

Welbourne Condominiums

Balance Sheet
As of 08/31/17

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Welbourne Condominiums

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ASSETS

Cash Checking - Operating	\$ 12,275.35	
Cash Savings - Reserves	5,650.44	
Dues Receivable	2,125.68	
TOTAL ASSETS	\$ 20,051.47	=====

LIABILITIES & EQUITY

CURRENT LIABILITIES:		
Admin. Fees to HOA Mgmnt	\$ (10.00)	
Prepaid Owner Dues	410.00	
Subtotal Current Liab.	\$ 400.00	
RESERVES:		
Subtotal Reserves	\$.00	
EQUITY:		
Prior Year Net Inc./Loss	\$ 48,615.34	
Current Year Net Income/(Loss)	(28,963.87)	
Subtotal Equity	\$ 19,651.47	
TOTAL LIABILITIES & EQUITY	\$ 20,051.47	=====

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 08/01/17
Ending vendor #: "Last" Ending date: 08/31/17

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	08/01/17	514 CAPITO			CAPITOL HILL MANAGEMENT CO	080117			540.00
							Account Total:		540.00
7260		Postage & Mail							
	08/01/17	514 CAPITO			CAPITOL HILL MANAGEMENT CO	080117			3.29
							Account Total:		3.29
8910		Electricity							
	08/15/17	520 XCEL			XCEL ENERGY	556480130			36.97
							Account Total:		36.97
8930		Water & Sewer							
	08/01/17	515 DENV			DENVER WATER	072017			349.52
							Account Total:		349.52
8950		Gas							
	08/15/17	521 XCEL			XCEL ENERGY	556589674			44.72
							Account Total:		44.72
9110		Gen. Maint. & Repair							
	08/01/17	517 VALV			VALVERDE PROPERTY SERVICES	477			86.13
							Account Total:		86.13
9155		Heating Maintenance							
	08/15/17	518 CHOICE			CHOICE MECHANICAL	19702			101.50
							Account Total:		101.50
9610		Lawn Maint. & Landscaping							
	08/01/17	516 HIGPLA			HIGH PLAINS LAWN SERVICE	6172			46.00

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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		46.00
9700		Trash Removal							
	08/15/17		519	WASMAN	WASTE MANAGEMENT	5117373-2514-8			813.10
							Account Total:		813.10
9850		Janitorial Services							
	08/01/17		513	BRYANT	ED BRYANT	080117			160.00
							Account Total:		160.00
							Section Total:		2,181.23

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 08/01/17
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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Account Total:		46.00
3010		Accounts Payable							
	08/01/17	513 BRYANT		ED BRYANT		080117			160.00
	08/01/17	514 CAPITO		CAPITOL HILL MANAGEMENT CO		080117			543.29
	08/01/17	515 DENV		DENVER WATER		072017			349.52
	08/01/17	516 HIGPLA		HIGH PLAINS LAWN SERVICE		6172			46.00
	08/01/17	517 VALV		VALVERDE PROPERTY SERVICES		477			86.13
	08/15/17	518 CHOICE		CHOICE MECHANICAL		19702			101.50
	08/15/17	519 WASMAN		WASTE MANAGEMENT		5117373-2514-8			813.10
	08/15/17	520 XCEL		XCEL ENERGY		556480130			36.97
	08/15/17	521 XCEL		XCEL ENERGY		556589674			44.72
							Account Total:		2,181.23
							Section Total:		2,181.23

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 08/01/17
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Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
A/P Checks in Detail								
1010	Cash Checking - Operating							
	08/01/17	513	BRYANT	ED BRYANT	080117		1420	160.00
	08/01/17	514	CAPITO	CAPITOL HILL MANAGEMENT CO	080117		1421	543.29
	08/01/17	515	DENV	DENVER WATER	072017		1422	349.52
	08/01/17	516	HIGPLA	HIGH PLAINS LAWN SERVICE	6172		1423	46.00
	08/01/17	517	VALV	VALVERDE PROPERTY SERVICES	477		1424	86.13
	08/15/17	518	CHOICE	CHOICE MECHANICAL	19702		1425	101.50
	08/15/17	519	WASMAN	WASTE MANAGEMENT	5117373-2514-8		1426	813.10
	08/15/17	520	XCEL	XCEL ENERGY	556480130		1427	36.97
	08/15/17	521	XCEL	XCEL ENERGY	556589674		1427	44.72

