



# City of Commerce City Adams Tower, Unit 6 at South Platte Crossing Condominiums

Facility Condition Assessment Report | DRAFT

COMMERCE CITY, COLORADO

OCTOBER 26, 2020

FOR THE  
LIFE OF  
YOUR  
BUILDING



## Contents

<b>1. EXECUTIVE SUMMARY .....</b>	<b>3</b>
<b>2. APPROACH/METHOD .....</b>	<b>7</b>
<b>3. CONDITION ASSESSMENT .....</b>	<b>11</b>
<b>APPENDIX A: 3-YEAR PLAN ASSETS LIST .....</b>	<b>24</b>
<b>APPENDIX B: 5-YEAR PLAN ASSETS LIST .....</b>	<b>25</b>
<b>APPENDIX C: 10-YEAR PLAN ASSETS LIST.....</b>	<b>26</b>
<b>APPENDIX D: SOUTH PLATTE RESERVE STUDY.....</b>	<b>27</b>
<b>APPENDIX E: SOUTH PLATTE FINANCIALS.....</b>	<b>29</b>

# Executive Summary

## 1. Executive Summary

The contents of this report present the results of the Facility Condition Assessment (FCA) performed at Unit 6 of the South Platte Crossings Condominiums, also known as Adams Tower. The assessment occurred on October 7, 2020. The City of Commerce City (City) intends to utilize the findings of this report to assess the purchase of Unit 6, assess capital reserve contributions associated with this unit, and anticipate expected utility expenditures.

### FACILITY SUMMARY

The building is located at 7190 Colorado Boulevard, Commerce City, CO 80022. The term South Platte Crossings Condominiums refers to the entire building, which consists of one (1) basement level and six (6) above-ground floors. Four (4) of the upper floors are currently owned by Adams County, resulting in the moniker 'Adams Tower' referenced within this report. Unit 6 consists of the entire fifth floor suite, which includes 1,178 square feet of common area owned by the HOA, and 10,241 square feet that is currently configured as tenant office area.



**Fig. 1-1: South Platte Crossings Condominiums**

The building was originally constructed in 1980. Per Architectural schematics provided by Wilson & Company, the total square footage of the South Platte Crossings Condominiums building is 80,321. The area of the common basement is 11,807 square feet. The first floor through sixth floor suites each include 11,419 square feet. The exterior perimeter of the roof and the top six floors is 447 linear feet (LF).

Various upgrades have occurred since the time of initial construction including a major renovation in 1998. Maintenance of the building is under the management authority of Market Street Maintenance (MSM). MSM has provided a 2020 HOA Reserve Study and a 2020 Financial/Utility Report to both the City of Commerce City and

McKinstry for purposes of this condition assessment. Please refer to Appendix D for complete HOA Reserve Study information and Appendix E for Financial/Utility documentation.

### ASSESSMENT SUMMARY

For purposes of this assessment, assets located within the Unit 6 suite were assessed and estimated at full value. The City will be wholly responsible for the maintenance and upgrade of all assets located within Unit 6 per the HOA agreement. This includes all finishes and equipment within the suite as enclosed by the ceiling, interior walls, and flooring but excluding the common area serving the elevators and stairways. HVAC, electrical, plumbing, and building exterior assets that are held in common with the other five tenants were assessed for condition and priced according to a 16.67% pro-rated amount. Note, the Reserve Study in Appendix D reflects a different allocation. However, MSM advised that the 16.67% is the correct allocation.

# Executive Summary

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Heating, ventilation, and air conditioning (HVAC) equipment common to the building includes two (2) air-cooled chillers that are slated to be replaced through 2020 HOA Reserve funding. Per MSM, the City would not be liable for any of the cost incurred towards the replacement of the two chillers even if Unit 6 were purchased in 2020. A single, 90-ton 75 Hp supply fan, located in the penthouse, provides ventilation and cooling air to the entire building. Airflow is controlled by an outdated Building Automation System (BAS) monitoring four (4) vertical zones (North, East, South, and West). Each suite is equipped with approximately one hundred (100) individual pneumatically controlled air terminal units. The pneumatic air system in the building is no longer functional and the pneumatic lines associated with these original terminal units have been detached. As such, airflow is balanced according to floor, but airflow is essentially constant volume in the suites. MSM is currently obtaining contractor bids to replace the existing primary supply fan and all terminal units with a new variable volume air handling unit with associated VAV terminal units, in all suites. Air is exhausted from the entire building by a single 20 HP building exhaust fan located in the penthouse. The pneumatically controlled inlet guide vanes have been disabled and replaced with a variable frequency drive (VFD) that controls to the building pressure sensor located in the first level lobby. Heating is provided by two condensing boilers, also located in the penthouse, which serve the heating water (HW) baseboard units in each suite. These HW baseboard units encircle the entire 447 linear foot perimeter of each floor. Heating is also controlled by the BAS in four vertical zones that are averaged for zone temperature on all six office floors. It is unknown whether the proposed VAV terminal installation project will include reheat coils and therefore result in the existing HW baseboard units being de-commissioned.

Below is a summary of the most notable deficiencies observed in Unit 6 and the most notable deficiencies observed affecting shared systems (i.e., building-wide).

## **Tenant-Responsible Deficiencies**

The first group of deficiencies are associated with assets that are the responsibility of the tenant to maintain.

