

**Rich Mar Condominiums**

Balance Sheet  
As of 12/31/17

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**Rich Mar Condominiums**

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

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

| ASSETS                                |                    |       |
|---------------------------------------|--------------------|-------|
| Cash Checking - Operating             | \$ 6,232.81        |       |
| Dues Receivable                       | 775.31             |       |
| <b>TOTAL ASSETS</b>                   | <b>\$ 7,008.12</b> | ===== |
| LIABILITIES & EQUITY                  |                    |       |
| <b>CURRENT LIABILITIES:</b>           |                    |       |
| Prepaid Owner Dues                    | \$ 204.42          |       |
| <b>Subtotal Current Liab.</b>         | <b>\$ 204.42</b>   |       |
| <b>RESERVES:</b>                      |                    |       |
| <b>Subtotal Reserves</b>              | <b>\$ .00</b>      |       |
| <b>EQUITY:</b>                        |                    |       |
| Prior Year Net Inc./Loss              | \$ 2,702.90        |       |
| Current Year Net Income/(Loss)        | 4,100.80           |       |
| <b>Subtotal Equity</b>                | <b>\$ 6,803.70</b> |       |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>\$ 7,008.12</b> | ===== |

| Account #              | Date     | Description     | Vchr-#                     | Vend-# | Name      | Invoice-# | Reference      | Chk # | Amount |
|------------------------|----------|-----------------|----------------------------|--------|-----------|-----------|----------------|-------|--------|
| Distribution in Detail |          |                 |                            |        |           |           |                |       |        |
| 7010                   |          | Management Fees |                            |        |           |           |                |       |        |
|                        | 12/01/17 | 361 CAPITO      | CAPITOL HILL MANAGEMENT CO |        | 120117    |           |                |       | 270.00 |
|                        |          |                 |                            |        |           |           | Account Total: |       | 270.00 |
| 7250                   |          | Bank Charges    |                            |        |           |           |                |       |        |
|                        | 12/15/17 | 375 CITYWI      | CITYWIDE BANKS             |        | 121517    |           |                |       | 15.91  |
|                        |          |                 |                            |        |           |           | Account Total: |       | 15.91  |
| 7260                   |          | Postage & Mail  |                            |        |           |           |                |       |        |
|                        | 12/01/17 | 361 CAPITO      | CAPITOL HILL MANAGEMENT CO |        | 120117    |           |                |       | 1.41   |
|                        |          |                 |                            |        |           |           | Account Total: |       | 1.41   |
| 7280                   |          | Insurance       |                            |        |           |           |                |       |        |
|                        | 12/15/17 | 368 ST. PA      | ST. PAUL TRAVELERS         |        | 112717    |           |                |       | 741.80 |
|                        |          |                 |                            |        |           |           | Account Total: |       | 741.80 |
| 8910                   |          | Electricity     |                            |        |           |           |                |       |        |
|                        | 12/04/17 | 371 XCEL        | XCEL ENERGY                |        | 569065388 |           |                |       | 48.48  |
|                        |          |                 |                            |        |           |           | Account Total: |       | 48.48  |
| 8930                   |          | Water & Sewer   |                            |        |           |           |                |       |        |
|                        | 12/11/17 | 373 DENV        | DENVER WATER               |        | 111717    |           |                |       | 165.73 |
|                        |          |                 |                            |        |           |           | Account Total: |       | 165.73 |
| 8950                   |          | Gas             |                            |        |           |           |                |       |        |
|                        | 12/04/17 | 371 XCEL        | XCEL ENERGY                |        | 569065388 |           |                |       | 106.87 |
|                        |          |                 |                            |        |           |           | Account Total: |       | 106.87 |
| 8990                   |          | Telephone       |                            |        |           |           |                |       |        |
|                        | 12/12/17 | 374 CENT        | CENTURYLINK                |        | 112217    |           |                |       | 41.03  |

A/P DISTRIBUTION TO G/L REPORT

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| Account # | Date     | Description                  | Vchr-# | Vend-# | Name | Invoice-# | Reference      | Chk # | Amount   |
|-----------|----------|------------------------------|--------|--------|------|-----------|----------------|-------|----------|
|           |          |                              |        |        |      |           | Account Total: |       | 41.03    |
| 9180      |          | Plumbing Repairs - Common    |        |        |      |           |                |       |          |
|           | 12/01/17 | 362 CHOICE CHOICE MECHANICAL |        |        |      | 20317     |                |       | 334.68   |
|           |          |                              |        |        |      |           | Account Total: |       | 334.68   |
| 9610      |          | Lawn Maint. & Landscaping    |        |        |      |           |                |       |          |
|           | 12/15/17 | 367 METMCM METRO MCM INC     |        |        |      | 5303      |                |       | 100.00   |
|           |          |                              |        |        |      |           | Account Total: |       | 100.00   |
| 9700      |          | Trash Removal                |        |        |      |           |                |       |          |
|           | 12/06/17 | 372 WAST WASTE CONNECTIONS   |        |        |      | 120617    |                |       | 107.58   |
|           |          |                              |        |        |      |           | Account Total: |       | 107.58   |
| 9850      |          | Janitorial Services          |        |        |      |           |                |       |          |
|           | 12/01/17 | 360 BRYANT ED BRYANT         |        |        |      | 120117    |                |       | 65.00    |
|           |          |                              |        |        |      |           | Account Total: |       | 65.00    |
|           |          |                              |        |        |      |           | Section Total: |       | 1,998.49 |

