

**The Clarkson on 16th**

Balance Sheet  
As of 02/28/18

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**The Clarkson on 16th**

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**ASSETS**

|                           |    |          |                     |
|---------------------------|----|----------|---------------------|
| Cash Checking - Operating | \$ | 3,629.32 |                     |
| Cash Savings - Reserves   |    | 4,832.87 |                     |
| Dues Receivable           |    | 41.96    |                     |
| Special Assmts. Receiv.   |    | 1,097.60 |                     |
| Late Fees Receivable      |    | 350.00   |                     |
| Misc. Owner Receivables   |    | 1,519.00 |                     |
| <b>TOTAL ASSETS</b>       |    |          | <b>\$ 11,470.75</b> |

**LIABILITIES & EQUITY**

|                                       |    |          |                     |
|---------------------------------------|----|----------|---------------------|
| <b>CURRENT LIABILITIES:</b>           |    |          |                     |
| Prepaid Owner Dues                    | \$ | 273.38   |                     |
| <b>Subtotal Current Liab.</b>         |    |          | <b>\$ 273.38</b>    |
| <b>RESERVES:</b>                      |    |          |                     |
| <b>Subtotal Reserves</b>              |    |          | <b>\$ .00</b>       |
| <b>EQUITY:</b>                        |    |          |                     |
| Prior Year Net Inc./Loss              | \$ | 9,616.45 |                     |
| Current Year Net Income/(Loss)        |    | 1,580.92 |                     |
| <b>Subtotal Equity</b>                |    |          | <b>\$ 11,197.37</b> |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> |    |          | <b>\$ 11,470.75</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 | 360 CAPITO      |        |        | CAPITOL HILL MANAGEMENT CO | 020118    |                |       | 330.00 |
|                        |          |                 |        |        |                            |           | Account Total: |       | 330.00 |
| 7260                   |          | Postage & Mail  |        |        |                            |           |                |       |        |
|                        | 02/02/18 | 360 CAPITO      |        |        | CAPITOL HILL MANAGEMENT CO | 020118    |                |       | .47    |
|                        |          |                 |        |        |                            |           | Account Total: |       | .47    |
| 7280                   |          | Insurance       |        |        |                            |           |                |       |        |
|                        | 02/20/18 | 372 ST. PA      |        |        | ST. PAUL TRAVELERS         | 012918    |                |       | 509.25 |
|                        |          |                 |        |        |                            |           | Account Total: |       | 509.25 |
| 8910                   |          | Electricity     |        |        |                            |           |                |       |        |
|                        | 02/07/18 | 371 XCEL        |        |        | XCEL ENERGY                | 577002986 |                |       | 73.28  |
|                        |          |                 |        |        |                            |           | Account Total: |       | 73.28  |
| 8930                   |          | Water & Sewer   |        |        |                            |           |                |       |        |
|                        | 02/05/18 | 370 DENV        |        |        | DENVER WATER               | 011218    |                |       | 472.61 |
|                        |          |                 |        |        |                            |           | Account Total: |       | 472.61 |
| 8950                   |          | Gas             |        |        |                            |           |                |       |        |
|                        | 02/07/18 | 371 XCEL        |        |        | XCEL ENERGY                | 577002986 |                |       | 108.94 |
|                        |          |                 |        |        |                            |           | Account Total: |       | 108.94 |
| 9700                   |          | Trash Removal   |        |        |                            |           |                |       |        |
|                        | 02/13/18 | 373 WASMAN      |        |        | WASTE MANAGEMENT           | 020118    |                |       | 162.90 |
|                        |          |                 |        |        |                            |           | Account Total: |       | 162.90 |
| 9800                   |          | Snow Removal    |        |        |                            |           |                |       |        |
|                        | 02/14/18 | 361 HIGPLA      |        |        | HIGH PLAINS LAWN SERVICE   | 8099      |                |       | 44.00  |

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: |       | 44.00    |
| 9850      |          |        |        | Janitorial Services |           |                |       |          |
|           | 02/02/18 | 359    | BRYANT | ED BRYANT           | 020118    |                |       | 160.00   |
|           |          |        |        |                     |           | Account Total: |       | 160.00   |
|           |          |        |        |                     |           | Section Total: |       | 1,861.45 |

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 Payable in Detail |          |        |        |                            |           |                |       |        |
| 3010                      |          |        |        | Accounts Payable           |           |                |       |        |
|                           | 02/02/18 | 359    | BRYANT | ED BRYANT                  | 020118    |                |       | 160.00 |
|                           | 02/02/18 | 360    | CAPITO | CAPITOL HILL MANAGEMENT CO | 020118    |                |       | 330.47 |
|                           | 02/14/18 | 361    | HIGPLA | HIGH PLAINS LAWN SERVICE   | 8099      |                |       | 44.00  |
|                           |          |        |        |                            |           | Account Total: |       | 534.47 |
|                           |          |        |        |                            |           | Section Total: |       | 534.47 |

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                  | 359    | BRYANT | ED BRYANT                  | 020118    |           | 1189  | 160.00 |
|                      | 02/02/18                  | 360    | CAPITO | CAPITOL HILL MANAGEMENT CO | 020118    |           | 1190  | 330.47 |
|                      | 02/05/18                  | 370    | DENV   | DENVER WATER               | 011218    |           | 20518 | 472.61 |
|                      | 02/07/18                  | 371    | XCEL   | XCEL ENERGY                | 577002986 |           | 20718 | 182.22 |
|                      | 02/13/18                  | 373    | WASMAN | WASTE MANAGEMENT           | 020118    |           | 21318 | 162.90 |
|                      | 02/14/18                  | 361    | HIGPLA | HIGH PLAINS LAWN SERVICE   | 8099      |           | 1191  | 44.00  |
|                      | 02/20/18                  | 372    | ST. PA | ST. PAUL TRAVELERS         | 012918    |           | 22018 | 509.25 |

