

Majorca Condominiums HOA

Balance Sheet
As of 09/30/17

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Majorca Condominiums HOA

Report #0456 Page: 1

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 09/01/17
Ending vendor #: "Last" Ending date: 09/30/17

ASSETS	
Cash Checking - Operating	\$ 38,119.95
Cash Savings - Reserves	134,156.12
Dues Receivable	5,407.14
Parking Fees Receivable	(35.00)
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TOTAL ASSETS	\$ 177,648.21
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LIABILITIES & EQUITY	
CURRENT LIABILITIES:	
Prepaid Owner Dues	\$ 954.72
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Subtotal Current Liab.	\$ 954.72
RESERVES:	
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Subtotal Reserves	\$.00
EQUITY:	
Prior Year Net Inc./Loss	\$ 156,604.96
Current Year Net Income/(Loss)	20,088.53
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Subtotal Equity	\$ 176,693.49
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TOTAL LIABILITIES & EQUITY	\$ 177,648.21
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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	09/01/17	528 CAPITO	CAPITOL HILL MANAGEMENT CO		090117				1,100.00
							Account Total:		1,100.00
7250		Bank Charges							
	09/05/17	563 CITYWI	CITYWIDE BANKS		090517				25.34
							Account Total:		25.34
7260		Postage & Mail							
	09/01/17	528 CAPITO	CAPITOL HILL MANAGEMENT CO		090117				9.40
							Account Total:		9.40
7450		Other Taxes & Fees							
	09/05/17	203 MNG FI	MANAGER OF FINANCE		121115		Wrong payee		300.00CR
							Account Total:		300.00CR
8070		Plumbing Repairs - Units							
	09/01/17	529 CHOICE	CHOICE MECHANICAL		19927		#303		146.25
							Account Total:		146.25
8210		Pool Operation & Mgmt.							
	09/01/17	534 NEPTUN	NEPTUNE POOL SPECIALISTS		5316				280.00
	09/05/17	536 DEPT E	DEPARTMENT OF EXCISE AND LICEN		121115		Pool Liscense		300.00
							Account Total:		580.00
8910		Electricity							
	09/15/17	545 XCEL	XCEL ENERGY		560280396				745.44
							Account Total:		745.44
8930		Water & Sewer							
	09/01/17	530 DENV	DENVER WATER		082117				970.69

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							Account Total:		970.69
8950		Gas							
	09/15/17		544	WOODR	WOOD RIVER ENERGY	143090			353.76
							Account Total:		353.76
8990		Telephone							
	09/15/17		538	CENT	CENTURYLINK	090417			63.01
	09/15/17		539	CENT	CENTURYLINK	090417			184.89
							Account Total:		247.90
9030		Elevator Maintenance							
	09/15/17		541	KONEEL	KONE, INC.	949699016			209.07
	09/15/17		542	KONEEL	KONE, INC.	1157463695			501.85
							Account Total:		710.92
9110		Gen. Maint. & Repair							
	09/01/17		535	VALV	VALVERDE PROPERTY SERVICES	496			612.31
							Account Total:		612.31
9610		Lawn Maint. & Landscaping							
	09/01/17		533	METMCM	METRO MCM INC	5072			150.00
							Account Total:		150.00
9700		Trash Removal							
	09/15/17		543	SOUTHW	SOUTH WASTE COLLECTION, INC.	2365			425.00
							Account Total:		425.00
9850		Janitorial Services							
	09/15/17		540	FIVSTA	FIVE STAR JANITORIAL	1642			802.00
							Account Total:		802.00

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 09/01/17
 Ending vendor #: "Last" Ending date: 09/30/17

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
							Section Total:		6,579.01

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 09/01/17
 Ending vendor #: "Last" Ending date: 09/30/17

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
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Account Payable in Detail

3010	Accounts Payable							
	09/01/17	528	CAPITO	CAPITOL HILL MANAGEMENT CO	090117			1,109.40
	09/01/17	529	CHOICE	CHOICE MECHANICAL	19927	#303		146.25
	09/01/17	530	DENV	DENVER WATER	082117			970.69
	09/01/17	533	METMCM	METRO MCM INC	5072			150.00
	09/01/17	534	NEPTUN	NEPTUNE POOL SPECIALISTS	5316			280.00
	09/01/17	535	VALV	VALVERDE PROPERTY SERVICES	496			612.31
	09/05/17	536	DEPT E	DEPARTMENT OF EXCISE AND LICEN	121115	Pool Liscense		300.00
	09/05/17	203	MNG FI	MANAGER OF FINANCE	121115	Wrong payee		300.00CR
	09/15/17	538	CENT	CENTURYLINK	090417			63.01
	09/15/17	539	CENT	CENTURYLINK	090417			184.89
	09/15/17	540	FIVSTA	FIVE STAR JANITORIAL	1642			802.00
	09/15/17	541	KONEEL	KONE, INC.	949699016			209.07
	09/15/17	542	KONEEL	KONE, INC.	1157463695			501.85
	09/15/17	543	SOUTHW	SOUTH WASTE COLLECTION, INC.	2365			425.00
	09/15/17	544	WOODR	WOOD RIVER ENERGY	143090			353.76
	09/15/17	545	XCEL	XCEL ENERGY	560280396			745.44
						Account Total:		6,553.67
						Section Total:		6,553.67

