

Welbourne Condominiums

Balance Sheet
As of 12/31/17

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Welbourne Condominiums

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ASSETS

Cash Checking - Operating	\$ 15,618.62	
Cash Savings - Reserves	9,354.58	
Dues Receivable	2,615.68	
TOTAL ASSETS	\$ 27,588.88	=====

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Admin. Fees to HOA Mgmnt	\$ (10.00)	
Prepaid Owner Dues	650.00	
Subtotal Current Liab.	\$ 640.00	

RESERVES:

Subtotal Reserves	\$.00	
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EQUITY:

Prior Year Net Inc./Loss	\$ 48,615.34	
Current Year Net Income/(Loss)	(21,666.46)	
Subtotal Equity	\$ 26,948.88	
TOTAL LIABILITIES & EQUITY	\$ 27,588.88	=====

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 12/01/17
Ending vendor #: "Last" Ending date: 12/31/17

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	12/01/17	557 CAPITO			CAPITOL HILL MANAGEMENT CO	120117			540.00
							Account Total:		540.00
7011		Administrative Expense							
	12/01/17	557 CAPITO			CAPITOL HILL MANAGEMENT CO	120117			150.00
							Account Total:		150.00
7260		Postage & Mail							
	12/01/17	557 CAPITO			CAPITOL HILL MANAGEMENT CO	120117			2.82
							Account Total:		2.82
8910		Electricity							
	12/15/17	566 XCEL			XCEL ENERGY	571654501			62.80
							Account Total:		62.80
8930		Water & Sewer							
	12/01/17	559 DENV			DENVER WATER	112017			319.73
							Account Total:		319.73
8950		Gas							
	12/15/17	565 XCEL			XCEL ENERGY	571759778			629.62
							Account Total:		629.62
9145		Ext. Bldg. Maint.							
	12/15/17	564 NEW WI			NEW WINDOWS FOR AMERICA	120617			2,694.00
	12/15/17	561 SHIELD			SHIELD SERVICES	84564			318.07
	12/15/17	562 SHIELD			SHIELD SERVICES	84563			206.18
							Account Total:		3,218.25
9155		Heating Maintenance							

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 12/01/17
 Ending vendor #: "Last" Ending date: 12/31/17

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
	12/01/17	558	CHOICE	CHOICE MECHANICAL	20289			235.75
						Account Total:		235.75
9610				Lawn Maint. & Landscaping				
	12/15/17	560	METMCM	METRO MCM INC	5306			71.93
						Account Total:		71.93
9700				Trash Removal				
	12/15/17	563	WASMAN	WASTE MANAGEMENT	5221231-2514-1			604.11
						Account Total:		604.11
9850				Janitorial Services				
	12/01/17	556	BRYANT	ED BRYANT	120117			160.00
						Account Total:		160.00
						Section Total:		5,995.01

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 12/01/17
 Ending vendor #: "Last" Ending date: 12/31/17

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Account Payable in Detail								
3010				Accounts Payable				
	12/01/17	556	BRYANT	ED BRYANT	120117			160.00
	12/01/17	557	CAPITO	CAPITOL HILL MANAGEMENT CO	120117			692.82
	12/01/17	558	CHOICE	CHOICE MECHANICAL	20289			235.75
	12/01/17	559	DENV	DENVER WATER	112017			319.73
	12/15/17	560	METMCM	METRO MCM INC	5306			71.93
	12/15/17	564	NEW WI	NEW WINDOWS FOR AMERICA	120617			2,694.00
	12/15/17	561	SHIELD	SHIELD SERVICES	84564			318.07
	12/15/17	562	SHIELD	SHIELD SERVICES	84563			206.18
	12/15/17	563	WASMAN	WASTE MANAGEMENT	5221231-2514-1			604.11
	12/15/17	565	XCEL	XCEL ENERGY	571759778			629.62
	12/15/17	566	XCEL	XCEL ENERGY	571654501			62.80
						Account Total:		5,995.01
						Section Total:		5,995.01

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 12/01/17
 Ending vendor #: "Last" Ending date: 12/31/17

Account #	Description		Invoice #	Reference	Chk #	Amount
	Date	Vchr-# Vend-#	Name			
A/P Checks in Detail						
1010	Cash Checking - Operating					
	12/01/17	556 BRYANT	ED BRYANT	120117	1454	160.00
	12/01/17	557 CAPITO	CAPITOL HILL MANAGEMENT CO	120117	1455	692.82
	12/01/17	558 CHOICE	CHOICE MECHANICAL	20289	1456	235.75
	12/01/17	559 DENV	DENVER WATER	112017	1457	319.73
	12/15/17	560 METMCM	METRO MCM INC	5306	1458	71.93
	12/15/17	564 NEW WI	NEW WINDOWS FOR AMERICA	120617	1459	2,694.00
	12/15/17	561 SHIELD	SHIELD SERVICES	84564	1460	318.07
	12/15/17	562 SHIELD	SHIELD SERVICES	84563	1460	206.18
	12/15/17	563 WASMAN	WASTE MANAGEMENT	5221231-2514-1	1461	604.11
	12/15/17	565 XCEL	XCEL ENERGY	571759778	1462	629.62
	12/15/17	566 XCEL	XCEL ENERGY	571654501	1462	62.80
			Account Total:			5,995.01
			Section Total:			5,995.01

