

**Welbourne Condominiums**

Balance Sheet  
As of 02/28/18

Page: 1

Date 03/28/18 Time:17:44:50

**Welbourne Condominiums**

Report #0717 Page: 1

**ASSETS**

Cash Checking - Operating	\$ 7,031.35	
Cash Savings - Reserves	11,206.80	
Dues Receivable	3,075.68	
<b>TOTAL ASSETS</b>		<b>\$ 21,313.83</b>

**LIABILITIES & EQUITY**

<b>CURRENT LIABILITIES:</b>		
Admin. Fees to HOA Mgmnt	\$ (10.00)	
Prepaid Owner Dues	650.00	
<b>Subtotal Current Liab.</b>		<b>\$ 640.00</b>
<b>RESERVES:</b>		
<b>Subtotal Reserves</b>		<b>\$ .00</b>
<b>EQUITY:</b>		
Prior Year Net Inc./Loss	\$ 26,948.88	
Current Year Net Income/(Loss)	(6,275.05)	
<b>Subtotal Equity</b>		<b>\$ 20,673.83</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>		<b>\$ 21,313.83</b>

**A/P DISTRIBUTION TO G/L REPORT**

Starting vendor #: "First" Starting date: 02/01/18  
Ending vendor #: "Last" Ending date: 02/28/18

Account #	Date	Description	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
Distribution in Detail									
7010		Management Fees							
	02/02/18	578 CAPITO	CAPITOL HILL MANAGEMENT CO		020118				540.00
							Account Total:		540.00
7260		Postage & Mail							
	02/02/18	578 CAPITO	CAPITOL HILL MANAGEMENT CO		020118				2.82
							Account Total:		2.82
7270		Inspections							
	02/14/18	582 SENT	SENTRY FIRE & SAFETY		8405-101708				129.50
							Account Total:		129.50
7280		Insurance							
	02/02/18	580 NEISEN	NEISEN BORTH AGAENCY		16575				9,630.50
							Account Total:		9,630.50
8910		Electricity							
	02/14/18	585 XCEL	XCEL ENERGY		579250058				62.25
							Account Total:		62.25
8930		Water & Sewer							
	02/02/18	579 DENV	DENVER WATER		011918				333.43
							Account Total:		333.43
8950		Gas							
	02/14/18	586 XCEL	XCEL ENERGY		579355757				993.46
							Account Total:		993.46
9090		Light Repair							
	02/14/18	583 VALV	VALVERDE PROPERTY SERVICES		601				70.00

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 02/01/18  
 Ending vendor #: "Last" Ending date: 02/28/18

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
						Account Total:		70.00
9700				Trash Removal				
	02/14/18	584	WASMAN	WASTE MANAGEMENT	5268153-2514-1			727.70
						Account Total:		727.70
9800				Snow Removal				
	02/14/18	581	HIGPLA	HIGH PLAINS LAWN SERVICE	8058			65.00
						Account Total:		65.00
9850				Janitorial Services				
	02/02/18	577	BRYANT	ED BRYANT	020118			160.00
						Account Total:		160.00
						Section Total:		12,714.66

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 02/01/18  
 Ending vendor #: "Last" Ending date: 02/28/18

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
						Account Total:		70.00
3010				Accounts Payable				
	02/02/18	577	BRYANT	ED BRYANT	020118			160.00
	02/02/18	578	CAPITO	CAPITOL HILL MANAGEMENT CO	020118			542.82
	02/02/18	579	DENV	DENVER WATER	011918			333.43
	02/02/18	580	NEISEN	NEISEN BORTH AGENCY	16575			9,630.50
	02/14/18	581	HIGPLA	HIGH PLAINS LAWN SERVICE	8058			65.00
	02/14/18	582	SENT	SENTRY FIRE & SAFETY	8405-101708			129.50
	02/14/18	583	VALV	VALVERDE PROPERTY SERVICES	601			70.00
	02/14/18	584	WASMAN	WASTE MANAGEMENT	5268153-2514-1			727.70
	02/14/18	585	XCEL	XCEL ENERGY	579250058			62.25
	02/14/18	586	XCEL	XCEL ENERGY	579355757			993.46
						Account Total:		12,714.66
						Section Total:		12,714.66

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 02/01/18  
 Ending vendor #: "Last" Ending date: 02/28/18