A/P DISTRIBUTION TO G/L REPORT

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A/P Checks in Detail

1010	Cash Checking - Operating							
	09/01/17	528	CAPITO	CAPITOL HILL MANAGEMENT CO	090117		1404	1,109.40
	09/01/17	529	CHOICE	CHOICE MECHANICAL	19927	#303	1405	146.25
	09/01/17	530	DENV	DENVER WATER	082117		1406	970.69
	09/01/17	533	METMCM	METRO MCM INC	5072		1407	150.00
	09/01/17	534	NEPTUN	NEPTUNE POOL SPECIALISTS	5316		1409	280.00
	09/01/17	535	VALV	VALVERDE PROPERTY SERVICES	496		1410	612.31
	09/05/17	563	CITYWI	CITYWIDE BANKS	090517		90517	25.34
	09/05/17	536	DEPT E	DEPARTMENT OF EXCISE AND LICEN	121115	Pool Liscense	1411	300.00
	09/15/17	538	CENT	CENTURYLINK	090417		1412	63.01
	09/15/17	539	CENT	CENTURYLINK	090417		1412	184.89
	09/15/17	540	FIVSTA	FIVE STAR JANITORIAL	1642		1413	802.00
	09/15/17	541	KONEEL	KONE, INC.	949699016		1414	209.07
	09/15/17	542	KONEEL	KONE, INC.	1157463695		1414	501.85
	09/15/17	543	SOUTHW	SOUTH WASTE COLLECTION, INC.	2365		1415	425.00
	09/15/17	544	WOODR	WOOD RIVER ENERGY	143090		1416	353.76
	09/15/17	545	XCEL	XCEL ENERGY	560280396		1417	745.44
						Account Total:		6,879.01
						Section Total:		6,879.01

Majorca Condominiums HOA

Income/Expense Statement
Period: 09/01/17 to 09/30/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06305	Dues	11,825.66	11,573.42	252.24	106,430.94	104,160.78	2,270.16	138,881.00
06340	Late Fee Income	.00	.00	.00	25.00	.00	25.00	.00
06365	Parking Income	.00	.00	.00	100.00	.00	100.00	.00
06810	Laundry Income	234.65	329.17	(94.52)	2,070.02	2,962.53	(892.51)	3,950.00
06905	Parking	50.00	.00	50.00	350.00	.00	350.00	.00
06910	Interest Income	22.21	.00	22.21	187.44	.00	187.44	.00
06930	Key Income	25.00	.00	25.00	55.00	.00	55.00	.00
06935	Rental Income Unit 101	589.86	537.08	52.78	4,958.74	4,833.72	125.02	6,445.00
	Subtotal Income	12,747.38	12,439.67	307.71	114,177.14	111,957.03	2,220.11	149,276.00
EXPENSES								
General & Administrative								
07010	Management Fees	1,100.00	1,000.00	(100.00)	9,900.00	9,000.00	(900.00)	12,000.00
07020	Accounting Fees	.00	24.58	24.58	.00	221.22	221.22	295.00
07160	Legal Fees	.00	75.00	75.00	.00	675.00	675.00	900.00
07250	Bank Charges	25.34	23.33	(2.01)	247.89	209.97	(37.92)	280.00
07260	Postage & Mail	9.40	25.00	15.60	169.69	225.00	55.31	300.00
07270	Inspections	.00	161.50	161.50	378.00	1,453.50	1,075.50	1,938.00
07280	Insurance	.00	1,399.00	1,399.00	19,968.53	12,591.00	(7,377.53)	16,788.00
07320	Office Supplies	.00	16.67	16.67	.00	150.03	150.03	200.00
07400	Printing & Reproduction	.00	25.00	25.00	20.25	225.00	204.75	300.00
07420	Property Taxes	.00	50.00	50.00	768.99	450.00	(318.99)	600.00
07430	Federal Income Tax	.00	56.25	56.25	.00	506.25	506.25	675.00
07450	Other Taxes & Fees	(300.00)	51.00	351.00	710.71	459.00	(251.71)	612.00
	General & Administrative	834.74	2,907.33	2,072.59	32,164.06	26,165.97	(5,998.09)	34,888.00
Unit Expenses								
08070	Plumbing Repairs - Units	146.25	.00	(146.25)	1,615.00	.00	(1,615.00)	.00
08090	Repairs - Units	.00	.00	.00	300.00	.00	(300.00)	.00
08210	Pool Operation & Mgmt.	580.00	200.00	(380.00)	6,355.00	1,800.00	(4,555.00)	2,400.00
08220	Pool Repairs	.00	89.58	89.58	.00	806.22	806.22	1,075.00
08230	Pool - Licenses & Fees	.00	25.00	25.00	.00	225.00	225.00	300.00
08240	Pool Supplies	.00	83.33	83.33	.00	749.97	749.97	1,000.00
08250	Pool Telephone	.00	35.42	35.42	.00	318.78	318.78	425.00
	Unit Expenses	726.25	433.33	(292.92)	8,270.00	3,899.97	(4,370.03)	5,200.00
Site Improvement								

