

Welbourne Condominiums

Balance Sheet
As of 09/30/17

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Welbourne Condominiums

Report #0647 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	\$ 14,628.74
Cash Savings - Reserves	6,576.43
Dues Receivable	1,150.00
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TOTAL ASSETS	\$ 22,355.17
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LIABILITIES & EQUITY	
CURRENT LIABILITIES:	
Admin. Fees to HOA Mgmnt	\$ (10.00)
Prepaid Owner Dues	584.32
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Subtotal Current Liab.	\$ 574.32
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RESERVES:	
Subtotal Reserves	\$.00
<hr/>	
EQUITY:	
Prior Year Net Inc./Loss	\$ 48,615.34
Current Year Net Income/(Loss)	(26,834.49)
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Subtotal Equity	\$ 21,780.85
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TOTAL LIABILITIES & EQUITY	\$ 22,355.17
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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	09/01/17	524 CAPITO			CAPITOL HILL MANAGEMENT CO	090117			542.82
							Account Total:		542.82
8910		Electricity							
	09/15/17	534 XCEL			XCEL ENERGY	560257418			40.84
							Account Total:		40.84
8930		Water & Sewer							
	09/01/17	525 DENV			DENVER WATER	082117			391.21
							Account Total:		391.21
8950		Gas							
	09/15/17	533 XCEL			XCEL ENERGY	560356258			44.72
							Account Total:		44.72
9110		Gen. Maint. & Repair							
	09/15/17	529 VALV			VALVERDE PROPERTY SERVICES	502			868.76
							Account Total:		868.76
9610		Lawn Maint. & Landscaping							
	09/15/17	528 HIGPLA			HIGH PLAINS LAWN SERVICE	6360			131.00
							Account Total:		131.00
9700		Trash Removal							
	09/01/17	527 WASMAN			WASTE MANAGEMENT	5141849-2514-7			591.42
							Account Total:		591.42
9750		Extermination							
	09/01/17	522 ANIMAL			ANIMAL & PEST CONTROL SPEC	49039			500.00

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Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
						Account Total:		500.00
9850				Janitorial Services				
	09/01/17	523	BRYANT	ED BRYANT	090117			160.00
						Account Total:		160.00
						Section Total:		3,270.77

A/P DISTRIBUTION TO G/L REPORT

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Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Account Payable in Detail								
3010	Accounts Payable							
	09/01/17	522	ANIMAL	ANIMAL & PEST CONTROL SPEC	49039			500.00
	09/01/17	523	BRYANT	ED BRYANT	090117			160.00
	09/01/17	524	CAPITO	CAPITOL HILL MANAGEMENT CO	090117			542.82
	09/01/17	525	DENV	DENVER WATER	082117			391.21
	09/01/17	527	WASMAN	WASTE MANAGEMENT	5141849-2514-7			591.42
	09/15/17	528	HIGPLA	HIGH PLAINS LAWN SERVICE	6360			131.00
	09/15/17	529	VALV	VALVERDE PROPERTY SERVICES	502			868.76
	09/15/17	533	XCEL	XCEL ENERGY	560356258			44.72
	09/15/17	534	XCEL	XCEL ENERGY	560257418			40.84
						Account Total:		3,270.77
						Section Total:		3,270.77

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 09/01/17
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Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
A/P Checks in Detail								
1010	Cash Checking - Operating							
	09/01/17	522	ANIMAL	ANIMAL & PEST CONTROL SPEC	49039		1428	500.00
	09/01/17	523	BRYANT	ED BRYANT	090117		1429	160.00
	09/01/17	524	CAPITO	CAPITOL HILL MANAGEMENT CO	090117		1430	542.82
	09/01/17	525	DENV	DENVER WATER	082117		1431	391.21
	09/01/17	527	WASMAN	WASTE MANAGEMENT	5141849-2514-7		1432	591.42
	09/15/17	528	HIGPLA	HIGH PLAINS LAWN SERVICE	6360		1433	131.00
	09/15/17	529	VALV	VALVERDE PROPERTY SERVICES	502		1434	868.76
	09/15/17	533	XCEL	XCEL ENERGY	560356258		1435	44.72
	09/15/17	534	XCEL	XCEL ENERGY	560257418		1435	40.84

