

Brownstone Flats at Stout St

Balance Sheet
As of 12/31/17

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Brownstone Flats at Stout St

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ASSETS

Cash Checking - Operating	\$ 3,727.01	
Cash Savings - Reserves	21,144.07	
Dues Receivable	1,125.00	
TOTAL ASSETS	\$ 25,996.08	=====

LIABILITIES & EQUITY

CURRENT LIABILITIES:		
Prepaid Owner Dues	\$ 730.00	
Subtotal Current Liab.	\$ 730.00	
RESERVES:		
Reserves - Interior Paint	\$ (6,538.00)	
Subtotal Reserves	\$ (6,538.00)	
EQUITY:		
Prior Year Net Inc./Loss	\$ 29,535.73	
Current Year Net Income/(Loss)	2,268.35	
Subtotal Equity	\$ 31,804.08	
TOTAL LIABILITIES & EQUITY	\$ 25,996.08	=====

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
Distribution in Detail									
7010		Management Fees							
	12/01/17	341 CAPITO	CAPITOL HILL MANAGEMENT CO		120117				300.00
							Account Total:		300.00
7260		Postage & Mail							
	12/01/17	341 CAPITO	CAPITOL HILL MANAGEMENT CO		120117				3.29
							Account Total:		3.29
7270		Inspections							
	12/01/17	345 MNG FI	MANAGER OF FINANCE		440142				57.00
							Account Total:		57.00
7280		Insurance							
	12/01/17	344 FARM	FARMER'S INSURANCE		111617				651.92
							Account Total:		651.92
7400		Printing & Reproduction							
	12/01/17	341 CAPITO	CAPITOL HILL MANAGEMENT CO		120117				20
							Account Total:		20
8910		Electricity							
	12/01/17	346 XCEL	XCEL ENERGY		569497303				40.97
							Account Total:		40.97
8930		Water & Sewer							
	12/01/17	342 DENV	DENVER WATER		111317		24th		173.96
	12/01/17	343 DENV	DENVER WATER		111317		Stout		168.97
							Account Total:		342.93
9850		Janitorial Services							
	12/01/17	340 BRYANT	ED BRYANT		120117				100.00

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: 100.00
								Section Total: 1,496.31

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 Payable in Detail								
3010				Accounts Payable				
	12/01/17	340	BRYANT	ED BRYANT	120117			100.00
	12/01/17	341	CAPITO	CAPITOL HILL MANAGEMENT CO	120117			303.49
	12/01/17	342	DENV	DENVER WATER	111317	24th		173.96
	12/01/17	343	DENV	DENVER WATER	111317	Stout		168.97
	12/01/17	344	FARM	FARMER'S INSURANCE	111617			651.92
	12/01/17	345	MNG FI	MANAGER OF FINANCE	440142			57.00
	12/01/17	346	XCEL	XCEL ENERGY	569497303			40.97
								Account Total: 1,496.31
								Section Total: 1,496.31

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
A/P Checks in Detail								
1010	Cash Checking - Operating							
	12/01/17	340	BRYANT	ED BRYANT	120117		1283	100.00
	12/01/17	341	CAPITO	CAPITOL HILL MANAGEMENT CO	120117		1284	303.49
	12/01/17	342	DENV	DENVER WATER	111317	24th	1285	173.96
	12/01/17	343	DENV	DENVER WATER	111317	Stout	1285	168.97
	12/01/17	344	FARM	FARMER'S INSURANCE	111617		1286	651.92
	12/01/17	345	MNG FI	MANAGER OF FINANCE	440142		1287	57.00
	12/01/17	346	XCEL	XCEL ENERGY	569497303		1288	40.97

Account Total: 1,496.31

Section Total: 1,496.31

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	2,250.00	2,250.00	.00	27,000.00	27,000.00	.00	27,000.00
06340	Late Fee Income	.00	.00	.00	25.00	.00	25.00	.00
06360	Misc. Owner Income	.00	.00	.00	1,800.00	.00	1,800.00	.00
06910	Interest Income	.19	.00	.19	1.94	.00	1.94	.00
Subtotal Income		2,250.19	2,250.00	.19	28,826.94	27,000.00	1,826.94	27,000.00
EXPENSES								
General & Administrative								
07010	Management Fees	300.00	300.00	.00	3,599.12	3,600.00	.88	3,600.00
07020	Accounting Fees	.00	18.37	18.37	220.00	220.00	.00	220.00
07250	Bank Charges	.00	5.00	5.00	.00	60.00	60.00	60.00
07260	Postage & Mail	3.29	3.75	.46	93.24	45.00	(48.24)	45.00
07265	Payment Coupons	.00	4.13	4.13	.00	50.00	50.00	50.00
07270	Inspections	57.00	.00	(57.00)	200.50	.00	(200.50)	.00
07280	Insurance	651.92	633.37	(18.55)	7,790.92	7,600.00	(190.92)	7,600.00
07400	Printing & Reproduction	.20	.87	.67	27.90	10.00	(17.90)	10.00
07450	Other Taxes & Fees	.00	20.87	20.87	295.14	250.00	(45.14)	250.00
General & Administrative		1,012.41	986.36	(26.05)	12,226.82	11,835.00	(391.82)	11,835.00
Unit Expenses								
Unit Expenses		.00	.00	.00	.00	.00	.00	.00
Site Improvement								
Site Improvement		.00	.00	.00	.00	.00	.00	.00
Utilities								
08905	Electricity & Gas	.00	83.37	83.37	53.21	1,000.00	946.79	1,000.00
08910	Electricity	40.97	.00	(40.97)	952.04	.00	(952.04)	.00
08930	Water & Sewer	342.93	291.63	(51.30)	4,002.03	3,500.00	(502.03)	3,500.00
Utilities		383.90	375.00	(8.90)	5,007.28	4,500.00	(507.28)	4,500.00
Maintenance								
09010	Tree/Lawn Maint.	.00	41.63	41.63	.00	500.00	500.00	500.00
09090	Light Repair	.00	4.13	4.13	31.32	50.00	18.68	50.00
09110	Gen. Maint. & Repair	.00	.00	.00	492.14	.00	(492.14)	.00
09115	Interior Maintenance	.00	.00	.00	377.96	.00	(377.96)	.00
09140	Roof Repairs	.00	41.63	41.63	.00	500.00	500.00	500.00

Brownstone Flats at Stout St

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

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
09145	Ext. Bldg. Maint.	.00	41.63	41.63	235.00	500.00	265.00	500.00
09148	Carpet Cleaning	.00	.00	.00	85.00	.00	(85.00)	.00
09190	Electrical Repairs	.00	45.87	45.87	3,407.00	550.00	(2,857.00)	550.00
	Maintenance	.00	174.89	174.89	4,628.42	2,100.00	(2,528.42)	2,100.00
Contract Services								
09610	Lawn Maint. & Landscaping	.00	141.63	141.63	2,453.57	1,700.00	(753.57)	1,700.00
09750	Extermination	.00	.00	.00	605.00	.00	(605.00)	.00
09800	Snow Removal	.00	41.63	41.63	437.50	500.00	62.50	500.00
09850	Janitorial Services	100.00	100.00	.00	1,200.00	1,200.00	.00	1,200.00
	Contract Services	100.00	283.26	183.26	4,696.07	3,400.00	(1,296.07)	3,400.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
TOTAL EXPENSES		1,496.31	1,819.51	323.20	26,558.59	21,835.00	(4,723.59)	21,835.00
Current Year Net Income/(loss)		753.88	430.49	323.39	2,268.35	5,165.00	(2,896.65)	5,165.00