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   |
|-----------|----------|---------------------------------------|--------|--------|------|-----------|----------------|-------|----------|
|           |          |                                       |        |        |      |           | Account Total: |       | 1,512.89 |
| 3010      |          | Accounts Payable                      |        |        |      |           |                |       |          |
|           | 12/01/17 | 360 BRYANT ED BRYANT                  |        |        |      | 120117    |                |       | 65.00    |
|           | 12/01/17 | 361 CAPITO CAPITOL HILL MANAGEMENT CO |        |        |      | 120117    |                |       | 271.41   |
|           | 12/01/17 | 362 CHOICE CHOICE MECHANICAL          |        |        |      | 20317     |                |       | 334.68   |
|           | 12/15/17 | 367 METMCM METRO MCM INC              |        |        |      | 5303      |                |       | 100.00   |
|           | 12/15/17 | 368 ST. PA ST. PAUL TRAVELERS         |        |        |      | 112717    |                |       | 741.80   |
|           |          |                                       |        |        |      |           | Account Total: |       | 1,512.89 |
|           |          |                                       |        |        |      |           | Section Total: |       | 1,512.89 |

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                  |
|----------------------|---------------------------|--------|--------|----------------------------|-----------|-----------|--------|-------------------------|
| A/P Checks in Detail |                           |        |        |                            |           |           |        |                         |
| 1010                 | Cash Checking - Operating |        |        |                            |           |           |        |                         |
|                      | 12/01/17                  | 360    | BRYANT | ED BRYANT                  | 120117    |           | 1178   | 65.00                   |
|                      | 12/01/17                  | 361    | CAPITO | CAPITOL HILL MANAGEMENT CO | 120117    |           | 1179   | 271.41                  |
|                      | 12/01/17                  | 362    | CHOICE | CHOICE MECHANICAL          | 20317     |           | 1180   | 334.68                  |
|                      | 12/04/17                  | 371    | XCEL   | XCEL ENERGY                | 569065388 |           | 120417 | 155.35                  |
|                      | 12/06/17                  | 372    | WAST   | WASTE CONNECTIONS          | 120617    |           | 120617 | 107.58                  |
|                      | 12/11/17                  | 373    | DENV   | DENVER WATER               | 111717    |           | 121117 | 165.73                  |
|                      | 12/12/17                  | 374    | CENT   | CENTURYLINK                | 112217    |           | 121217 | 41.03                   |
|                      | 12/15/17                  | 375    | CITYWI | CITYWIDE BANKS             | 121517    |           | 121517 | 15.91                   |
|                      | 12/15/17                  | 367    | METMCM | METRO MCM INC              | 5303      |           | 1181   | 100.00                  |
|                      | 12/15/17                  | 368    | ST. PA | ST. PAUL TRAVELERS         | 112717    |           | 1182   | 741.80                  |
|                      |                           |        |        |                            |           |           |        | Account Total: 1,998.49 |
|                      |                           |        |        |                            |           |           |        | Section Total: 1,998.49 |

