17
 Ending vendor #: "Last" Ending date: 11/30/17

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Account Payable in Detail								
3010	Accounts Payable							
	11/01/17	467	BRYANT	ED BRYANT	110117			160.00
	11/01/17	468	CAPITO	CAPITOL HILL MANAGEMENT CO	110117			481.88
	11/01/17	469	DENV	DENVER WATER	101917			291.53
	11/01/17	472	MNG FI	MANAGER OF FINANCE	101217			205.33
	11/01/17	470	SPRAGU	SPRAGUE PEST SOLUTIONS	3342366			180.00
	11/01/17	471	SPRAGU	SPRAGUE PEST SOLUTIONS	3342357			150.00
	11/15/17	473	CENT	CENTURYLINK	110117			127.98
	11/15/17	474	METMCM	METRO MCM INC	5231			135.00
	11/15/17	475	SPRAGU	SPRAGUE PEST SOLUTIONS	3358235			95.00
	11/15/17	476	VALV	VALVERDE PROPERTY SERVICES	539			300.00
	11/15/17	477	WASMAN	WASTE MANAGEMENT	5194702-2514-4			323.06
	11/15/17	478	XCEL	XCEL ENERGY	568620404			477.79
Account Total:								2,927.57
Section Total:								2,927.57

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 11/01/17
 Ending vendor #: "Last" Ending date: 11/30/17

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
A/P Checks in Detail									
1010		Cash Checking - Operating							
	11/01/17	467 BRYANT ED BRYANT				110117		1442	160.00
	11/01/17	468 CAPITO CAPITOL HILL MANAGEMENT CO				110117		1443	481.88
	11/01/17	469 DENV DENVER WATER				101917		1444	291.53
	11/01/17	472 MNG FI MANAGER OF FINANCE				101217		1445	205.33
	11/01/17	470 SPRAGU SPRAGUE PEST SOLUTIONS				3342366		1446	180.00
	11/01/17	471 SPRAGU SPRAGUE PEST SOLUTIONS				3342357		1446	150.00
	11/15/17	473 CENT CENTURYLINK				110117		1447	127.98
	11/15/17	474 METMCM METRO MCM INC				5231		1448	135.00
	11/15/17	475 SPRAGU SPRAGUE PEST SOLUTIONS				3358235		1449	95.00
	11/15/17	476 VALV VALVERDE PROPERTY SERVICES				539		1450	300.00
	11/15/17	477 WASMAN WASTE MANAGEMENT				5194702-2514-4		1451	323.06
	11/15/17	478 XCEL XCEL ENERGY				568620404		1452	477.79
								Account Total:	2,927.57
								Section Total:	2,927.57

Income/Expense Statement
 Period: 11/01/17 to 11/30/17

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	40,437.65	40,437.65	.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	217.00	.00	217.00	2,744.54	.00	2,744.54	.00
06810	Laundry Income	166.88	.00	166.88	802.77	.00	802.77	.00
06910	Interest Income	.36	.00	.36	3.63	.00	3.63	.00
	Subtotal Income	4,060.39	3,676.15	384.24	44,091.10	40,437.65	3,653.45	44,113.80
EXPENSES								
General & Administrative								
07010	Management Fees	480.00	480.00	.00	5,279.94	5,280.00	.06	5,760.00
07020	Accounting Fees	.00	18.33	18.33	220.00	201.63	(18.37)	220.00
07260	Postage & Mail	1.88	6.67	4.79	147.04	73.37	(73.67)	80.00
07270	Inspections	.00	25.00	25.00	412.89	275.00	(137.89)	300.00
07280	Insurance	.00	641.67	641.67	8,992.00	7,058.37	(1,933.63)	7,700.00
07320	Office Supplies	.00	18.33	18.33	.00	201.63	201.63	220.00
07400	Printing & Reproduction	.00	.00	.00	7.65	.00	(7.65)	.00
07450	Other Taxes & Fees	205.33	30.00	(175.33)	460.66	330.00	(130.66)	360.00
	General & Administrative	687.21	1,220.00	532.79	15,520.18	13,420.00	(2,100.18)	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	7,700.00	7,700.00	8,400.00
08910	Electricity	143.56	.00	(143.56)	1,579.52	.00	(1,579.52)	.00
08930	Water & Sewer	291.53	302.50	10.97	3,188.56	3,327.50	138.94	3,630.00
08950	Gas	334.23	.00	(334.23)	3,700.46	.00	(3,700.46)	.00
08990	Telephone	127.98	110.83	(17.15)	1,387.40	1,219.13	(168.27)	1,330.00
	Utilities	897.30	1,113.33	216.03	9,855.94	12,246.63	2,390.69	13,360.00

Brookbank Condominiums

Income/Expense Statement
 Period: 11/01/17 to 11/30/17

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	300.00	366.67	66.67	529.08	4,033.37	3,504.29	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	300.00	366.67	66.67	3,581.46	4,033.37	451.91	4,400.00
Contract Services								
09610	Lawn Maint. & Landscaping	135.00	.00	(135.00)	985.00	.00	(985.00)	.00
09650	Security Services	.00	.00	.00	1,668.00	.00	(1,668.00)	.00
09700	Trash Removal	323.06	200.00	(123.06)	3,510.61	2,200.00	(1,310.61)	2,400.00
09750	Extermination	425.00	.00	(425.00)	425.00	.00	(425.00)	.00
09800	Snow Removal	.00	58.33	58.33	136.00	641.63	505.63	700.00
09850	Janitorial Services	160.00	160.00	.00	1,760.00	1,760.00	.00	1,920.00
	Contract Services	1,043.06	418.33	(624.73)	8,484.61	4,601.63	(3,882.98)	5,020.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	2,927.57	3,118.33	190.76	45,550.17	34,301.63	(11,248.54)	37,420.00
	Current Year Net Income/(loss)	1,132.82	557.82	575.00	(1,459.07)	6,136.02	(7,595.09)	6,693.80