

Welbourne Condominiums

Balance Sheet
As of 10/31/17

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Welbourne Condominiums

Report #0660 Page: 1

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 10/01/17
Ending vendor #: "Last" Ending date: 10/31/17

ASSETS	
Cash Checking - Operating	\$ 15,906.95
Cash Savings - Reserves	7,502.47
Dues Receivable	1,825.68
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TOTAL ASSETS	\$ 25,235.10
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LIABILITIES & EQUITY	
CURRENT LIABILITIES:	
Admin. Fees to HOA Mgmnt	\$ (10.00)
Prepaid Owner Dues	610.00
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Subtotal Current Liab.	\$ 600.00
RESERVES:	
<hr/>	
Subtotal Reserves	\$.00
EQUITY:	
Prior Year Net Inc./Loss	\$ 48,615.34
Current Year Net Income/(Loss)	(23,980.24)
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Subtotal Equity	\$ 24,635.10
TOTAL LIABILITIES & EQUITY	\$ 25,235.10
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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	10/02/17	536 CAPITO			CAPITOL HILL MANAGEMENT CO	110117			540.00
							Account Total:		540.00
7260		Postage & Mail							
	10/02/17	536 CAPITO			CAPITOL HILL MANAGEMENT CO	110117			10.81
							Account Total:		10.81
7270		Inspections							
	10/02/17	541 DPTLAB			DEPARTMENT OF LABOR	640535			100.00
	10/15/17	542 MNG FI			MANAGER OF FINANCE	442934			128.00
							Account Total:		228.00
7400		Printing & Reproduction							
	10/02/17	536 CAPITO			CAPITOL HILL MANAGEMENT CO	110117			7.20
							Account Total:		7.20
8910		Electricity							
	10/15/17	546 XCEL			XCEL ENERGY	564070900			59.19
							Account Total:		59.19
8930		Water & Sewer							
	10/02/17	537 DENV			DENVER WATER	092017			383.63
							Account Total:		383.63
8950		Gas							
	10/15/17	545 XCEL			XCEL ENERGY	564173276			133.30
							Account Total:		133.30
9610		Lawn Maint. & Landscaping							
	10/02/17	538 HIGPLA			HIGH PLAINS LAWN SERVICE	7038			131.00

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Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
	10/02/17	539	METMCM	METRO MCM INC	5092			212.39
						Account Total:		343.39
9700				Trash Removal				
	10/15/17	543	WASMAN	WASTE MANAGEMENT	5166335-2514-7			597.93
						Account Total:		597.93
9750				Extermination				
	10/02/17	540	SPRA	SPRAGUE PEST SOLUTIONS	3302722			107.50
						Account Total:		107.50
9850				Janitorial Services				
	10/02/17	535	BRYANT	ED BRYANT	100117			160.00
						Account Total:		160.00
						Section Total:		2,570.95

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				
	10/02/17	535	BRYANT	ED BRYANT	100117			160.00
	10/02/17	536	CAPITO	CAPITOL HILL MANAGEMENT CO	110117			558.01
	10/02/17	537	DENV	DENVER WATER	092017			383.63
	10/02/17	541	DPTLAB	DEPARTMENT OF LABOR	640535			100.00
	10/02/17	538	HIGPLA	HIGH PLAINS LAWN SERVICE	7038			131.00
	10/02/17	539	METMCM	METRO MCM INC	5092			212.39
	10/02/17	540	SPRA	SPRAGUE PEST SOLUTIONS	3302722			107.50
	10/15/17	542	MNG FI	MANAGER OF FINANCE	442834			128.00
	10/15/17	543	WASMAN	WASTE MANAGEMENT	5166335-2514-7			597.93
	10/15/17	545	XCEL	XCEL ENERGY	564173276			133.30
	10/15/17	546	XCEL	XCEL ENERGY	564070900			59.19
						Account Total:		2,570.95
						Section Total:		2,570.95

A/P DISTRIBUTION TO G/L REPORT

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Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
A/P Checks in Detail									
1010		Cash Checking - Operating							
	10/02/17	535 BRYANT ED BRYANT				100117		1436	160.00
	10/02/17	536 CAPITO CAPITOL HILL MANAGEMENT CO				110117		1437	558.01
	10/02/17	537 DENV DENVER WATER				092017		1438	383.63
	10/02/17	541 DPTLAB DEPARTMENT OF LABOR				640535		1439	100.00
	10/02/17	538 HIGPLA HIGH PLAINS LAWN SERVICE				7038		1440	131.00
	10/02/17	539 METMCM METRO MCM INC				5092		1441	212.39
	10/02/17	540 SPRA SPRAGUE PEST SOLUTIONS				3302722		1442	107.50
	10/15/17	542 MNG FI MANAGER OF FINANCE				442834		1443	128.00
	10/15/17	543 WASMAN WASTE MANAGEMENT				5166335-2514-7		1444	597.93
	10/15/17	545 XCEL XCEL ENERGY				564173276		1445	133.30
	10/15/17	546 XCEL XCEL ENERGY				564070900		1445	59.19
								Account Total:	2,570.95
								Section Total:	2,570.95