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

| Account                  | Description               | Current Period |          |          | Year-To-Date |           |            | Yearly Budget |
|--------------------------|---------------------------|----------------|----------|----------|--------------|-----------|------------|---------------|
|                          |                           | Actual         | Budget   | Variance | Actual       | Budget    | Variance   |               |
| INCOME:                  |                           |                |          |          |              |           |            |               |
| 06305                    | Dues                      | 2,653.67       | 1,982.38 | 671.29   | 27,815.75    | 23,789.00 | 4,026.75   | 23,789.00     |
|                          | Subtotal Income           | 2,653.67       | 1,982.38 | 671.29   | 27,815.75    | 23,789.00 | 4,026.75   | 23,789.00     |
| EXPENSES                 |                           |                |          |          |              |           |            |               |
| General & Administrative |                           |                |          |          |              |           |            |               |
| 07010                    | Management Fees           | 270.00         | 270.00   | .00      | 3,240.00     | 3,240.00  | .00        | 3,240.00      |
| 07011                    | Administrative Expense    | .00            | 12.50    | 12.50    | .00          | 150.00    | 150.00     | 150.00        |
| 07020                    | Accounting Fees           | .00            | 18.37    | 18.37    | 220.00       | 220.00    | .00        | 220.00        |
| 07250                    | Bank Charges              | 15.91          | 17.50    | 1.59     | 180.91       | 210.00    | 29.09      | 210.00        |
| 07260                    | Postage & Mail            | 1.41           | 4.13     | 2.72     | 52.73        | 50.00     | (2.73)     | 50.00         |
| 07270                    | Inspections               | .00            | 12.50    | 12.50    | 90.00        | 150.00    | 60.00      | 150.00        |
| 07280                    | Insurance                 | 741.80         | 558.37   | (183.43) | 8,253.83     | 6,700.00  | (1,553.83) | 6,700.00      |
| 07400                    | Printing & Reproduction   | .00            | .00      | .00      | 15.00        | .00       | (15.00)    | .00           |
| 07450                    | Other Taxes & Fees        | .00            | 16.63    | 16.63    | 330.63       | 200.00    | (130.63)   | 200.00        |
|                          | General & Administrative  | 1,029.12       | 910.00   | (119.12) | 12,383.10    | 10,920.00 | (1,463.10) | 10,920.00     |
| Unit Expenses            |                           |                |          |          |              |           |            |               |
|                          | Unit Expenses             | .00            | .00      | .00      | .00          | .00       | .00        | .00           |
| Site Improvement         |                           |                |          |          |              |           |            |               |
|                          | Site Improvement          | .00            | .00      | .00      | .00          | .00       | .00        | .00           |
| Utilities                |                           |                |          |          |              |           |            |               |
| 08910                    | Electricity               | 48.48          | 45.87    | (2.61)   | 675.75       | 550.00    | (125.75)   | 550.00        |
| 08930                    | Water & Sewer             | 165.73         | 183.37   | 17.64    | 2,462.74     | 2,200.00  | (262.74)   | 2,200.00      |
| 08950                    | Gas                       | 106.87         | 83.37    | (23.50)  | 1,341.56     | 1,000.00  | (341.56)   | 1,000.00      |
| 08990                    | Telephone                 | 41.03          | 34.13    | (6.90)   | 457.13       | 410.00    | (47.13)    | 410.00        |
|                          | Utilities                 | 362.11         | 346.74   | (15.37)  | 4,937.18     | 4,160.00  | (777.18)   | 4,160.00      |
| Maintenance              |                           |                |          |          |              |           |            |               |
| 09090                    | Light Repair              | .00            | .00      | .00      | 87.16        | .00       | (87.16)    | .00           |
| 09110                    | Gen. Maint. & Repair      | .00            | 75.00    | 75.00    | .00          | 900.00    | 900.00     | 900.00        |
| 09155                    | Heating Maintenance       | .00            | 60.87    | 60.87    | .00          | 730.00    | 730.00     | 730.00        |
| 09160                    | Sewer Maintenance         | .00            | .00      | .00      | 285.63       | .00       | (285.63)   | .00           |
| 09180                    | Plumbing Repairs - Common | 334.68         | 58.37    | (276.31) | 334.68       | 700.00    | 365.32     | 700.00        |
|                          | Maintenance               | 334.68         | 194.24   | (140.44) | 707.47       | 2,330.00  | 1,622.53   | 2,330.00      |

**Rich Mar 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   |               |
| Contract Services     |                                |          |                |          |           |              |            |               |
| 09610                 | Lawn Maint. & Landscaping      | 100.00   | 125.00         | 25.00    | 1,312.00  | 1,500.00     | 188.00     | 1,500.00      |
| 09700                 | Trash Removal                  | 107.58   | 91.63          | (15.95)  | 2,831.50  | 1,100.00     | (1,731.50) | 1,100.00      |
| 09725                 | Recycling                      | .00      | .00            | .00      | 501.71    | .00          | (501.71)   | .00           |
| 09750                 | Extermination                  | .00      | .00            | .00      | 71.99     | .00          | (71.99)    | .00           |
| 09800                 | Snow Removal                   | .00      | 50.00          | 50.00    | 190.00    | 600.00       | 410.00     | 600.00        |
| 09850                 | Janitorial Services            | 65.00    | 66.63          | 1.63     | 780.00    | 800.00       | 20.00      | 800.00        |
|                       | Contract Services              | 272.58   | 333.26         | 60.68    | 5,687.20  | 4,000.00     | (1,687.20) | 4,000.00      |
| Reserve Contributions |                                |          |                |          |           |              |            |               |
|                       | Reserve Contributions          | .00      | .00            | .00      | .00       | .00          | .00        | .00           |
|                       | TOTAL EXPENSES                 | 1,998.49 | 1,784.24       | (214.25) | 23,714.95 | 21,410.00    | (2,304.95) | 21,410.00     |
|                       | Current Year Net Income/(loss) | 655.18   | 198.14         | 457.04   | 4,100.80  | 2,379.00     | 1,721.80   | 2,379.00      |
| =====                 |                                |          |                |          |           |              |            |               |