### ***Repair Interior Drywall***

There are water-damaged sections of drywall in the South Suite conference room and the north suite northeast offices due to a urinal leak from the floor above. Approximately 136 SF of drywall was removed prior to this inspection. MSM stated that drywall damage is being repaired under a HOA insurance claim, and that no repair cost is expected to be assumed by the Unit 6 tenant. The City should be aware that drywall repairs are ongoing.

Estimated cost to repair interior drywall in Unit 6 (labor and materials): \$0

### ***Repair Acoustic Ceiling Tile***

There are water-damaged acoustic ceiling tiles (ACT) in the South Suite conference room and the north suite northeast offices due to a urinal leak from the floor above. Approximately 12-15 acoustic tiles were in the process of being replaced at the time of inspection. MSM stated that acoustic tile damage is being repaired under a HOA insurance claim, and that no repair cost is expected to be assumed by the Unit 6 tenant. The City should be aware that acoustic tile replacements are ongoing.

Estimated cost to replace water damaged acoustic tile in Unit 6 (labor and materials): \$0

### ***Repair Office Cabinets***

A small corner section of office cabinet in the South Suite is damaged. Laminate material on the counter is missing, and the doors are partially detached. This deficiency should be repaired prior to occupancy.

# Executive Summary

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Estimate cost to repair damaged office cabinetry in South Suite:

\$1,500

## **HOA-Responsible Deficiencies**

The second group of deficiencies are associated with assets that are common to all tenants and are the responsibility of the HOA to maintain. Any Unit 6 tenant will be subject to pro-rated payment for common items under the requirements of the HOA Reserve Study. Each year there are two sets of costs: fixed HOA contributions and share of variable HOA capital expenses. The Reserve Study outlines the estimated cost and the year the capital expense work is planned. However, there is not enough information provided in the Reserve Study to determine whether the deficiencies listed below will be addressed by the planned capital projects, or whether the presence of the deficiency will necessitate the project to be performed earlier than planned. The City should ask for clarification of these items as part of any purchase negotiations. Such clarification should include timing, cost, and whether any of that cost is already in any existing Reserve funds.

### ***Replace Hot Water Baseboard Units***

The original 1980 HW baseboard units line the entire 447 LF perimeter of Unit 6. These baseboard units are the sole source of heating in the suite. The units are currently in fair/poor condition and estimated to require replacement within the next five (5) years. The HOA may choose to replace the baseboard units with VAV reheat coils at the time that the bladder type terminal air units are replaced. If the HOA does design the HVAC upgrade to include reheat coils in the VAV terminal units, then the estimated cost to replace the baseboards given below will be transferred into the VAV replacement project.

Estimated cost to replace 447 LF of HW baseboards (Unit 6 only):

\$183,409

### ***Replace Pneumatic Bladder Air Distribution Units***

Unit 6 is equipped with approximately one hundred (100) original construction, pneumatically-controlled bladder air terminal units. Though these 100 units exclusively serve Unit 6 they are above the ceiling and therefore considered to be common HVAC items and are maintained by the HOA. The overall condition of these terminal units is very poor/abandoned. The pneumatic lines have been cut on all units making them essentially constant volume terminal units. The 2020 HOA Reserve Study, provided by MSM, notes that the total cost to replace the existing terminal units with VAV terminal units in all six suites amounts to \$650,000 and is to be completed during the 2021-2025 time period.

Estimated cost to replace 100 pneumatically-controlled bladder terminal units with approximately eight (8) VAV terminal units as prorated at 16.67% (1 of 6 tenants):

\$108,300

### ***Replace Exterior Transformer***

The exterior transformer was not accessible at the time of inspection. Xcel Energy locks the gated transformer pad area. This transformer appears to be original to building. Estimated at 225 Kva, 480V, 3-phase. The transformer is leaking oil and is in very poor condition. This transformer is not specifically itemized in the Reserve Study, but it is also not clearly demarcated as belonging to Xcel. Costs are included here for reference.

Replacement cost as prorated at 16.67% (1 of 6 tenants):

\$5,501

### ***Replace Building Supply Fan-1***

Located in the penthouse, this 1991-built 90-Ton unit provides ventilation and cooling air to the entire building. Unit is equipped with an economizer damper and is served by four stages of DX cooling provided by the two air-

# Executive Summary

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cooled chillers. MSM is currently in the process of obtaining bids to replace this unit with a variable volume air handler and associated VAV terminal units to be installed in each of the six (6) suites.

Replacement cost as prorated at 16.67% (1 of 6 tenants): \$38,793

## ***Replace Building Exhaust Fan-1***

Located in the penthouse, this 1980-built 20 Hp exhaust fan serves as the building exhaust for the entire building. The pneumatically-controlled inlet guide vanes have been abandoned. The exhaust fan now provides building static pressure control via a building static pressure sensor located in the first level lobby and an associated VFD. This original exhaust fan is past its expected useful life and in poor condition.

Replacement cost as prorated at 16.67% (1 of 6 tenants): \$9,669

## ***Replace Building Automation System***

The Honeywell SymmetrE R410.2 BAS dates to 1998. It is therefore estimated that this BAS platform will cease to be supportable within the next three years. Currently, the BAS operates the cooling and heating systems without an occupancy schedule. The HWS and CHWS are available at all hours of every day, enabling and disabling based upon outside air temperature (OAT). The Reserve Study indicates the BAS will be replaced at the same time that the air handling unit and VAV units are replaced.

