

Parkway Gardens South

Balance Sheet
As of 11/30/17

Page: 1

Date 12/24/17 Time:12:02:45

Parkway Gardens South

Report #2004 Page: 1

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 11/01/17
Ending vendor #: "Last" Ending date: 11/30/17

| ASSETS | |
|---------------------------------------|---------------------|
| Cash Checking - Operating | \$ 7,134.51 |
| Cash Savings - Reserves | 4,205.60 |
| Dues Receivable | 1,572.00 |
| <hr/> | |
| TOTAL ASSETS | \$ 12,912.11 |
| <hr/> | |
| LIABILITIES & EQUITY | |
| CURRENT LIABILITIES: | |
| Prepaid Owner Dues | \$ 1,177.77 |
| <hr/> | |
| Subtotal Current Liab. | \$ 1,177.77 |
| 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) | 3,126.16 |
| <hr/> | |
| Subtotal Equity | \$ 5,734.34 |
| <hr/> | |
| TOTAL LIABILITIES & EQUITY | \$ 12,912.11 |

| Account # | Date | Description | Vchr-# | Vend-# | Name | Invoice-# | Reference | Chk # | Amount |
|------------------------|----------|-------------------|--------|--------|----------------------------|-----------|----------------|-------|--------|
| Distribution in Detail | | | | | | | | | |
| 7010 | | Management Fees | | | | | | | |
| | 11/01/17 | | 903 | CAPITO | CAPITOL HILL MANAGEMENT CO | 110117 | | | 200.00 |
| | | | | | | | Account Total: | | 200.00 |
| 7260 | | Postage & Mail | | | | | | | |
| | 11/01/17 | | 903 | CAPITO | CAPITOL HILL MANAGEMENT CO | 110117 | | | 4.70 |
| | | | | | | | Account Total: | | 4.70 |
| 8905 | | Electricity & Gas | | | | | | | |
| | 11/01/17 | | 905 | XCEL | XCEL ENERGY | 566805261 | | | 170.92 |
| | | | | | | | Account Total: | | 170.92 |
| 8930 | | Water & Sewer | | | | | | | |
| | 11/01/17 | | 904 | DENV | DENVER WATER | 101817 | | | 215.02 |
| | | | | | | | Account Total: | | 215.02 |
| 9700 | | Trash Removal | | | | | | | |
| | 11/07/17 | | 913 | WASMAN | WASTE MANAGEMENT | 110117 | | | 204.54 |
| | | | | | | | Account Total: | | 204.54 |
| | | | | | | | Section Total: | | 795.18 |

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 11/01/17
 Ending vendor #: "Last" Ending date: 11/30/17

| Account # | Date | Vchr-# | Vend-# | Name | Invoice-# | Reference | Chk # | Amount |
|-----------|------|--------|--------|------|-----------|-----------|-------|--------|
|-----------|------|--------|--------|------|-----------|-----------|-------|--------|

Account Payable in Detail

| | | | | | | | | |
|------|------------------|-----|--------|----------------------------|-----------|----------------|--|--------|
| 3010 | Accounts Payable | | | | | | | |
| | 11/01/17 | 903 | CAPITO | CAPITOL HILL MANAGEMENT CO | 110117 | | | 204.70 |
| | 11/01/17 | 904 | DENV | DENVER WATER | 101817 | | | 215.02 |
| | 11/01/17 | 905 | XCEL | XCEL ENERGY | 566805261 | | | 170.92 |
| | | | | | | Account Total: | | 590.64 |
| | | | | | | Section Total: | | 590.64 |

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 11/01/17
 Ending vendor #: "Last" Ending date: 11/30/17

| Account # | Date | Vchr-# | Vend-# | Name | Invoice-# | Reference | Chk # | Amount |
|-----------|------|--------|--------|------|-----------|-----------|-------|--------|
|-----------|------|--------|--------|------|-----------|-----------|-------|--------|

A/P Checks in Detail

| | | | | | | | | |
|------|---------------------------|-----|--------|----------------------------|-----------|----------------|--------|--------|
| 1010 | Cash Checking - Operating | | | | | | | |
| | 11/01/17 | 903 | CAPITO | CAPITOL HILL MANAGEMENT CO | 110117 | | 1648 | 204.70 |
| | 11/01/17 | 904 | DENV | DENVER WATER | 101817 | | 1649 | 215.02 |
| | 11/01/17 | 905 | XCEL | XCEL ENERGY | 566805261 | | 1650 | 170.92 |
| | 11/07/17 | 913 | WASMAN | WASTE MANAGEMENT | 110117 | | 110717 | 204.54 |
| | | | | | | Account Total: | | 795.18 |
| | | | | | | Section Total: | | 795.18 |

