

**Wash Park North Condos**

Balance Sheet  
As of 01/31/21

| ASSETS                                |                     |
|---------------------------------------|---------------------|
| Cash Checking - Operating             | \$ 68,398.48        |
| Cash Savings - Reserves               | 19,855.09           |
| Dues Receivable                       | 921.12              |
| <hr/>                                 |                     |
| <b>TOTAL ASSETS</b>                   | <b>\$ 89,174.69</b> |
| =====                                 |                     |
| LIABILITIES & EQUITY                  |                     |
| CURRENT LIABILITIES:                  |                     |
| Prepaid Owner Dues                    | \$ 1,910.97         |
| <hr/>                                 |                     |
| Subtotal Current Liab.                | \$ 1,910.97         |
| EQUITY:                               |                     |
| Prior Year Net Inc (Loss)             | \$ 87,104.72        |
| Current Year Net Income/(Loss)        | 159.00              |
| <hr/>                                 |                     |
| Subtotal Equity                       | \$ 87,263.72        |
| <hr/>                                 |                     |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>\$ 89,174.69</b> |
| =====                                 |                     |

**Wash Park North Condos**

Income/Expense Statement  
Period: 01/01/21 to 01/31/21

| Account                  | Description                | Actual   | Current Period Budget | Variance | Actual   | Year-To-Date Budget | Variance | Yearly Budget |
|--------------------------|----------------------------|----------|-----------------------|----------|----------|---------------------|----------|---------------|
| INCOME                   |                            |          |                       |          |          |                     |          |               |
| 06305                    | Dues                       | 6,732.18 | 6,732.17              | .01      | 6,732.18 | 6,732.17            | .01      | 80,786.00     |
| 06325                    | Transfers to Reserve       | .00      | (1,416.67)            | 1,416.67 | .00      | (1,416.67)          | 1,416.67 | (17,000.00)   |
| Subtotal Income          |                            | 6,732.18 | 5,315.50              | 1,416.68 | 6,732.18 | 5,315.50            | 1,416.68 | 63,786.00     |
| EXPENSES                 |                            |          |                       |          |          |                     |          |               |
| General & Administrative |                            |          |                       |          |          |                     |          |               |
| 07010                    | Management Fees            | 600.00   | 750.00                | 150.00   | 600.00   | 750.00              | 150.00   | 9,000.00      |
| 07011                    | Administrative Expense     | 99.87    | .00                   | (99.87)  | 99.87    | .00                 | (99.87)  | .00           |
| 07020                    | Accounting Fees            | .00      | 20.83                 | 20.83    | .00      | 20.83               | 20.83    | 250.00        |
| 07160                    | Legal Fees                 | .00      | 125.00                | 125.00   | .00      | 125.00              | 125.00   | 1,500.00      |
| 07260                    | Postage & Mail             | 12.50    | 4.17                  | (8.33)   | 12.50    | 4.17                | (8.33)   | 50.00         |
| 07270                    | Inspections                | 155.50   | 16.67                 | (138.83) | 155.50   | 16.67               | (138.83) | 200.00        |
| 07280                    | Insurance                  | .00      | 708.33                | 708.33   | .00      | 708.33              | 708.33   | 8,500.00      |
