

Welbourne Condominiums

Balance Sheet
As of 07/31/17

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Welbourne Condominiums

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ASSETS

Cash Checking - Operating	\$ 11,832.42	
Cash Savings - Reserves	4,724.46	
Dues Receivable	1,175.68	
TOTAL ASSETS		\$ 17,732.56

LIABILITIES & EQUITY

CURRENT LIABILITIES:		
Admin. Fees to HOA Mgmnt	\$ (10.00)	
Prepaid Owner Dues	1,310.00	
Subtotal Current Liab.		\$ 1,300.00
RESERVES:		
Subtotal Reserves		\$.00
EQUITY:		
Prior Year Net Inc./Loss	\$ 48,615.34	
Current Year Net Income/(Loss)	(32,182.78)	
Subtotal Equity		\$ 16,432.56
TOTAL LIABILITIES & EQUITY		\$ 17,732.56

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 07/01/17
Ending vendor #: "Last" Ending date: 07/31/17

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	07/03/17	504 CAPITO			CAPITOL HILL MANAGEMENT CO	070117			540.00
							Account Total:		540.00
7260		Postage & Mail							
	07/03/17	504 CAPITO			CAPITOL HILL MANAGEMENT CO	070117			1.88
							Account Total:		1.88
8070		Plumbing Repairs - Units							
	07/03/17	505 CHOICE			CHOICE MECHANICAL	19552	1105 #D		191.00
							Account Total:		191.00
8910		Electricity							
	07/14/17	511 XCEL			XCEL ENERGY	552906035			44.87
							Account Total:		44.87
8930		Water & Sewer							
	07/03/17	506 DENV			DENVER WATER	062017			338.15
							Account Total:		338.15
8950		Gas							
	07/14/17	512 XCEL			XCEL ENERGY	552962621			46.00
							Account Total:		46.00
9610		Lawn Maint. & Landscaping							
	07/03/17	507 HIGPLA			HIGH PLAINS LAWN SERVICE	5268			85.00
	07/03/17	508 METMCM			METRO MCM INC	4879			68.65
							Account Total:		153.65
9700		Trash Removal							

A/P DISTRIBUTION TO G/L REPORT

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Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
	07/14/17	510	WASMAN	WASTE MANAGEMENT	5087221-2514-5			536.54
							Account Total:	536.54
9750				Extermination				
	07/14/17	509	SPRA	SPRAGUE PEST SOLUTIONS	3176753			107.50
							Account Total:	107.50
9850				Janitorial Services				
	07/03/17	503	BRYANT	ED BRYANT	070117			160.00
							Account Total:	160.00
							Section Total:	2,119.59

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 07/01/17
 Ending vendor #: "Last" Ending date: 07/31/17

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Account Payable in Detail								
3010				Accounts Payable				
	07/03/17	503	BRYANT	ED BRYANT	070117			160.00
	07/03/17	504	CAPITO	CAPITOL HILL MANAGEMENT CO	070117			541.88
	07/03/17	505	CHOICE	CHOICE MECHANICAL	19552	1105 #D		191.00
	07/03/17	506	DENV	DENVER WATER	062017			338.15
	07/03/17	507	HIGPLA	HIGH PLAINS LAWN SERVICE	5268			85.00
	07/03/17	508	METMCM	METRO MCM INC	4879			68.65
	07/14/17	509	SPRA	SPRAGUE PEST SOLUTIONS	3176753			107.50
	07/14/17	510	WASMAN	WASTE MANAGEMENT	5087221-2514-5			536.54
	07/14/17	511	XCEL	XCEL ENERGY	552906035			44.87
	07/14/17	512	XCEL	XCEL ENERGY	552962621			46.00
							Account Total:	2,119.59
							Section Total:	2,119.59

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 07/01/17
 Ending vendor #: "Last" Ending date: 07/31/17

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
A/P Checks in Detail									
1010	Cash Checking - Operating								
	07/03/17	503 BRYANT			ED BRYANT	070117		1411	160.00
	07/03/17	504 CAPITO			CAPITOL HILL MANAGEMENT CO	070117		1412	541.88
	07/03/17	505 CHOICE			CHOICE MECHANICAL	19552	1105 #D	1413	191.00
	07/03/17	506 DENV			DENVER WATER	062017		1414	338.15
	07/03/17	507 HIGPLA			HIGH PLAINS LAWN SERVICE	5268		1415	85.00
	07/03/17	508 METMCM			METRO MCM INC	4879		1416	68.65
	07/14/17	509 SPRA			SPRAGUE PEST SOLUTIONS	3176753		1417	107.50
	07/14/17	510 WASMAN			WASTE MANAGEMENT	5087221-2514-5		1418	536.54
	07/14/17	511 XCEL			XCEL ENERGY	552906035		1419	44.87
	07/14/17	512 XCEL			XCEL ENERGY	552962621		1419	46.00

