

Parkway Gardens South

Balance Sheet
As of 09/30/17

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Date 10/06/17 Time:09:57:21

Parkway Gardens South

Report #1975 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 | \$ 3,916.00 |
| Cash Savings - Reserves | 4,205.25 |
| Dues Receivable | 1,801.78 |
| Misc. Owner Receivables | 10.00 |
| <hr/> | |
| TOTAL ASSETS | \$ 9,933.03 |
| <hr/> | |
| LIABILITIES & EQUITY | |
| CURRENT LIABILITIES: | |
| Prepaid Owner Dues | \$ 836.00 |
| <hr/> | |
| Subtotal Current Liab. | \$ 836.00 |
| RESERVES: | |
| Reserves - Unallocated | \$ 6,000.00 |
| <hr/> | |
| Subtotal Reserves | \$ 6,000.00 |
| EQUITY: | |
| Prior Year Net Inc./Loss | \$ 2,608.18 |
| Current Year Net Income/(Loss) | 488.85 |
| <hr/> | |
| Subtotal Equity | \$ 3,097.03 |
| <hr/> | |
| TOTAL LIABILITIES & EQUITY | \$ 9,933.03 |
| <hr/> | |

| Account # | Date | Description | Vchr-# | Vend-# | Name | Invoice-# | Reference | Chk # | Amount |
|------------------------|----------|-------------------------|--------|--------|----------------------------|-----------|----------------|-------|--------|
| Distribution in Detail | | | | | | | | | |
| 7010 | | Management Fees | | | | | | | |
| | 09/01/17 | 890 CAPITO | | | CAPITOL HILL MANAGEMENT CO | 090117 | | | 200.00 |
| | | | | | | | Account Total: | | 200.00 |
| 7250 | | Bank Charges | | | | | | | |
| | 09/05/17 | 901 CITYWI | | | CITYWIDE BANKS | 090517 | | | 27.62 |
| | | | | | | | Account Total: | | 27.62 |
| 7260 | | Postage & Mail | | | | | | | |
| | 09/01/17 | 890 CAPITO | | | CAPITOL HILL MANAGEMENT CO | 090117 | | | 6.11 |
| | | | | | | | Account Total: | | 6.11 |
| 7400 | | Printing & Reproduction | | | | | | | |
| | 09/01/17 | 890 CAPITO | | | CAPITOL HILL MANAGEMENT CO | 090117 | | | 5.00 |
| | | | | | | | Account Total: | | 5.00 |
| 8910 | | Electricity | | | | | | | |
| | 09/01/17 | 893 XCEL | | | XCEL ENERGY | 558857586 | | | 28.78 |
| | | | | | | | Account Total: | | 28.78 |
| 8930 | | Water & Sewer | | | | | | | |
| | 09/01/17 | 891 DENV | | | DENVER WATER | 081817 | | | 453.85 |
| | | | | | | | Account Total: | | 453.85 |
| 8950 | | Gas | | | | | | | |
| | 09/01/17 | 893 XCEL | | | XCEL ENERGY | 558857586 | | | 77.69 |
| | | | | | | | Account Total: | | 77.69 |
| 9010 | | Tree/Lawn Maint. | | | | | | | |
| | 09/01/17 | 892 FREE F | | | FREE FALL TREE SERVICE | 2178 | | | 525.00 |

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 |
|-----------|----------|----------------------|--------|--------|----------------------------|-----------|----------------|-------|----------|
| | | | | | | | Account Total: | | 525.00 |
| 9110 | | Gen. Maint. & Repair | | | | | | | |
| | 09/15/17 | | 897 | VALV | VALVERDE PROPERTY SERVICES | 506 | | | 138.60 |
| | | | | | | | Account Total: | | 138.60 |
| 9700 | | Trash Removal | | | | | | | |
| | 09/06/17 | | 902 | WASMAN | WASTE MANAGEMENT | 090617 | | | 202.04 |
| | | | | | | | Account Total: | | 202.04 |
| | | | | | | | Section Total: | | 1,664.69 |