Parkway Gardens South

Income/Expense Statement
Period: 11/01/17 to 11/30/17

| 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 | 23,056.00 | 23,056.00 | .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 | .00 | .00 | .00 | 658.03 | .00 | 658.03 | .00 |
| 06910 | Interest Income | .17 | .00 | .17 | 2.00 | .00 | 2.00 | .00 |
| | Subtotal Income | 2,096.17 | 2,096.00 | .17 | 24,025.44 | 23,056.00 | 969.44 | 25,152.00 |
| EXPENSES | | | | | | | | |
| General & Administrative | | | | | | | | |
| 07010 | Management Fees | 200.00 | 200.00 | .00 | 2,200.00 | 2,200.00 | .00 | 2,400.00 |
| 07011 | Administrative Expense | .00 | 19.17 | 19.17 | .00 | 210.87 | 210.87 | 230.00 |
| 07020 | Accounting Fees | .00 | 18.33 | 18.33 | 220.00 | 201.63 | (18.37) | 220.00 |
| 07160 | Legal Fees | .00 | 83.33 | 83.33 | .00 | 916.63 | 916.63 | 1,000.00 |
| 07250 | Bank Charges | .00 | 29.17 | 29.17 | 271.63 | 320.87 | 49.24 | 350.00 |
| 07260 | Postage & Mail | 4.70 | .00 | (4.70) | 63.71 | .00 | (63.71) | .00 |
| 07280 | Insurance | .00 | 431.75 | 431.75 | 4,619.76 | 4,749.25 | 129.49 | 5,181.00 |
| 07400 | Printing & Reproduction | .00 | .00 | .00 | 5.45 | .00 | (5.45) | .00 |
| 07420 | Property Taxes | .00 | .83 | .83 | .00 | 9.13 | 9.13 | 10.00 |
| 07450 | Other Taxes & Fees | .00 | 27.17 | 27.17 | 305.49 | 298.87 | (6.62) | 326.00 |
| | General & Administrative | 204.70 | 809.75 | 605.05 | 7,686.04 | 8,907.25 | 1,221.21 | 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 | 170.92 | .00 | (170.92) | (1,348.25) | .00 | 1,348.25 | .00 |
| 08910 | Electricity | .00 | 31.17 | 31.17 | 276.01 | 342.87 | 66.86 | 374.00 |
| 08930 | Water & Sewer | 215.02 | 291.67 | 76.65 | 2,827.72 | 3,208.37 | 380.65 | 3,500.00 |
| 08950 | Gas | .00 | .00 | .00 | 2,455.07 | .00 | (2,455.07) | .00 |
| | Utilities | 385.94 | 322.84 | (63.10) | 4,210.55 | 3,551.24 | (659.31) | 3,874.00 |
| Maintenance | | | | | | | | |
| 09010 | Tree/Lawn Maint. | .00 | .00 | .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: 11/01/17 to 11/30/17

| Account | Description | Current Period | | | Year-To-Date | | | Yearly Budget |
|-----------------------|--------------------------------|----------------|----------|----------|--------------|-----------|------------|---------------|
| | | Actual | Budget | Variance | Actual | Budget | Variance | |
| 09110 | Gen. Maint. & Repair | .00 | 66.67 | 66.67 | 138.60 | 733.37 | 594.77 | 800.00 |
| 09140 | Roof Repairs | .00 | 66.67 | 66.67 | 1,390.00 | 733.37 | (656.63) | 800.00 |
| 09145 | Ext. Bldg. Maint. | .00 | 66.67 | 66.67 | .00 | 733.37 | 733.37 | 800.00 |
| 09160 | Sewer Maintenance | .00 | 31.42 | 31.42 | 2,755.49 | 345.62 | (2,409.87) | 377.00 |
| | Maintenance | .00 | 231.43 | 231.43 | 6,723.09 | 2,545.73 | (4,177.36) | 2,777.00 |
| Contract Services | | | | | | | | |
| 09610 | Lawn Maint. & Landscaping | .00 | 133.33 | 133.33 | .00 | 1,466.63 | 1,466.63 | 1,600.00 |
| 09700 | Trash Removal | 204.54 | 182.00 | (22.54) | 2,029.60 | 2,002.00 | (27.60) | 2,184.00 |
| 09800 | Snow Removal | .00 | 83.33 | 83.33 | 250.00 | 916.63 | 666.63 | 1,000.00 |
| | Contract Services | 204.54 | 398.66 | 194.12 | 2,279.60 | 4,385.26 | 2,105.66 | 4,784.00 |
| Reserve Contributions | | | | | | | | |
| | Reserve Contributions | .00 | .00 | .00 | .00 | .00 | .00 | .00 |
| | TOTAL EXPENSES | 795.18 | 1,762.68 | 967.50 | 20,899.28 | 19,389.48 | (1,509.80) | 21,152.00 |
| | Current Year Net Income/(loss) | 1,300.99 | 333.32 | 967.67 | 3,126.16 | 3,666.52 | (540.36) | 4,000.00 |