Estimated cost includes BAS Equipment and Integration, and is prorated at 16.67% (1 of 6 tenants): \$54,963

## ***Replace Loading Dock Elevator***

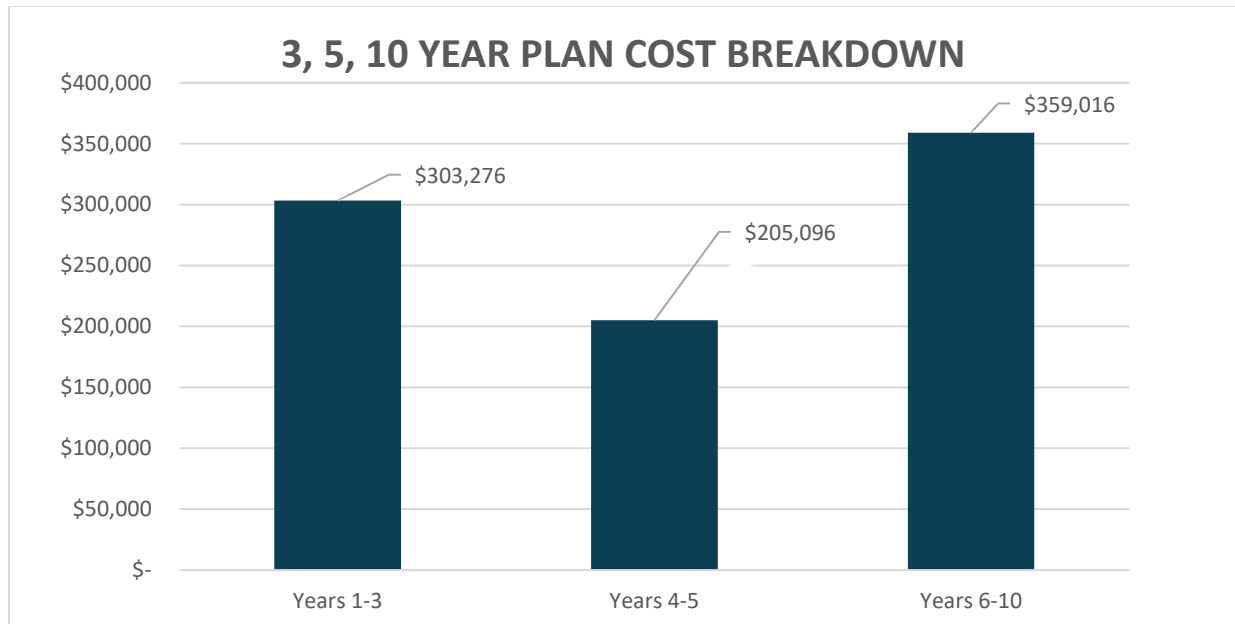
The Loading Dock elevator is original to the 1980 construction. This 2500 Lb. capacity elevator serves 2 floors (ground floor to basement). Oil was observed to be leaking from the elevator motor, though it does not appear to represent a safety hazard at present. The elevator is in very poor condition, but is currently functioning. Recommend replacement within two years.

Cost is prorated at 16.67% (1 of 6 tenants): \$13,336

## **CAPITAL PLAN SUMMARY**

The estimated replacement costs for equipment expected to fail within the next ten years is shown below, broken up into three separate plans. These plans are the 3-year plan, 5-year plan, and 10-year plan. Each plan includes the equipment expected to fail during these periods, based on the observed condition of the equipment at the time of the assessment.

# Executive Summary



FACILITY NAME	YEARS 1-3 REPLACEMENT COST	YEARS 4-5 REPLACEMENT COST	YEARS 6-10 REPLACEMENT COST
ADAMS TOWER UNIT 6 AT SOUTH PLATTE CROSSINGS CONDOMINIUMS	\$ 303,276	\$ 205,096	\$ 359,016

## 2. Approach/Method

### BUILDING/SITE LIST

The scope of the FCA project included assessments on the following common building and tenant area.

FACILITY NAME	AREA (SF)	YEAR(S) BUILT
SOUTH PLATTE CROSSINGS CONDOMINIUMS	80,321	1980
ADAMS TOWER UNIT 6 TENANT AREA	10,241	1980

### RATINGS METHODS AND SCORING

To allow the facility more flexibility in prioritizing its capital planning efforts, McKinstry has developed the following metrics which assign a score to each asset.

#### Asset Condition

Condition ratings are presented for each asset as a score of 1 – 5. Scores are based upon a visual inspection during the building evaluation period. A score of 1 signifies that the asset is in great, “like new” condition. A score of 2 indicates that the asset is in good condition. A score of 3 signifies that the asset is in expected “average” condition based off function and the age of the asset. A score of 4 signifies that the asset is in poor



# Condition Assessment

condition, in need of repair, and will require replacement in the near future. A score of 5 signifies that the asset is in very poor or failed condition and in need of imminent replacement.