Account Total: 3,270.77

Section Total: 3,270.77

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
INCOME:								
06305	Dues	5,400.00	4,500.00	900.00	44,100.00	40,500.00	3,600.00	54,000.00
06350	Legal Fees Reimbursement	.00	.00	.00	969.99	.00	969.99	.00
06910	Interest Income	.15	.00	.15	1.47	.00	1.47	.00
06930	Key Income	.00	.00	.00	10.00	.00	10.00	.00
	Subtotal Income	5,400.15	4,500.00	900.15	45,081.46	40,500.00	4,581.46	54,000.00
EXPENSES								
General & Administrative								
07010	Management Fees	542.82	480.00	(62.82)	4,862.82	4,320.00	(542.82)	5,760.00
07020	Accounting Fees	.00	20.00	20.00	220.00	180.00	(40.00)	240.00
07160	Legal Fees	.00	.00	.00	869.53	.00	(869.53)	.00
07260	Postage & Mail	.00	10.00	10.00	151.10	90.00	(61.10)	120.00
07270	Inspections	.00	25.00	25.00	129.50	225.00	95.50	300.00
07280	Insurance	.00	690.00	690.00	10,181.00	6,210.00	(3,971.00)	8,280.00
07320	Office Supplies	.00	10.00	10.00	.00	90.00	90.00	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	270.00	30.09	360.00
	General & Administrative	542.82	1,265.00	722.18	16,854.59	11,385.00	(5,469.59)	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	6,300.00	6,300.00	8,400.00
08910	Electricity	40.84	.00	(40.84)	484.15	.00	(484.15)	.00
08930	Water & Sewer	391.21	475.00	83.79	2,994.80	4,275.00	1,280.20	5,700.00
08950	Gas	44.72	.00	(44.72)	4,376.51	.00	(4,376.51)	.00
	Utilities	476.77	1,175.00	698.23	7,855.46	10,575.00	2,719.54	14,100.00
Maintenance								
09025	Sprinkler Maintenance	.00	20.00	20.00	.00	180.00	180.00	240.00
09090	Light Repair	.00	.00	.00	6.21	.00	(6.21)	.00

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

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
09110	Gen. Maint. & Repair	868.76	.00	(868.76)	5,883.88	.00	(5,883.88)	.00
09115	Interior Maintenance	.00	300.00	300.00	1,383.30	2,700.00	1,316.70	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	2,700.00	(24,052.12)	3,600.00
09155	Heating Maintenance	.00	330.00	330.00	1,765.42	2,970.00	1,204.58	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	868.76	950.00	81.24	37,101.11	8,550.00	(28,551.11)	11,400.00
Contract Services								
09610	Lawn Maint. & Landscaping	131.00	100.00	(31.00)	694.65	900.00	205.35	1,200.00
09700	Trash Removal	591.42	250.00	(341.42)	5,177.64	2,250.00	(2,927.64)	3,000.00
09750	Extermination	500.00	.00	(500.00)	1,145.00	.00	(1,145.00)	.00
09800	Snow Removal	.00	150.00	150.00	199.00	1,350.00	1,151.00	1,800.00
09850	Janitorial Services	160.00	160.00	.00	1,440.00	1,440.00	.00	1,920.00
09865	Board Authorized Expense	.00	.00	.00	1,257.50	.00	(1,257.50)	.00
	Contract Services	1,382.42	660.00	(722.42)	9,913.79	5,940.00	(3,973.79)	7,920.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	3,270.77	4,050.00	779.23	71,915.95	36,450.00	(35,465.95)	48,600.00
	Current Year Net Income/(loss)	2,129.38	450.00	1,679.38	(26,834.49)	4,050.00	(30,884.49)	5,400.00

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