| 07320                    | Office Supplies            | .00      | 2.08                  | 2.08     | .00      | 2.08                | 2.08     | 25.00         |
| 07400                    | Printing & Reproduction    | .00      | 12.50                 | 12.50    | .00      | 12.50               | 12.50    | 150.00        |
| 07450                    | Other Taxes & Fees         | .00      | 4.17                  | 4.17     | .00      | 4.17                | 4.17     | 50.00         |
| 07890                    | Misc. G & A                | .00      | 6.67                  | 6.67     | .00      | 6.67                | 6.67     | 80.00         |
| General & Administrative |                            | 867.87   | 1,650.42              | 782.55   | 867.87   | 1,650.42            | 782.55   | 19,805.00     |
| Unit Expenses            |                            |          |                       |          |          |                     |          |               |
| Unit Expenses            |                            | .00      | .00                   | .00      | .00      | .00                 | .00      | .00           |
| Utilities                |                            |          |                       |          |          |                     |          |               |
| 08905                    | Electricity & Gas          | .00      | 666.67                | 666.67   | .00      | 666.67              | 666.67   | 8,000.00      |
| 08910                    | Electricity                | 355.11   | .00                   | (355.11) | 355.11   | .00                 | (355.11) | .00           |
| 08930                    | Water & Sewer              | 365.73   | 416.67                | 50.94    | 365.73   | 416.67              | 50.94    | 5,000.00      |
| 08950                    | Gas                        | 457.62   | .00                   | (457.62) | 457.62   | .00                 | (457.62) | .00           |
| 08980                    | Cable / Internet           | .00      | 125.00                | 125.00   | .00      | 125.00              | 125.00   | 1,500.00      |
| 08990                    | Telephone                  | 127.34   | 106.75                | (20.59)  | 127.34   | 106.75              | (20.59)  | 1,281.00      |
| Utilities                |                            | 1,305.80 | 1,315.09              | 9.29     | 1,305.80 | 1,315.09            | 9.29     | 15,781.00     |
| Maintenance              |                            |          |                       |          |          |                     |          |               |
| 09015                    | Landscaping                | .00      | 8.33                  | 8.33     | .00      | 8.33                | 8.33     | 100.00        |
| 09025                    | Fire Sprinkler Maintenance | .00      | 83.33                 | 83.33    | .00      | 83.33               | 83.33    | 1,000.00      |
| 09030                    | Elevator Maintenance       | 675.50   | 83.33                 | (592.17) | 675.50   | 83.33               | (592.17) | 1,000.00      |
| 09050                    | Boiler                     | .00      | 83.33                 | 83.33    | .00      | 83.33               | 83.33    | 1,000.00      |
| 09090                    | Light Repair               | .00      | 166.67                | 166.67   | .00      | 166.67              | 166.67   | 2,000.00      |
| 09110                    | Gen. Maint. & Repair       | .00      | 291.67                | 291.67   | .00      | 291.67              | 291.67   | 3,500.00      |
| 09140                    | Roof Repairs               | .00      | 41.67                 | 41.67    | .00      | 41.67               | 41.67    | 500.00        |
| 09147                    | Garage Door Maintenance    | .00      | 225.00                | 225.00   | .00      | 225.00              | 225.00   | 2,700.00      |