SCORE	CONDITION ASSESSMENT
1	Asset is in great condition, no action required
2	Asset is in good condition, regular maintenance expected
3	Asset is in expected condition, regular replacement/maintenance expected
4	Asset is in poor condition, maintenance/replacement recommended soon
5	Asset is in very poor condition, urgent replacement needed

## Occupant Impact

Occupant Impact scores are presented for each asset on a scale of 1 – 5. This metric considers occupant comfort as well as health and safety risks associated with the equipment if it were to fail. For example, if an air handler serving a critical space in the building fails, and there is no backup unit to serve the space, the asset will receive a score of 5, indicating a severe occupant impact. If an air handler fails that serves a common area, and there is a backup unit present, the asset will receive an Occupant Impact score of 3, signifying a moderate impact to the occupants of the building. An Occupant Impact score of 1 will be assigned to an asset that serves a typically unoccupied area (such as a mechanical room or basement corridor) such that if it were to fail, the asset would not have a significant impact on the occupants of the building.

SCORE	OCCUPANT IMPACT SCORE
1	Failure poses no significant occupant impact.
2	Failure poses low occupant impact.
3	Failure poses moderate occupant impact. Asset serves non-critical area or has backup.
4	Failure poses high occupant impact.
5	Failure poses severe occupant impact. Asset serves critical area and has no backup.

## Expected Life

The designed life expectancy for a given asset is determined using a combination of widely accepted industry standards including American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) and Building Owners and Managers Association (BOMA), as well as a manufacturers' database of equipment life expectancies. This value is expressed in number of years.

## Observed Remaining Life

The Observed Remaining Life is also expressed in number of years and takes into consideration the function and operating environment of the asset, as well as a determination based upon a visual inspection of the asset. The Observed Remaining Life value may vary from the Design Life value. For example, a secondary heat exchanger that has been well maintained may have an Observed Remaining Life that is greater than the expected Design Life. Likewise, a primary chilled water pump that has not been well maintained, and shows visual signs of premature wear and tear, may have an Observed Remaining Life that is less than the expected Design Life.

## SCOPE

The scope of this facility condition assessment includes the major mechanical, electrical, and plumbing equipment as well as exterior envelope and site items within five feet of the building that are deemed to have a



# Condition Assessment

significant impact upon the operation and occupancy of the building. Building superstructure, appliances and portable kitchen equipment were excluded from the assessment.

The table below lists the general asset types included within the scope of this assessment. Also shown is the corresponding Unifomat code, which has been used to catalog equipment based on type and intended use.

UNIFORMAT CODE	CATEGORY DESCRIPTION
B20	Exterior Vertical Enclosures (i.e., walls, windows, doors)
B30	Exterior Horizontal Enclosures (i.e., roof, skylights, hatches)
C10	Interior Construction (interior doors)
C20	Interior Finishes (flooring, wall and ceiling finishes)
D10	Conveying (i.e., elevators)
D20	Plumbing (i.e., water heating, pumps, compressed air)
D30	Heating, Ventilation and Air Conditioning
D40	Fire Protection Systems
D50	Electrical (panels, transformers, switchgear)

## COST ESTIMATING

Each asset receives an Estimated Replacement Cost, presented in dollars. The Estimated Replacement Cost includes both the material cost of the asset and the installation of that asset. This information is intended to assist in the prioritization and resource allocation associated with maintenance and capital replacement projects. Cost estimates are determined using specific characteristics of each asset (tonnage, motor size, capacity, etc.) along with one of several cost information data sets. These data sets include industry standards, RSMeans, and data sourced through McKinstry's construction division. Additionally, site specific construction and equipment invoices have been utilized as available. All estimated costs are in 2020 dollars.

Refer to column T (Notes) in the FCA Data Collection Workbook for information regarding whether each item is priced on a pro-rated or a non pro-rated basis. Assets that are within the tenant space, such as carpet, are priced as non pro-rated as the replacement cost is the sole responsibility of the tenant and include the note, "Cost is not pro-rated". Assets that are common to the building and serve all tenants have been priced at a pro-rated cost and include the note, "Cost is pro-rated at 16.67% (1 of 6 tenants)".

## DATA-DRIVEN MAINTENANCE APPROACH

Included with the submission of this report is the FCA Data Collection Workbook, which includes all data collected for each asset. The Workbook can be used to quickly sort through equipment and prioritize maintenance and replacement efforts. Additional observations and equipment details are provided within the workbook for each asset. Each asset is classified according to building system, size, capacity, and other standards, as well as ratings of current condition and impact of failure. Such organization and classification facilitate searching and sorting the data for maintenance and replacement priorities.

As mentioned above, the impact ratings help to compare one asset to another. Based on observed condition and impact scores, the future maintenance priorities for each building are described further in later sections.

# Condition Assessment

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As each of the components identified in the workbook is repaired or replaced, the information can be revised to reflect the new conditions. Remaining useful life values can also be manually iterated one year from the assessment date to reflect fewer remaining years of life. Assets no longer in service can be removed from the list. Similarly, asset that have been newly installed can be added to the list. Following the impact guidelines, relative priority can be calculated for these assets.

# Condition Assessment

## 3. Condition Assessment

The South Platte Crossings Condominium building overall condition as assessed is average and is consistent with its age. Since the original construction in 1980, the building has received various upgrades. There appears to have been a building-wide upgrade to finishes in 1998, and all exterior windows were also replaced at that time.