Account Total: 2,181.23

Section Total: 2,181.23

Income/Expense Statement
 Period: 08/01/17 to 08/31/17

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	38,700.00	36,000.00	2,700.00	54,000.00
06350	Legal Fees Reimbursement	.00	.00	.00	969.99	.00	969.99	.00
06910	Interest Income	.14	.00	.14	1.32	.00	1.32	.00
06930	Key Income	.00	.00	.00	10.00	.00	10.00	.00
	Subtotal Income	5,400.14	4,500.00	900.14	39,681.31	36,000.00	3,681.31	54,000.00
EXPENSES								
General & Administrative								
07010	Management Fees	540.00	480.00	(60.00)	4,320.00	3,840.00	(480.00)	5,760.00
07020	Accounting Fees	.00	20.00	20.00	220.00	160.00	(60.00)	240.00
07160	Legal Fees	.00	.00	.00	869.53	.00	(869.53)	.00
07260	Postage & Mail	3.29	10.00	6.71	151.10	80.00	(71.10)	120.00
07270	Inspections	.00	25.00	25.00	129.50	200.00	70.50	300.00
07280	Insurance	.00	690.00	690.00	10,181.00	5,520.00	(4,661.00)	8,280.00
07320	Office Supplies	.00	10.00	10.00	.00	80.00	80.00	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	240.00	.09	360.00
	General & Administrative	543.29	1,265.00	721.71	16,311.77	10,120.00	(6,191.77)	15,180.00
Unit Expenses								
08070	Plumbing Repairs - Units	.00	.00	.00	191.00	.00	(191.00)	.00
	Unit Expenses	.00	.00	.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	5,600.00	5,600.00	8,400.00
08910	Electricity	36.97	.00	(36.97)	443.31	.00	(443.31)	.00
08930	Water & Sewer	349.52	475.00	125.48	2,603.59	3,800.00	1,196.41	5,700.00
08950	Gas	44.72	.00	(44.72)	4,331.79	.00	(4,331.79)	.00
	Utilities	431.21	1,175.00	743.79	7,378.69	9,400.00	2,021.31	14,100.00
Maintenance								
09025	Sprinkler Maintenance	.00	20.00	20.00	.00	160.00	160.00	240.00
09090	Light Repair	.00	.00	.00	6.21	.00	(6.21)	.00

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Income/Expense Statement
 Period: 08/01/17 to 08/31/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
09110	Gen. Maint. & Repair	86.13	.00	(86.13)	5,015.12	.00	(5,015.12)	.00
09115	Interior Maintenance	.00	300.00	300.00	1,383.30	2,400.00	1,016.70	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	2,400.00	(24,352.12)	3,600.00
09155	Heating Maintenance	101.50	330.00	228.50	1,765.42	2,640.00	874.58	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	187.63	950.00	762.37	36,232.35	7,600.00	(28,632.35)	11,400.00
Contract Services								
09610	Lawn Maint. & Landscaping	46.00	100.00	54.00	563.65	800.00	236.35	1,200.00
09700	Trash Removal	813.10	250.00	(563.10)	4,586.22	2,000.00	(2,586.22)	3,000.00
09750	Extermination	.00	.00	.00	645.00	.00	(645.00)	.00
09800	Snow Removal	.00	150.00	150.00	199.00	1,200.00	1,001.00	1,800.00
09850	Janitorial Services	160.00	160.00	.00	1,280.00	1,280.00	.00	1,920.00
09865	Board Authorized Expense	.00	.00	.00	1,257.50	.00	(1,257.50)	.00
	Contract Services	1,019.10	660.00	(359.10)	8,531.37	5,280.00	(3,251.37)	7,920.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	2,181.23	4,050.00	1,868.77	68,645.18	32,400.00	(36,245.18)	48,600.00
	Current Year Net Income/(loss)	3,218.91	450.00	2,768.91	(28,963.87)	3,600.00	(32,563.87)	5,400.00

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