**Wash Park North Condos**

Page: 2

Income/Expense Statement  
Period: 01/01/21 to 01/31/21

| Account                        | Description               | Current Period |          |            | Year-To-Date |          |            | Yearly Budget |
|--------------------------------|---------------------------|----------------|----------|------------|--------------|----------|------------|---------------|
|                                |                           | Actual         | Budget   | Variance   | Actual       | Budget   | Variance   |               |
| 09149                          | HVAC                      | .00            | 83.33    | 83.33      | .00          | 83.33    | 83.33      | 1,000.00      |
| 09200                          | Janitorial Supplies       | .00            | 458.33   | 458.33     | .00          | 458.33   | 458.33     | 5,500.00      |
|                                | Maintenance               | 675.50         | 1,524.99 | 849.49     | 675.50       | 1,524.99 | 849.49     | 18,300.00     |
| Contract Services              |                           |                |          |            |              |          |            |               |
| 09610                          | Lawn Maint. & Landscaping | .00            | 116.67   | 116.67     | .00          | 116.67   | 116.67     | 1,400.00      |
| 09700                          | Trash Removal             | 419.95         | 541.67   | 121.72     | 419.95       | 541.67   | 121.72     | 6,500.00      |
| 09800                          | Snow Removal              | .00            | 166.67   | 166.67     | .00          | 166.67   | 166.67     | 2,000.00      |
| 09850                          | Janitorial Services       | 425.00         | .00      | (425.00)   | 425.00       | .00      | (425.00)   | .00           |
|                                | Contract Services         | 844.95         | 825.01   | (19.94)    | 844.95       | 825.01   | (19.94)    | 9,900.00      |
| TOTAL EXPENSES                 |                           | 3,694.12       | 5,315.51 | 1,621.39   | 3,694.12     | 5,315.51 | 1,621.39   | 63,786.00     |
| OPERATING FD NET INCOME/(LOSS) |                           | 3,038.06       | (.01)    | 3,038.07   | 3,038.06     | (.01)    | 3,038.07   | .00           |
| =====                          |                           |                |          |            |              |          |            |               |
| RESERVE FUND                   |                           |                |          |            |              |          |            |               |
| Reserve Fund Income:           |                           |                |          |            |              |          |            |               |
| 06910                          | Interest Income           | .17            | .00      | .17        | .17          | .00      | .17        | .00           |
| 06915                          | Reserve Contributions     | .00            | 1,416.67 | (1,416.67) | .00          | 1,416.67 | (1,416.67) | 17,000.00     |
| Total Reserve Fund Income:     |                           | .17            | 1,416.67 | (1,416.50) | .17          | 1,416.67 | (1,416.50) | 17,000.00     |
| Reserve Fund Expenses:         |                           |                |          |            |              |          |            |               |
| 09935                          | Reserves - Deck Repairs   | 2,879.23       | .00      | (2,879.23) | 2,879.23     | .00      | (2,879.23) | .00           |
| Total Reserve Fund Expenses:   |                           | 2,879.23       | .00      | (2,879.23) | 2,879.23     | .00      | (2,879.23) | .00           |
| Reserve fund Income (Loss)     |                           | (2,879.06)     | 1,416.67 | (4,295.73) | (2,879.06)   | 1,416.67 | (4,295.73) | 17,000.00     |
| Total Net Income (Loss)        |                           | 159.00         | 1,416.66 | (1,257.66) | 159.00       | 1,416.66 | (1,257.66) | 17,000.00     |
| =====                          |                           |                |          |            |              |          |            |               |

Date 02/10/21 Time:13:33:49

**Wash Park North Condos**

Report #0124 Page: 1

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

Starting vendor #: "First"  
Ending vendor #: "Last"

