

PREPARED FOR :
Mac Arthur Park Townhomes
c/o Hometowne Management Inc
PO Box 18990
Boulder, CO 80308

PREPARED BY :
Hometowne Management Inc.
PO Box 18990
Boulder, CO 80308

ASSETS

CASH IN BANK	
CASH - CHECKING	43,418.61
CASH - NCB	611.53
CASH - SAVINGS	137,280.38

TOTAL CASH	181,310.52
ACCOUNTS RECEIVABLE	
ACCOUNTS RECEIVABLE	25,412.29

TOTAL ACCT'S RECEIVABLE	25,412.29
TOTAL ASSETS	206,722.81
	=====
LIABILITIES AND EQUITY	
LIABILITIES	
NOTE PAY - NCB SVGS BANK	35,821.31

TOTAL LIABILITIES	35,821.31
EQUITY	
FUND BALANCE	125,364.92
CURRENT YEAR EARNINGS	45,536.58

TOTAL EQUITY	170,901.50
TOTAL LIABILITIES/EQUITY	206,722.81
	=====

C:\MANAGE~1\YPM93\MACPARK\ (5.504)
 INCOME STATEMENT - 4620-4696 MacARTHUR LANE 04/19/18
 December, 2017

PREPARED FOR :
 Mac Arthur Park Townhomes
 c/o Hometowne Management Inc
 PO Box 18990
 Boulder, CO 80308

PREPARED BY :
 Hometowne Management Inc.
 PO Box 18990
 Boulder, CO 80308

	Month to Date	%	Year to Date	%
INCOME				
OWNER FEES	7,570.00	98.55	90,840.00	97.99
SPEC ASSESS INTEREST	102.89	1.34	1,753.07	1.89
INTEREST INCOME	8.67	.11	106.63	.12
TOTAL INCOME	7,681.56	100.00	92,699.70	100.00
EXPENSES				
ACCOUNTING	0.00	0.00	75.00	.08
ANNUAL MEETING	0.00	0.00	486.00	.52
BANK SERVICE CHARGES	2.40	.03	39.60	.04
CORPORATE REPORT FEE	0.00	0.00	10.00	.01
INSURANCE	4,902.33	63.82	4,902.33	5.29
LEGAL	0.00	0.00	128.00	.14
MAINTENANCE				
MAINT - BUILDING	230.00	2.99	1,316.91	1.42
MAINT - LANDSCAPING	810.82	10.56	13,164.82	14.20
MAINT - SPRINKLER REPAIR	0.00	0.00	4,752.88	5.13
MAINT - ROOF	750.00	9.76	2,154.65	2.32
TOTAL MAINTENANCE	1,790.82	23.31	21,389.26	23.07
MANAGEMENT FEES	571.50	7.44	6,858.00	7.40
OFFICE EXP & SUPPLIES	7.50	.10	195.41	.21
PEST CONTROL	0.00	0.00	300.00	.32
POSTAGE	0.00	0.00	49.00	.05
SNOW REMOVAL	0.00	0.00	1,165.00	1.26
TAX RETURN PREPARATION	0.00	0.00	175.00	.19
UTILITIES				
TRASH	502.95	6.55	6,071.52	6.55
WATER & SEWER	22.56	.29	2,790.28	3.01
TOTAL UTILITIES	525.51	6.84	8,861.80	9.56
TOTAL EXPENSE	7,800.06	101.54	44,634.40	48.15
OPERATING INCOME	-118.50	-1.54	48,065.30	51.85
LOAN PAYMENTS				
INTEREST	190.45	2.48	2,528.72	2.73

	Month to Date	%	Year to Date	%
NET INCOME	-308.95	-4.02	45,536.58	49.12
BEGINNING BALANCE	45,920.07			
ENDING BALANCE	43,418.61			