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 |
|---------------------------|----------|------------------|--------|--------|----------------------------|-----------|----------------|-------|----------|
| Account Payable in Detail | | | | | | | | | |
| 3010 | | Accounts Payable | | | | | | | |
| | 09/01/17 | 890 | CAPITO | | CAPITOL HILL MANAGEMENT CO | 090117 | | | 211.11 |
| | 09/01/17 | 891 | DENV | | DENVER WATER | 081817 | | | 453.85 |
| | 09/01/17 | 892 | FREE F | | FREE FALL TREE SERVICE | 2178 | | | 525.00 |
| | 09/01/17 | 893 | XCEL | | XCEL ENERGY | 558857586 | | | 106.47 |
| | 09/15/17 | 897 | VALV | | VALVERDE PROPERTY SERVICES | 506 | | | 138.60 |
| | | | | | | | Account Total: | | 1,435.03 |
| | | | | | | | Section Total: | | 1,435.03 |

A/P DISTRIBUTION TO G/L REPORT

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

| Account # | Description | | Invoice # | Reference | Chk # | Amount | |
|----------------------|---------------------------|---------------|----------------------------|-----------|-----------|----------------|----------|
| Account # | Date | Vchr-# Vend-# | Name | Invoice-# | Reference | Chk # | Amount |
| A/P Checks in Detail | | | | | | | |
| 1010 | Cash Checking - Operating | | | | | | |
| | 09/01/17 | 890 CAPITO | CAPITOL HILL MANAGEMENT CO | 090117 | | 1640 | 211.11 |
| | 09/01/17 | 891 DENV | DENVER WATER | 081817 | | 1641 | 453.85 |
| | 09/01/17 | 892 FREE F | FREE FALL TREE SERVICE | 2178 | | 1642 | 525.00 |
| | 09/01/17 | 893 XCEL | XCEL ENERGY | 558857586 | | 1643 | 106.47 |
| | 09/05/17 | 901 CITYWI | CITYWIDE BANKS | 090517 | | 90517 | 27.62 |
| | 09/06/17 | 902 WASMAN | WASTE MANAGEMENT | 090617 | | 90617 | 202.04 |
| | 09/15/17 | 897 VALV | VALVERDE PROPERTY SERVICES | 506 | | 1644 | 138.60 |
| | | | | | | | |
| | | | | | | Account Total: | 1,664.69 |
| | | | | | | Section Total: | 1,664.69 |