Starting date: 01/01/21  
Ending date: 01/31/21

| Account #              | Description            |        | Name                           | Invoice #  | Reference           | Chk #          | Amount |
|------------------------|------------------------|--------|--------------------------------|------------|---------------------|----------------|--------|
| Date                   | Vchr-#                 | Vend-# |                                |            |                     |                |        |
| Distribution in Detail |                        |        |                                |            |                     |                |        |
| 7010                   | Management Fees        |        |                                |            |                     |                |        |
| 01/04/21               | 48                     | CAPITO | CAPITOL HILL MANAGEMENT CO     | 2021.1.1   | December            |                | 600.00 |
|                        |                        |        |                                |            |                     | Account Total: | 600.00 |
| 7011                   | Administrative Expense |        |                                |            |                     |                |        |
| 01/04/21               | 48                     | CAPITO | CAPITOL HILL MANAGEMENT CO     | 2021.1.1   | December            |                | 15.16  |
| 01/15/21               | 54                     | MAGGIO | SEERY MAGGIO                   | 2021.1.15  | filing of amendment |                | 23.00  |
| 01/20/21               | 61                     | HARLAN | HARLAND CLARKE                 | 2021.1.20  | deposit tickets     |                | 61.71  |
|                        |                        |        |                                |            |                     | Account Total: | 99.87  |
| 7260                   | Postage & Mail         |        |                                |            |                     |                |        |
| 01/04/21               | 48                     | CAPITO | CAPITOL HILL MANAGEMENT CO     | 2021.1.1   | December            |                | 12.50  |
|                        |                        |        |                                |            |                     | Account Total: | 12.50  |
| 7270                   | Inspections            |        |                                |            |                     |                |        |
| 01/04/21               | 49                     | DENFIR | MANAGER OF FINANCE/DENVER FIRE | 6195648    | inspection 37066    |                | 155.50 |
|                        |                        |        |                                |            |                     | Account Total: | 155.50 |
| 8910                   | Electricity            |        |                                |            |                     |                |        |
| 01/04/21               | 52                     | XCEL   | XCEL ENERGY                    | 713476830  | Nov / Dec           |                | 355.11 |
|                        |                        |        |                                |            |                     | Account Total: | 355.11 |
| 8930                   | Water & Sewer          |        |                                |            |                     |                |        |
| 01/04/21               | 50                     | DENV   | DENVER WATER                   | 2020.12.21 | Nov / Dec           |                | 365.73 |
|                        |                        |        |                                |            |                     | Account Total: | 365.73 |
| 8950                   | Gas                    |        |                                |            |                     |                |        |
| 01/04/21               | 52                     | XCEL   | XCEL ENERGY                    | 713476830  | Nov / Dec           |                | 457.62 |
|                        |                        |        |                                |            |                     | Account Total: | 457.62 |
| 8990                   | Telephone              |        |                                |            |                     |                |        |

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 01/01/21  
 Ending vendor #: "Last" Ending date: 01/31/21

| Account # | Date     | Vchr-# | Vend-# | Name                    | Invoice-#      | Reference      | Chk # | Amount   |
|-----------|----------|--------|--------|-------------------------|----------------|----------------|-------|----------|
|           | 01/15/21 | 53     | CENT   | CENTURYLINK             | 2021.1.1 186B  | January 186B   |       | 127.34   |
|           |          |        |        |                         |                | Account Total: |       | 127.34   |
| 9030      |          |        |        | Elevator Maintenance    |                |                |       |          |
|           | 01/04/21 | 51     | KONE   | KONE INC                | 921350228      | pit access     |       | 675.50   |
|           |          |        |        |                         |                | Account Total: |       | 675.50   |
| 9700      |          |        |        | Trash Removal           |                |                |       |          |
|           | 01/15/21 | 56     | WASMAN | WASTE MANAGEMENT        | 1089358-0178-8 | January        |       | 419.95   |
|           |          |        |        |                         |                | Account Total: |       | 419.95   |
| 9850      |          |        |        | Janitorial Services     |                |                |       |          |
|           | 01/04/21 | 47     | AHLMEY | KIMBERLY AHLMEYER       | 070            | December       |       | 425.00   |
|           |          |        |        |                         |                | Account Total: |       | 425.00   |
| 9935      |          |        |        | Reserves - Deck Repairs |                |                |       |          |
|           | 01/15/21 | 55     | RECONS | RECONSTRUCTION EXPERTS  | 20110106       | deck repairs   |       | 2,879.23 |
|           |          |        |        |                         |                | Account Total: |       | 2,879.23 |
|           |          |        |        |                         |                | Section Total: |       | 6,573.35 |

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First" Starting date: 01/01/21  
 Ending vendor #: "Last" Ending date: 01/31/21