Income/Expense Statement
 Period: 10/01/17 to 10/31/17

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	49,500.00	45,000.00	4,500.00	54,000.00
06340	Late Fee Income	25.00	.00	25.00	25.00	.00	25.00	.00
06350	Legal Fees Reimbursement	.00	.00	.00	969.99	.00	969.99	.00
06910	Interest Income	.20	.00	.20	1.67	.00	1.67	.00
06930	Key Income	.00	.00	.00	10.00	.00	10.00	.00
	Subtotal Income	5,425.20	4,500.00	925.20	50,506.66	45,000.00	5,506.66	54,000.00
EXPENSES								
General & Administrative								
07010	Management Fees	540.00	480.00	(60.00)	5,402.82	4,800.00	(602.82)	5,760.00
07020	Accounting Fees	.00	20.00	20.00	220.00	200.00	(20.00)	240.00
07160	Legal Fees	.00	.00	.00	869.53	.00	(869.53)	.00
07260	Postage & Mail	10.81	10.00	(.81)	161.91	100.00	(61.91)	120.00
07270	Inspections	228.00	25.00	(203.00)	357.50	250.00	(107.50)	300.00
07280	Insurance	.00	690.00	690.00	10,181.00	6,900.00	(3,281.00)	8,280.00
07320	Office Supplies	.00	10.00	10.00	.00	100.00	100.00	120.00
07400	Printing & Reproduction	7.20	.00	(7.20)	24.45	.00	(24.45)	.00
07420	Property Taxes	.00	.00	.00	183.48	.00	(183.48)	.00
07450	Other Taxes & Fees	.00	30.00	30.00	239.91	300.00	60.09	360.00
	General & Administrative	786.01	1,265.00	478.99	17,640.60	12,650.00	(4,990.60)	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	7,000.00	7,000.00	8,400.00
08910	Electricity	59.19	.00	(59.19)	543.34	.00	(543.34)	.00
08930	Water & Sewer	383.63	475.00	91.37	3,378.43	4,750.00	1,371.57	5,700.00
08950	Gas	133.30	.00	(133.30)	4,509.81	.00	(4,509.81)	.00
	Utilities	576.12	1,175.00	598.88	8,431.58	11,750.00	3,318.42	14,100.00
Maintenance								
09025	Sprinkler Maintenance	.00	20.00	20.00	.00	200.00	200.00	240.00

Welbourne Condominiums

Income/Expense Statement
 Period: 10/01/17 to 10/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
09090	Light Repair	.00	.00	.00	6.21	.00	(6.21)	.00
09110	Gen. Maint. & Repair	.00	.00	.00	5,883.88	.00	(5,883.88)	.00
09115	Interior Maintenance	.00	300.00	300.00	1,383.30	3,000.00	1,616.70	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	3,000.00	(23,752.12)	3,600.00
09155	Heating Maintenance	.00	330.00	330.00	1,765.42	3,300.00	1,534.58	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	.00	950.00	950.00	37,101.11	9,500.00	(27,601.11)	11,400.00
Contract Services								
09610	Lawn Maint. & Landscaping	343.39	100.00	(243.39)	1,038.04	1,000.00	(38.04)	1,200.00
09700	Trash Removal	597.93	250.00	(347.93)	5,775.57	2,500.00	(3,275.57)	3,000.00
09750	Extermination	107.50	.00	(107.50)	1,252.50	.00	(1,252.50)	.00
09800	Snow Removal	.00	150.00	150.00	199.00	1,500.00	1,301.00	1,800.00
09850	Janitorial Services	160.00	160.00	.00	1,600.00	1,600.00	.00	1,920.00
09865	Board Authorized Expense	.00	.00	.00	1,257.50	.00	(1,257.50)	.00
	Contract Services	1,208.82	660.00	(548.82)	11,122.61	6,600.00	(4,522.61)	7,920.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	2,570.95	4,050.00	1,479.05	74,486.90	40,500.00	(33,986.90)	48,600.00
	Current Year Net Income/(loss)	2,854.25	450.00	2,404.25	(23,980.24)	4,500.00	(28,480.24)	5,400.00