Account Total: 1,861.45

Section Total: 1,861.45

| Account                  | Description               | Actual   | Current Period Budget | Variance | Actual   | Year-To-Date Budget | Variance | Yearly Budget |
|--------------------------|---------------------------|----------|-----------------------|----------|----------|---------------------|----------|---------------|
| INCOME:                  |                           |          |                       |          |          |                     |          |               |
| 06305                    | Dues                      | 2,508.10 | 2,508.09              | .01      | 5,016.20 | 5,016.18            | .02      | 30,097.10     |
| 06325                    | Reserve income            | .00      | 228.01                | (228.01) | .00      | 456.02              | (456.02) | 2,736.10      |
| 06910                    | Interest Income           | .19      | .00                   | .19      | .40      | .00                 | .40      | .00           |
| 06940                    | Water/Sewer Reimbursement | 30.00    | .00                   | 30.00    | 60.00    | .00                 | 60.00    | .00           |
| Subtotal Income          |                           | 2,538.29 | 2,736.10              | (197.81) | 5,076.60 | 5,472.20            | (395.60) | 32,833.20     |
| EXPENSES                 |                           |          |                       |          |          |                     |          |               |
| General & Administrative |                           |          |                       |          |          |                     |          |               |
| 07010                    | Management Fees           | 330.00   | 330.00                | .00      | 660.00   | 660.00              | .00      | 3,960.00      |
| 07020                    | Accounting Fees           | .00      | 18.33                 | 18.33    | .00      | 36.66               | 36.66    | 220.00        |
| 07250                    | Bank Charges              | .00      | 4.58                  | 4.58     | .00      | 9.16                | 9.16     | 55.00         |
| 07260                    | Postage & Mail            | .47      | .00                   | (.47)    | 7.05     | .00                 | (7.05)   | .00           |
| 07270                    | Inspections               | .00      | 16.67                 | 16.67    | .00      | 33.34               | 33.34    | 200.00        |
| 07280                    | Insurance                 | 509.25   | 472.92                | (36.33)  | 1,018.50 | 945.84              | (72.66)  | 5,675.00      |
| 07400                    | Printing & Reproduction   | .00      | .00                   | .00      | 6.60     | .00                 | (6.60)   | .00           |
| 07450                    | Other Taxes & Fees        | .00      | 42.08                 | 42.08    | .00      | 84.16               | 84.16    | 505.00        |
| General & Administrative |                           | 839.72   | 884.58                | 44.86    | 1,692.15 | 1,769.16            | 77.01    | 10,615.00     |
| 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      | 180.00                | 180.00   | 156.70   | 360.00              | 203.30   | 2,160.00      |
| 08910                    | Electricity               | 73.28    | .00                   | (73.28)  | 73.28    | .00                 | (73.28)  | .00           |
| 08930                    | Water & Sewer             | 472.61   | 208.33                | (264.28) | 738.69   | 416.66              | (322.03) | 2,500.00      |
| 08950                    | Gas                       | 108.94   | .00                   | (108.94) | 108.94   | .00                 | (108.94) | .00           |
| Utilities                |                           | 654.83   | 388.33                | (266.50) | 1,077.61 | 776.66              | (300.95) | 4,660.00      |
| Maintenance              |                           |          |                       |          |          |                     |          |               |
| 09025                    | Sprinkler Maintenance     | .00      | 16.67                 | 16.67    | .00      | 33.34               | 33.34    | 200.00        |
| 09090                    | Light Repair              | .00      | .00                   | .00      | 2.79     | .00                 | (2.79)   | .00           |
| 09110                    | Gen. Maint. & Repair      | .00      | 250.00                | 250.00   | .00      | 500.00              | 500.00   | 3,000.00      |
| Maintenance              |                           | .00      | 266.67                | 266.67   | 2.79     | 533.34              | 530.55   | 3,200.00      |

**The Clarkson on 16th**

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

| Account               | Description                    | Actual   | Current Period |          | Actual   | Year-To-Date |          | Yearly Budget |
|-----------------------|--------------------------------|----------|----------------|----------|----------|--------------|----------|---------------|
|                       |                                |          | Budget         | Variance |          | Budget       | Variance |               |
| Contract Services     |                                |          |                |          |          |              |          |               |
| 09610                 | Lawn Maint. & Landscaping      | .00      | 53.33          | 53.33    | .00      | 106.66       | 106.66   | 640.00        |
| 09700                 | Trash Removal                  | 162.90   | 413.50         | 250.60   | 324.13   | 827.00       | 502.87   | 4,962.00      |
| 09750                 | Extermination                  | .00      | 72.00          | 72.00    | .00      | 144.00       | 144.00   | 864.00        |
| 09800                 | Snow Removal                   | 44.00    | 41.67          | (2.33)   | 79.00    | 83.34        | 4.34     | 500.00        |
| 09850                 | Janitorial Services            | 160.00   | 160.00         | .00      | 320.00   | 320.00       | .00      | 1,920.00      |
|                       | Contract Services              | 366.90   | 740.50         | 373.60   | 723.13   | 1,481.00     | 757.87   | 8,886.00      |
| Reserve Contributions |                                |          |                |          |          |              |          |               |
|                       | Reserve Contributions          | .00      | .00            | .00      | .00      | .00          | .00      | .00           |
|                       | TOTAL EXPENSES                 | 1,861.45 | 2,280.08       | 418.63   | 3,495.68 | 4,560.16     | 1,064.48 | 27,361.00     |
|                       | Current Year Net Income/(loss) | 676.84   | 456.02         | 220.82   | 1,580.92 | 912.04       | 668.88   | 5,472.20      |