The HOA Reserve Study indicates that many of the HVAC deficiencies are being addressed within the next five years. The replacement of the two air-cooled chillers is already paid for in the 2020 dues. MSM is currently obtaining contractor bids to replace the building supply fan and replace the abandoned air terminal units with VAV terminal units. Costs for these major HVAC upgrades are detailed in the attached HOA Reserve Study (Appendix D). Few repairs or replacements are required in the Unit 6 tenant space itself prior to occupancy.

Below are detailed descriptions and accompanying photos related to the most notable deficiencies.

### Repair Interior Drywall

Water damaged sections in South Suite conference room and north suite northeast offices due to urinal leak on 6th floor. Approximately 136 SF of drywall was cut out at the time of inspection. MSM stated that drywall damage is being repaired under HOA insurance claim. No repair cost is expected to be assumed by the Unit 6 tenant, but client should be aware that drywall repairs are ongoing.

Estimated cost to repair interior drywall in Unit 6 (labor and materials):

\$0



North Suite - office drywall water damage repair in progress



South Suite Conference Room - drywall water damage repair in progress

# Condition Assessment

## Repair Acoustic Ceiling Tile

Water damaged sections in South Suite conference room and north suite northeast offices due to urinal leak on 6th floor. Approximately 12 acoustic tiles were in the process of being replaced at the time of inspection. MSM stated that acoustic tile damage is being repaired under HOA insurance claim. No repair cost is expected to be assumed by the Unit 6 tenant, but client should be aware that acoustic tile replacements are ongoing.

Estimated cost to replace water damaged acoustic tile in Unit 6 (labor and materials):

\$0



South Suite Conference Room – acoustic tile water damage repair in progress



North Suite – acoustic tile water damage repair in progress

# Condition Assessment

## Repair Office Cabinets

Small corner section of office cabinet in the South Suite is damaged. Laminate material on the counter is missing, and the doors are partially detached. This deficiency will need to be repaired prior to occupancy.

Estimate cost to repair damaged office cabinetry in South Suite:

\$1500



South Suite – office cabinet damage



South Suite – office cabinet damage



# Condition Assessment

## Replace Hot Water Baseboard Units

The original 1980 HW baseboard units line the entire 447 LF perimeter of the Fifth Floor Suite. These units are the sole source of heating in the subject suite. Baseboards are currently in fair/poor condition and estimated to require replacement within the next five years. The HOA may choose to replace the baseboard units with VAV reheat coils at the time that the bladder type terminal air units are replaced. If the HOA does design the heating upgrade to include reheat coils in VAV terminal units then the estimated cost to replace the baseboards given below will be absorbed into the VAV replacement project.

Estimated cost to replace 447 LF of HW baseboards:

\$183,409



HW Baseboard Units – North Suite



HW Baseboard Units – damage and deformation

# Condition Assessment

## Replace Exterior Transformer

No access was acquired to the exterior transformer at the time of inspection. Xcel Energy locks the gated transformer pad area. This transformer appears to be original to building. Estimated at 225 Kva, 480V, 3 Phase. The transformer is leaking oil and is in very poor condition.

Replacement cost as prorated at 16.67% (1 of 6 tenants):

\$5,501



Exterior Transformer – Locked gate and oil leakage



Exterior Transformer – oil leakage



# Condition Assessment

## Replace Building Supply Fan-1

Located in the penthouse, this 1991-built 90-Ton unit provides ventilation and cooling air to the entire building. This unit is labelled as Supply Fan-1, but may more accurately be described as an AHU. SF-1 is equipped with an economizer damper and is served by four stages of DX cooling provided by the two air-cooled chillers. MSM is currently in the process of obtaining bids to replace this unit with a variable volume air handler and associated VAV terminal units to be installed in each of the six suites.

Replacement cost as prorated at 16.67% (1 of 6 tenants):

\$38,793



Building Supply Fan-1 – RA & OA



Building Supply Fan-1 – 4 DX Stages

# Condition Assessment

## Replace Pneumatic Bladder Air Distribution Units

Unit 6 is equipped with approximately one-hundred (100) original (1980-built) pneumatically-controlled bladder air terminal units. Though these 100 units exclusively serve Unit 6 they are above the ceiling and therefore considered to be common HVAC items. The overall condition of these terminal units is very poor/abandoned. The pneumatic lines have been cut on all units making them essentially constant volume terminal units. The 2020 HOA Reserve Study, provided by MSM, notes that the total cost to replace the existing terminal units with VAV terminal units in all six suites amounts to \$650,000 and is to be completed during the 2021-2025 time period.