Income/Expense Statement
 Period: 12/01/17 to 12/31/17

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	60,300.00	54,000.00	6,300.00	54,000.00
06340	Late Fee Income	.00	.00	.00	25.00	.00	25.00	.00
06350	Legal Fees Reimbursement	.00	.00	.00	969.99	.00	969.99	.00
06910	Interest Income	.22	.00	.22	2.10	.00	2.10	.00
06920	Misc. Income	.00	.00	.00	150.00	.00	150.00	.00
06930	Key Income	.00	.00	.00	10.00	.00	10.00	.00
	Subtotal Income	5,400.22	4,500.00	900.22	61,457.09	54,000.00	7,457.09	54,000.00
EXPENSES								
General & Administrative								
07010	Management Fees	540.00	480.00	(60.00)	6,482.82	5,760.00	(722.82)	5,760.00
07011	Administrative Expense	150.00	.00	(150.00)	150.00	.00	(150.00)	.00
07020	Accounting Fees	.00	20.00	20.00	220.00	240.00	20.00	240.00
07160	Legal Fees	.00	.00	.00	869.53	.00	(869.53)	.00
07260	Postage & Mail	2.82	10.00	7.18	168.49	120.00	(48.49)	120.00
07270	Inspections	.00	25.00	25.00	357.50	300.00	(57.50)	300.00
07280	Insurance	.00	690.00	690.00	10,181.00	8,280.00	(1,901.00)	8,280.00
07320	Office Supplies	.00	10.00	10.00	.00	120.00	120.00	120.00
07400	Printing & Reproduction	.00	.00	.00	34.85	.00	(34.85)	.00
07420	Property Taxes	.00	.00	.00	183.48	.00	(183.48)	.00
07450	Other Taxes & Fees	.00	30.00	30.00	489.82	360.00	(129.82)	360.00
	General & Administrative	692.82	1,265.00	572.18	19,137.49	15,180.00	(3,957.49)	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	8,400.00	8,400.00	8,400.00
08910	Electricity	62.80	.00	(62.80)	660.36	.00	(660.36)	.00
08930	Water & Sewer	319.73	475.00	155.27	4,059.05	5,700.00	1,640.95	5,700.00
08950	Gas	629.62	.00	(629.62)	5,592.06	.00	(5,592.06)	.00
	Utilities	1,012.15	1,175.00	162.85	10,311.47	14,100.00	3,788.53	14,100.00

Welbourne Condominiums

Income/Expense Statement
 Period: 12/01/17 to 12/31/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
Maintenance								
09025	Sprinkler Maintenance	.00	20.00	20.00	.00	240.00	240.00	240.00
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	3,600.00	2,216.70	3,600.00
09140	Roof Repairs	.00	.00	.00	390.00	.00	(390.00)	.00
09145	Ext. Bldg. Maint.	3,218.25	300.00	(2,918.25)	29,970.37	3,600.00	(26,370.37)	3,600.00
09155	Heating Maintenance	235.75	330.00	94.25	2,001.17	3,960.00	1,958.83	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	3,454.00	950.00	(2,504.00)	40,555.11	11,400.00	(29,155.11)	11,400.00
Contract Services								
09610	Lawn Maint. & Landscaping	71.93	100.00	28.07	1,320.97	1,200.00	(120.97)	1,200.00
09700	Trash Removal	604.11	250.00	(354.11)	6,978.51	3,000.00	(3,978.51)	3,000.00
09750	Extermination	.00	.00	.00	1,252.50	.00	(1,252.50)	.00
09800	Snow Removal	.00	150.00	150.00	199.00	1,800.00	1,601.00	1,800.00
09850	Janitorial Services	160.00	160.00	.00	1,920.00	1,920.00	.00	1,920.00
09865	Board Authorized Expense	.00	.00	.00	1,257.50	.00	(1,257.50)	.00
	Contract Services	836.04	660.00	(176.04)	12,928.48	7,920.00	(5,008.48)	7,920.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	5,995.01	4,050.00	(1,945.01)	83,123.55	48,600.00	(34,523.55)	48,600.00
	Current Year Net Income/(loss)	(594.79)	450.00	(1,044.79)	(21,666.46)	5,400.00	(27,066.46)	5,400.00