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 | 2,096.00 | 2,096.00 | .00 | 18,864.00 | 18,864.00 | .00 | 25,152.00 |
| 06315 | Insurance Reimbursement | .00 | .00 | .00 | 290.77 | .00 | 290.77 | .00 |
| 06360 | Misc. Owner Income | .00 | .00 | .00 | 18.64 | .00 | 18.64 | .00 |
| 06470 | Gas Reimbursement | 77.69 | .00 | 77.69 | 424.95 | .00 | 424.95 | .00 |
| 06910 | Interest Income | .18 | .00 | .18 | 1.65 | .00 | 1.65 | .00 |
| | Subtotal Income | 2,173.87 | 2,096.00 | 77.87 | 19,600.01 | 18,864.00 | 736.01 | 25,152.00 |
| EXPENSES | | | | | | | | |
| General & Administrative | | | | | | | | |
| 07010 | Management Fees | 200.00 | 200.00 | .00 | 1,800.00 | 1,800.00 | .00 | 2,400.00 |
| 07011 | Administrative Expense | .00 | 19.17 | 19.17 | .00 | 172.53 | 172.53 | 230.00 |
| 07020 | Accounting Fees | .00 | 18.33 | 18.33 | 220.00 | 164.97 | (55.03) | 220.00 |
| 07160 | Legal Fees | .00 | 83.33 | 83.33 | .00 | 749.97 | 749.97 | 1,000.00 |
| 07250 | Bank Charges | 27.62 | 29.17 | 1.55 | 244.25 | 262.53 | 18.28 | 350.00 |
| 07260 | Postage & Mail | 6.11 | .00 | (6.11) | 55.25 | .00 | (55.25) | .00 |
| 07280 | Insurance | .00 | 431.75 | 431.75 | 4,619.76 | 3,885.75 | (734.01) | 5,181.00 |
| 07400 | Printing & Reproduction | 5.00 | .00 | (5.00) | 5.45 | .00 | (5.45) | .00 |
| 07420 | Property Taxes | .00 | .83 | .83 | .00 | 7.47 | 7.47 | 10.00 |
| 07450 | Other Taxes & Fees | .00 | 27.17 | 27.17 | 305.49 | 244.53 | (60.96) | 326.00 |
| | General & Administrative | 238.73 | 809.75 | 571.02 | 7,250.20 | 7,287.75 | 37.55 | 9,717.00 |
| 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 | .00 | .00 | (1,519.17) | .00 | 1,519.17 | .00 |
| 08910 | Electricity | 28.78 | 31.17 | 2.39 | 246.23 | 280.53 | 34.30 | 374.00 |
| 08930 | Water & Sewer | 453.85 | 291.67 | (162.18) | 2,171.87 | 2,625.03 | 453.16 | 3,500.00 |
| 08950 | Gas | 77.69 | .00 | (77.69) | 2,368.29 | .00 | (2,368.29) | .00 |
| | Utilities | 560.32 | 322.84 | (237.48) | 3,267.22 | 2,905.56 | (361.66) | 3,874.00 |
| Maintenance | | | | | | | | |
| 09010 | Tree/Lawn Maint. | 525.00 | .00 | (525.00) | 1,495.00 | .00 | (1,495.00) | .00 |
| 09025 | Sprinkler Maintenance | .00 | .00 | .00 | 944.00 | .00 | (944.00) | .00 |

Parkway Gardens South

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

| Account | Description | Actual | Current Period | | Year-To-Date | | | Yearly Budget |
|-----------------------|--------------------------------|----------|----------------|----------|--------------|-----------|------------|---------------|
| | | | Budget | Variance | Actual | Budget | Variance | |
| 09110 | Gen. Maint. & Repair | 138.60 | 66.67 | (71.93) | 138.60 | 600.03 | 461.43 | 800.00 |
| 09140 | Roof Repairs | .00 | 66.67 | 66.67 | 1,390.00 | 600.03 | (789.97) | 800.00 |
| 09145 | Ext. Bldg. Maint. | .00 | 66.67 | 66.67 | .00 | 600.03 | 600.03 | 800.00 |
| 09160 | Sewer Maintenance | .00 | 31.42 | 31.42 | 2,755.49 | 282.78 | (2,472.71) | 377.00 |
| | Maintenance | 663.60 | 231.43 | (432.17) | 6,723.09 | 2,082.87 | (4,640.22) | 2,777.00 |
| Contract Services | | | | | | | | |
| 09610 | Lawn Maint. & Landscaping | .00 | 133.33 | 133.33 | .00 | 1,199.97 | 1,199.97 | 1,600.00 |
| 09700 | Trash Removal | 202.04 | 182.00 | (20.04) | 1,620.65 | 1,638.00 | 17.35 | 2,184.00 |
| 09800 | Snow Removal | .00 | 83.33 | 83.33 | 250.00 | 749.97 | 499.97 | 1,000.00 |
| | Contract Services | 202.04 | 398.66 | 196.62 | 1,870.65 | 3,587.94 | 1,717.29 | 4,784.00 |
| Reserve Contributions | | | | | | | | |
| | Reserve Contributions | .00 | .00 | .00 | .00 | .00 | .00 | .00 |
| | TOTAL EXPENSES | 1,664.69 | 1,762.68 | 97.99 | 19,111.16 | 15,864.12 | (3,247.04) | 21,152.00 |
| | Current Year Net Income/(loss) | 509.18 | 333.32 | 175.86 | 488.85 | 2,999.88 | (2,511.03) | 4,000.00 |