| Account #                 | Date     | Vchr-# | Vend-# | Name                           | Invoice-#      | Reference           | Chk # | Amount   |
|---------------------------|----------|--------|--------|--------------------------------|----------------|---------------------|-------|----------|
| Account Payable in Detail |          |        |        |                                |                |                     |       |          |
| 3010                      |          |        |        | Accounts Payable               |                |                     |       |          |
|                           | 01/04/21 | 47     | AHLMEY | KIMBERLY AHLMEYER              | 070            | December            |       | 425.00   |
|                           | 01/04/21 | 48     | CAPITO | CAPITOL HILL MANAGEMENT CO     | 2021.1.1       | December            |       | 627.66   |
|                           | 01/04/21 | 49     | DENFIR | MANAGER OF FINANCE/DENVER FIRE | 6195648        | inspection 37066    |       | 155.50   |
|                           | 01/04/21 | 50     | DENV   | DENVER WATER                   | 2020.12.21     | Nov / Dec           |       | 365.73   |
|                           | 01/04/21 | 51     | KONE   | KONE INC                       | 921350228      | pit access          |       | 675.50   |
|                           | 01/04/21 | 52     | XCEL   | XCEL ENERGY                    | 713476830      | Nov / Dec           |       | 812.73   |
|                           | 01/15/21 | 53     | CENT   | CENTURYLINK                    | 2021.1.1 186B  | January 186B        |       | 127.34   |
|                           | 01/15/21 | 54     | MAGGIO | SEERY MAGGIO                   | 2021.1.15      | filing of amendment |       | 23.00    |
|                           | 01/15/21 | 55     | RECONS | RECONSTRUCTION EXPERTS         | 20110106       | deck repairs        |       | 2,879.23 |
|                           | 01/15/21 | 56     | WASMAN | WASTE MANAGEMENT               | 1089358-0178-8 | January             |       | 419.95   |
|                           |          |        |        |                                |                | Account Total:      |       | 6,511.64 |
|                           |          |        |        |                                |                | Section Total:      |       | 6,511.64 |

A/P DISTRIBUTION TO G/L REPORT

Starting vendor #: "First"  
Ending vendor #: "Last"

Starting date: 01/01/21  
Ending date: 01/31/21

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

A/P Checks in Detail

|      |                           |    |        |                                |  |                |                     |       |          |
|------|---------------------------|----|--------|--------------------------------|--|----------------|---------------------|-------|----------|
| 1010 | Cash Checking - Operating |    |        |                                |  |                |                     |       |          |
|      | 01/04/21                  | 47 | AHLMEY | KIMBERLY AHLMEYER              |  | 070            | December            | 1037  | 425.00   |
|      | 01/04/21                  | 48 | CAPITO | CAPITOL HILL MANAGEMENT CO     |  | 2021.1.1       | December            | 1038  | 627.66   |
|      | 01/04/21                  | 49 | DENFIR | MANAGER OF FINANCE/DENVER FIRE |  | 6195648        | inspection 37066    | 1039  | 155.50   |
|      | 01/04/21                  | 50 | DENV   | DENVER WATER                   |  | 2020.12.21     | Nov / Dec           | 1040  | 365.73   |
|      | 01/04/21                  | 51 | KONE   | KONE INC                       |  | 921350228      | pit access          | 1041  | 675.50   |
|      | 01/04/21                  | 52 | XCEL   | XCEL ENERGY                    |  | 713476830      | Nov / Dec           | 1042  | 812.73   |
|      | 01/15/21                  | 53 | CENT   | CENTURYLINK                    |  | 2021.1.1 186B  | January 186B        | 1043  | 127.34   |
|      | 01/15/21                  | 54 | MAGGIO | SEERY MAGGIO                   |  | 2021.1.15      | filing of amendment | 1044  | 23.00    |
|      | 01/15/21                  | 55 | RECONS | RECONSTRUCTION EXPERTS         |  | 20110106       | deck repairs        | 1045  | 2,879.23 |
|      | 01/15/21                  | 56 | WASMAN | WASTE MANAGEMENT               |  | 1089358-0178-8 | January             | 1046  | 419.95   |
|      | 01/20/21                  | 61 | HARLAN | HARLAND CLARKE                 |  | 2021.1.20      | deposit tickets     | 12021 | 61.71    |
|      |                           |    |        |                                |  |                | Account Total:      |       | 6,573.35 |
|      |                           |    |        |                                |  |                | Section Total:      |       | 6,573.35 |