Estimated cost to replace 100 pneumatically-controlled bladder terminal units with approximately 8 VAV terminal units as prorated at 16.67% (1 of 6 tenants): \$108,300



Carrier Bladder Air Terminal Unit  
(Abandoned)



Carrier Bladder Air Terminal Unit  
(Abandoned)

# Condition Assessment

## Replace Building Exhaust Fan-1

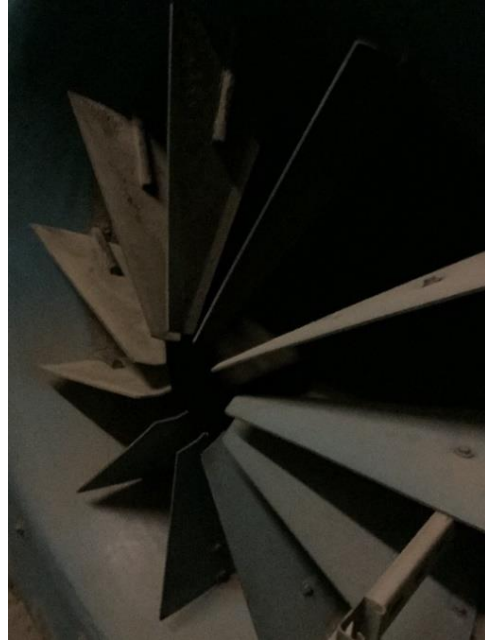
Located in the penthouse, this 1980-built 20 Hp exhaust fan serves as the building exhaust for the entire building. The pneumatically-controlled inlet guide vanes have been abandoned. The exhaust fan now provides building static pressure control via a building static pressure sensor located in the first level lobby and an associated VFD. This original exhaust fan is past its expected useful life and in poor condition.

Replacement cost as prorated at 16.67% (1 of 6 tenants):

\$9,669



Building Exhaust Fan (EF)-1



Building EF-1 – Abandoned inlet guide vanes

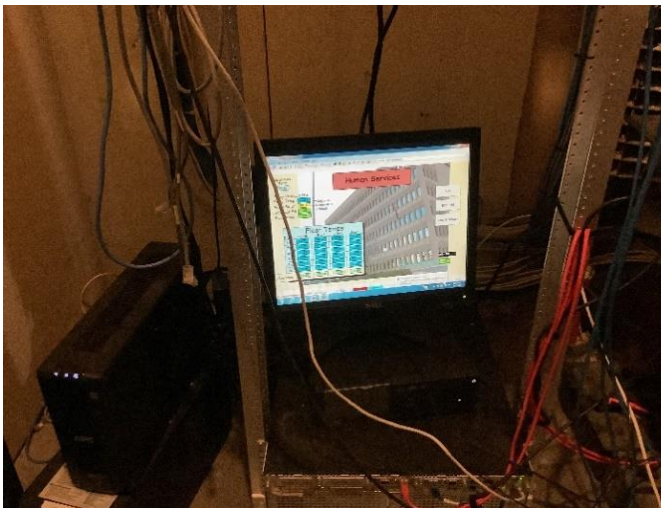


# Condition Assessment

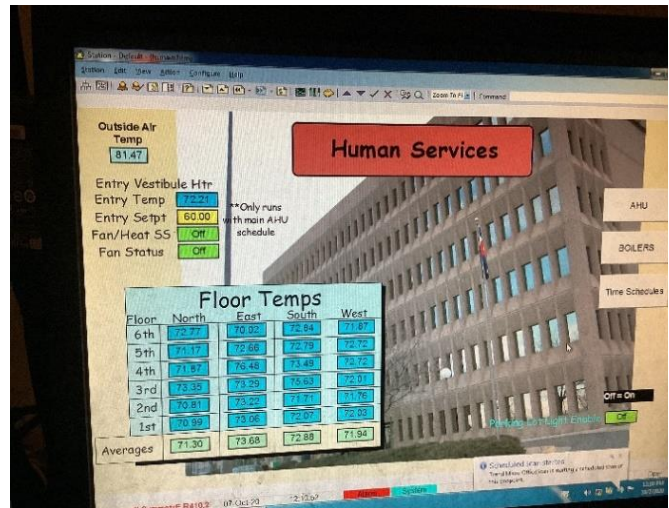
## Replace Building Automation System

The Honeywell SymmetrE R410.2 BAS dates to 1998. It is therefore estimated that this BAS platform will cease to be supportable within the next three years. Currently, the BAS operates the cooling and heating systems without an occupancy schedule. The HWS and CHWS are available at all hours of every day, enabling and disabling based upon OAT. It is recommended that the BAS be upgraded at the same time that the air handling unit and VAV units are replaced.

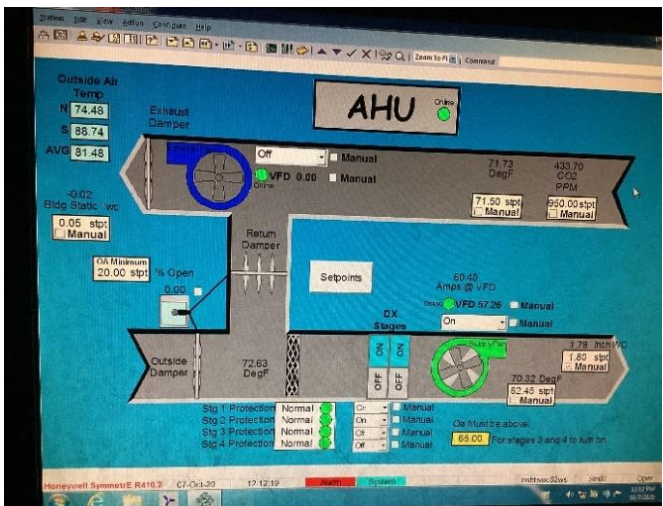
Estimated cost includes BAS Equipment and Integration, and is prorated at 16.67% (1 of 6 tenants): \$54,963