Majorca Condominiums HOA

Income/Expense Statement
Period: 09/01/17 to 09/30/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	Site Improvement	.00	.00	.00	.00	.00	.00	.00
Utilities								
08910	Electricity	745.44	825.00	79.56	6,405.19	7,425.00	1,019.81	9,900.00
08930	Water & Sewer	970.69	808.33	(162.36)	7,728.61	7,274.97	(453.64)	9,700.00
08950	Gas	353.76	977.08	623.32	7,532.54	8,793.72	1,261.18	11,725.00
08990	Telephone	247.90	220.83	(27.07)	2,213.11	1,987.47	(225.64)	2,650.00
	Utilities	2,317.79	2,831.24	513.45	23,879.45	25,481.16	1,601.71	33,975.00
Maintenance								
09020	Grounds Maintenance	.00	208.33	208.33	.00	1,874.97	1,874.97	2,500.00
09025	Sprinkler Maintenance	.00	287.50	287.50	.00	2,587.50	2,587.50	3,450.00
09030	Elevator Maintenance	710.92	127.08	(583.84)	3,656.18	1,143.72	(2,512.46)	1,525.00
09110	Gen. Maint. & Repair	612.31	10.00	(602.31)	2,125.99	90.00	(2,035.99)	120.00
09115	Interior Maintenance	.00	520.00	520.00	2,145.28	4,680.00	2,534.72	6,240.00
09140	Roof Repairs	.00	62.50	62.50	470.00	562.50	92.50	750.00
09145	Ext. Bldg. Maint.	.00	500.00	500.00	2,518.65	4,500.00	1,981.35	6,000.00
09150	Air Cond./Chiller Maint.	.00	166.67	166.67	.00	1,500.03	1,500.03	2,000.00
09155	Heating Maintenance	.00	541.67	541.67	2,072.55	4,875.03	2,802.48	6,500.00
09160	Sewer Maintenance	.00	100.00	100.00	965.00	900.00	(65.00)	1,200.00
09180	Plumbing Repairs - Common	.00	400.00	400.00	191.00	3,600.00	3,409.00	4,800.00
09190	Electrical Repairs	.00	183.33	183.33	.00	1,649.97	1,649.97	2,200.00
09210	Door Repair	.00	83.33	83.33	.00	749.97	749.97	1,000.00
09223	Carpet Cleaning	.00	.00	.00	435.00	.00	(435.00)	.00
	Maintenance	1,323.23	3,190.41	1,867.18	14,579.65	28,713.69	14,134.04	38,285.00
Contract Services								
09610	Lawn Maint. & Landscaping	150.00	.00	(150.00)	1,330.81	.00	(1,330.81)	.00
09620	Elevator Maintenance Contract	.00	184.00	184.00	.00	1,656.00	1,656.00	2,208.00
09630	Boiler Maintenance Contract	.00	166.67	166.67	.00	1,500.03	1,500.03	2,000.00
09650	Security Services	.00	.00	.00	469.40	.00	(469.40)	.00
09700	Trash Removal	425.00	425.00	.00	3,825.00	3,825.00	.00	5,100.00
09750	Extermination	.00	41.67	41.67	.00	375.03	375.03	500.00
09800	Snow Removal	.00	208.33	208.33	840.00	1,874.97	1,034.97	2,500.00
09850	Janitorial Services	802.00	675.00	(127.00)	8,730.24	6,075.00	(2,655.24)	8,100.00
	Contract Services	1,377.00	1,700.67	323.67	15,195.45	15,306.03	110.58	20,408.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	6,579.01	11,062.98	4,483.97	94,088.61	99,566.82	5,478.21	132,756.00

Majorca Condominiums HOA

Income/Expense Statement
Period: 09/01/17 to 09/30/17

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
	Current Year Net Income/(loss)	6,168.37	1,376.69	4,791.68	20,088.53	12,390.21	7,698.32	16,520.00