Account Total: 2,119.59

Section Total: 2,119.59

Income/Expense Statement
 Period: 07/01/17 to 07/31/17

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
06305	Dues	5,400.00	4,500.00	900.00	33,300.00	31,500.00	1,800.00	54,000.00
06350	Legal Fees Reimbursement	.00	.00	.00	969.99	.00	969.99	.00
06910	Interest Income	.12	.00	.12	1.18	.00	1.18	.00
06930	Key Income	.00	.00	.00	10.00	.00	10.00	.00
Subtotal Income		5,400.12	4,500.00	900.12	34,281.17	31,500.00	2,781.17	54,000.00
EXPENSES								
General & Administrative								
07010	Management Fees	540.00	480.00	(60.00)	3,780.00	3,360.00	(420.00)	5,760.00
07020	Accounting Fees	.00	20.00	20.00	220.00	140.00	(80.00)	240.00
07160	Legal Fees	.00	.00	.00	869.53	.00	(869.53)	.00
07260	Postage & Mail	1.88	10.00	8.12	147.81	70.00	(77.81)	120.00
07270	Inspections	.00	25.00	25.00	129.50	175.00	45.50	300.00
07280	Insurance	.00	690.00	690.00	10,181.00	4,830.00	(5,351.00)	8,280.00
07320	Office Supplies	.00	10.00	10.00	.00	70.00	70.00	120.00
07400	Printing & Reproduction	.00	.00	.00	17.25	.00	(17.25)	.00
07420	Property Taxes	.00	.00	.00	183.48	.00	(183.48)	.00
07450	Other Taxes & Fees	.00	30.00	30.00	239.91	210.00	(29.91)	360.00
General & Administrative		541.88	1,265.00	723.12	15,768.48	8,855.00	(6,913.48)	15,180.00
Unit Expenses								
08070	Plumbing Repairs - Units	191.00	.00	(191.00)	191.00	.00	(191.00)	.00
Unit Expenses		191.00	.00	(191.00)	191.00	.00	(191.00)	.00
Site Improvement								
Site Improvement		.00	.00	.00	.00	.00	.00	.00
Utilities								
08905	Electricity & Gas	.00	700.00	700.00	.00	4,900.00	4,900.00	8,400.00
08910	Electricity	44.87	.00	(44.87)	406.34	.00	(406.34)	.00
08930	Water & Sewer	338.15	475.00	136.85	2,254.07	3,325.00	1,070.93	5,700.00
08950	Gas	46.00	.00	(46.00)	4,287.07	.00	(4,287.07)	.00
Utilities		429.02	1,175.00	745.98	6,947.48	8,225.00	1,277.52	14,100.00
Maintenance								
09025	Sprinkler Maintenance	.00	20.00	20.00	.00	140.00	140.00	240.00
09090	Light Repair	.00	.00	.00	6.21	.00	(6.21)	.00

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Income/Expense Statement
 Period: 07/01/17 to 07/31/17

Account	Description	Actual	Current Period		Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance	
09110	Gen. Maint. & Repair	.00	.00	.00	4,928.99	.00	(4,928.99)	.00
09115	Interior Maintenance	.00	300.00	300.00	1,383.30	2,100.00	716.70	3,600.00
09140	Roof Repairs	.00	.00	.00	390.00	.00	(390.00)	.00
09145	Ext. Bldg. Maint.	.00	300.00	300.00	26,752.12	2,100.00	(24,652.12)	3,600.00
09155	Heating Maintenance	.00	330.00	330.00	1,663.92	2,310.00	646.08	3,960.00
09160	Sewer Maintenance	.00	.00	.00	285.00	.00	(285.00)	.00
09190	Electrical Repairs	.00	.00	.00	635.18	.00	(635.18)	.00
	Maintenance	.00	950.00	950.00	36,044.72	6,650.00	(29,394.72)	11,400.00
Contract Services								
09610	Lawn Maint. & Landscaping	153.65	100.00	(53.65)	517.65	700.00	182.35	1,200.00
09700	Trash Removal	536.54	250.00	(286.54)	3,773.12	1,750.00	(2,023.12)	3,000.00
09750	Extermination	107.50	.00	(107.50)	645.00	.00	(645.00)	.00
09800	Snow Removal	.00	150.00	150.00	199.00	1,050.00	851.00	1,800.00
09850	Janitorial Services	160.00	160.00	.00	1,120.00	1,120.00	.00	1,920.00
09865	Board Authorized Expense	.00	.00	.00	1,257.50	.00	(1,257.50)	.00
	Contract Services	957.69	660.00	(297.69)	7,512.27	4,620.00	(2,892.27)	7,920.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	2,119.59	4,050.00	1,930.41	66,463.95	28,350.00	(38,113.95)	48,600.00
	Current Year Net Income/(loss)	3,280.53	450.00	2,830.53	(32,182.78)	3,150.00	(35,332.78)	5,400.00

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