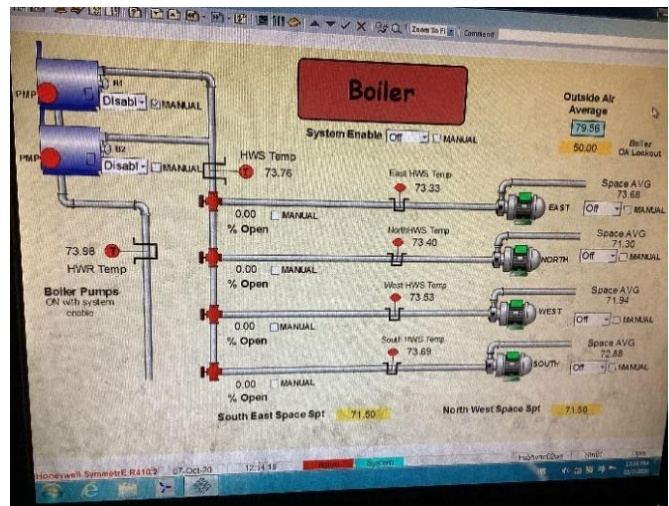
BAS – Front End (Basement)



BAS – Temperature Summary



BAS – Supply Fan-1 System (AHU)



BAS – Heating Water System

# Condition Assessment

## Replace Loading Dock Elevator

The Loading Dock elevator is original to the 1980 construction. This 2500 Lb. capacity elevator serves 2 floors (ground floor to basement). Oil was observed to be leaking from the elevator motor, though it does not appear to represent a safety hazard at present. The elevator is in very poor condition, but is currently functioning. Recommend replacement within two years.

Cost is prorated at 16.67% (1 of 6 tenants).

\$13,336



Loading Dock elevator – Basement view



Loading Dock elevator – Leakage at motor gearbox

## RESERVE STUDY

The HOA Reserve Study dated 2020, and submitted by Market Street Managers, outlines the common element costs anticipated each of the next fifteen years. As Unit 6 comprises one out of a total of six suites, these costs may be pro-rated at 16.67% to calculate the expected annual HOA maintenance costs assumed by the Unit 6 owner. The complete HOA Reserve Study is attached as Appendix D and may be utilized to compare the anticipated replacement costs cited in the McKinstry FCA in relation to those anticipated by the HOA manager (Market Street Management).

## UTILITY EXPENDITURES

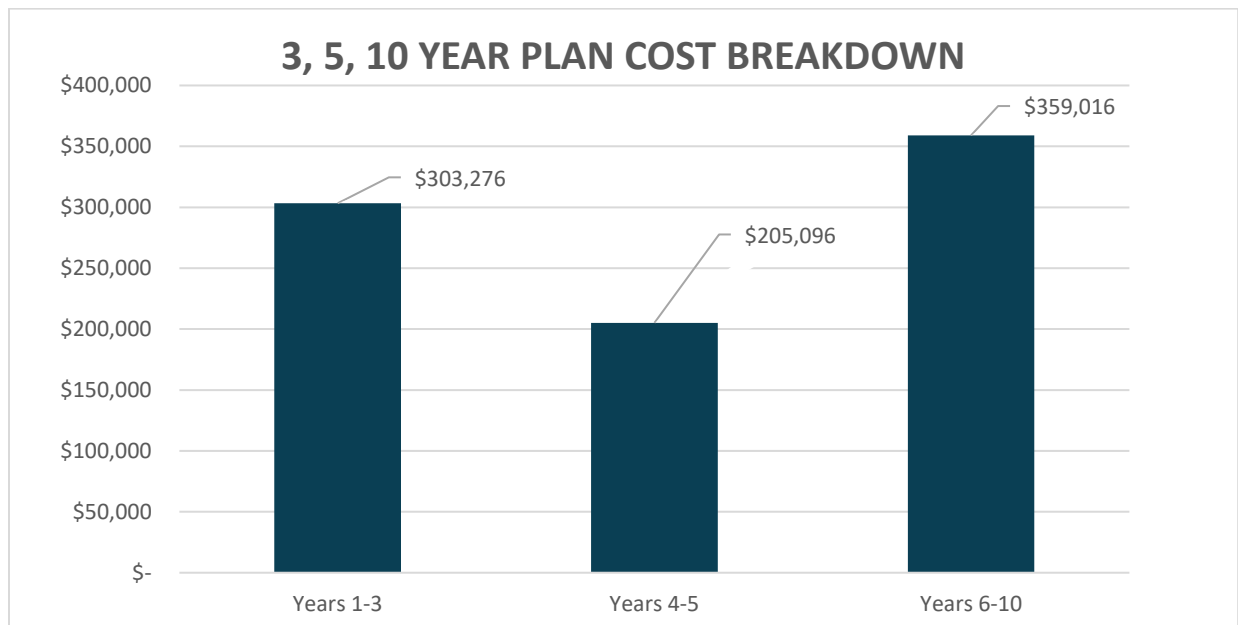
The Financial Report for South Platte Crossings Condominiums, dated August 2020 and submitted by Market Street Managers, provides comprehensive financial data regarding the building HOA. Utility expenditures during the September 2019 through August 2020 period are detailed on page 7 of the attached Financial Report. Total building utility costs were \$105,754 during the September 2019 through August 2020 period. Refer to Appendix E to view the complete Financial Report.