Account #	Date	Vchr-#	Vend-#	Name	Invoice-#	Reference	Chk #	Amount
A/P Checks in Detail								
1010	Cash Checking - Operating							
	02/02/18	577	BRYANT	ED BRYANT	020118		1471	160.00
	02/02/18	578	CAPITO	CAPITOL HILL MANAGEMENT CO	020118		1472	542.82
	02/02/18	579	DENV	DENVER WATER	011918		1473	333.43
	02/02/18	580	NEISEN	NEISEN BORTH AGENCY	16575		1474	9,630.50
	02/14/18	581	HIGPLA	HIGH PLAINS LAWN SERVICE	8058		1475	65.00
	02/14/18	582	SENT	SENTRY FIRE & SAFETY	8405-101708		1476	129.50
	02/14/18	583	VALV	VALVERDE PROPERTY SERVICES	601		1477	70.00
	02/14/18	584	WASMAN	WASTE MANAGEMENT	5268153-2514-1		1478	727.70
	02/14/18	585	XCEL	XCEL ENERGY	579250058		1479	62.25
	02/14/18	586	XCEL	XCEL ENERGY	579355757		1479	993.46

Account Total: 12,714.66

Section Total: 12,714.66

Income/Expense Statement  
 Period: 02/01/18 to 02/28/18

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	10,800.00	9,000.00	1,800.00	54,000.00
06910	Interest Income	.26	.00	.26	.54	.00	.54	.00
06920	Misc. Income	518.07	.00	518.07	518.07	.00	518.07	.00
Subtotal Income		5,918.33	4,500.00	1,418.33	11,318.61	9,000.00	2,318.61	54,000.00
EXPENSES								
General & Administrative								
07010	Management Fees	540.00	480.00	(60.00)	1,080.00	960.00	(120.00)	5,760.00
07020	Accounting Fees	.00	20.00	20.00	.00	40.00	40.00	240.00
07260	Postage & Mail	2.82	10.00	7.18	14.57	20.00	5.43	120.00
07270	Inspections	129.50	25.00	(104.50)	129.50	50.00	(79.50)	300.00
07280	Insurance	9,630.50	690.00	(8,940.50)	10,953.50	1,380.00	(9,573.50)	8,280.00
07320	Office Supplies	.00	10.00	10.00	.00	20.00	20.00	120.00
07400	Printing & Reproduction	.00	.00	.00	7.20	.00	(7.20)	.00
07450	Other Taxes & Fees	.00	30.00	30.00	.00	60.00	60.00	360.00
General & Administrative		10,302.82	1,265.00	(9,037.82)	12,184.77	2,530.00	(9,654.77)	15,180.00
Unit Expenses								
Unit Expenses		.00	.00	.00	.00	.00	.00	.00
Site Improvement								
Site Improvement		.00	.00	.00	.00	.00	.00	.00
Utilities								
08905	Electricity & Gas	.00	700.00	700.00	.00	1,400.00	1,400.00	8,400.00
08910	Electricity	62.25	.00	(62.25)	132.17	.00	(132.17)	.00
08930	Water & Sewer	333.43	475.00	141.57	655.87	950.00	294.13	5,700.00
08950	Gas	993.46	.00	(993.46)	2,059.20	.00	(2,059.20)	.00
Utilities		1,389.14	1,175.00	(214.14)	2,847.24	2,350.00	(497.24)	14,100.00
Maintenance								
09025	Sprinkler Maintenance	.00	20.00	20.00	.00	40.00	40.00	240.00
09090	Light Repair	70.00	.00	(70.00)	70.00	.00	(70.00)	.00
09115	Interior Maintenance	.00	300.00	300.00	.00	600.00	600.00	3,600.00
09145	Ext. Bldg. Maint.	.00	300.00	300.00	551.07	600.00	48.93	3,600.00
09155	Heating Maintenance	.00	330.00	330.00	.00	660.00	660.00	3,960.00

**Welbourne Condominiums**

Income/Expense Statement  
 Period: 02/01/18 to 02/28/18

Account	Description	Actual	Current Period		Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance	
	Maintenance	70.00	950.00	880.00	621.07	1,900.00	1,278.93	11,400.00
Contract Services								
09610	Lawn Maint. & Landscaping	.00	100.00	100.00	.00	200.00	200.00	1,200.00
09700	Trash Removal	727.70	250.00	(477.70)	1,448.08	500.00	(948.08)	3,000.00
09750	Extermination	.00	.00	.00	107.50	.00	(107.50)	.00
09800	Snow Removal	65.00	150.00	85.00	65.00	300.00	235.00	1,800.00
09850	Janitorial Services	160.00	160.00	.00	320.00	320.00	.00	1,920.00
	Contract Services	952.70	660.00	(292.70)	1,940.58	1,320.00	(620.58)	7,920.00
Reserve Contributions								
	Reserve Contributions	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	12,714.66	4,050.00	(8,664.66)	17,593.66	8,100.00	(9,493.66)	48,600.00
	Current Year Net Income/(loss)	(6,796.33)	450.00	(7,246.33)	(6,275.05)	900.00	(7,175.05)	5,400.00