# Condition Assessment

## 3-, 5-, 10-YEAR PLANS

The following sections present the expected equipment replacement costs over the next ten years, broken into three separate plans. These plans are the 3-year plan, 5-year plan, and 10-year plan. Each plan includes the equipment expected to fail during these periods, based on the observed condition of the equipment at the time of the assessment. Note, the 3-year plan includes assets failing within the next three years, the 5-year plan includes assets failing between four and five years, and the 10-year plan includes assets failing between in the next six to ten years from the assessment date.

The chart below presents the total expected replacement costs for each plan, broken down for each of the buildings assessed. Note that these values represent current year (2020) replacement costs.



FACILITY NAME	YEARS 1-3 REPLACEMENT COST	YEARS 4-5 REPLACEMENT COST	YEARS 6-10 REPLACEMENT COST
ADAMS TOWER UNIT 6 AT SOUTH PLATTE CROSSINGS CONDOMINIUMS	\$ 303,276	\$ 205,096	\$ 359,016

## FUTURE CAPITAL PLAN

The table below displays replacement costs at Adams Tower Unit 6 at South Platte Crossings Condominiums and the number of associated assets expected to fail within the next ten years. Assets requiring replacement or extensive maintenance in this plan are presented in Appendices A-C.

REPLACEMENT PERIOD	ASSET QUANTITY	CUMULATIVE REPLACEMENT COSTS
3-YEAR PLAN	13	\$ 303,276
5-YEAR PLAN	7	\$ 205,096
10-YEAR PLAN	23	\$ 359,016
<b>TOTAL</b>	<b>43</b>	<b>\$ 867,388</b>

# Condition Assessment

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## BUILDING SUMMARY

The summary page below assigns a composite Overall Priority Score to the Adams Tower Unit 6 at South Platte Crossings Condominiums based upon the Facility Condition Assessment. Priority Scores range from 5 (best) to 25 (worst), and are based on condition, occupant impact, estimated replacement cost, and observed remaining life. In addition to the Overall Priority Score, each Subsystem category within the site is assigned a Priority Score. The Subsystem scores are color coded to reflect the level of priority:  $\leq 10$  = Green, 10.1-15.9 = Yellow,  $\geq 16$  = Red. Each Subsystem category includes a general narrative section under the Description column.



# Condition Assessment

## PRIORITY SCORE SUMMARY

			<b>ADAMS TOWER UNIT 6</b>	
			BUILDING TYPE:	Office
			YEAR BUILT:	1980
			GROSS SQUARE FOOTAGE:	80,321
			DATE ASSESSED:	October 7, 2020
			OVERALL PRIORITY SCORE:	11.96
SUBSYSTEM	DESCRIPTION	PRIORITY SCORE		
B10 – Superstructure	Cast concrete portico is in average condition. The Loading Dock roof is in average condition, but the concrete dock itself is in fair/poor condition.	7.5		
B20 – Exterior Vertical Enclosures	The cast concrete exterior walls are in average condition, with seals that are in good condition. Metal exterior windows were replaced in 1998 and are in average/good condition. Automatic sliding doors and other exterior doors are fair/poor condition.	14.2		
B30 – Exterior Horizontal Enclosures	The built-up bituminous membrane roof is in average condition for age. Estimate approximately 20 years before replacement. No leaks reported within the previous two year period, per MSM.	10.0		
C10 – Interior Construction	Drywall is currently being repaired in small sections due to 6 <sup>th</sup> floor urinal leak. Office cabinets require repair before suite is occupied.	10.6		
C30 – Interior Finishes	Acoustic tile ceiling is currently being repaired in small sections due to 6 <sup>th</sup> floor urinal leak. Remainder of finishes are average/good.	11.0		
D10 – Conveying	Three passenger elevators are in average condition. The single Loading Dock elevator is in very poor condition but is not deemed to be a safety hazard.	12.0		
D20 – Plumbing	Basement sump pump is the most pressing replacement need. All other plumbing assets are 5-10 years from requiring replacement.	11.9		
D30 – HVAC	Two air-cooled chillers are paid for through 2020 HOA Reserve funding. The main building supply fan (AHU), HW baseboard units, and bladder terminal units are expected to be replaced under HOA Reserve funding during the 2021-2025 period.	12.9		
D40 – Fire Protection	Fire booster pump is expected to require replacement within five years. The wet sprinkler system and fire alarm system is not expected to require replacement for approximately 13 years.	13.0		
D50 – Electrical	The exterior transformer and Panel PP-5 require replacement within the year. These date to the original 1980 construction. The exterior transformer was observed to be leaking oil.	11.5		

System priority scored from 5 (best) to 25 (worst) based on condition, occupant impact, student teacher impact, estimated replacement cost, and observed remaining life. [ $\leq 10$  = green, 10.1-15.9 = yellow,  $\geq 16$  = red]

# Appendices

## Appendix A: 3-Year Plan Assets List

The individual assets associated with each 3-Year Plan are shown below, sorted from highest to lowest estimated replacement cost.

### ADAMS TOWER UNIT 6 AT SOUTH PLATTE CROSSINGS CONDOMINIUMS

ASSET ID	TAG	DESCRIPTION	OBSERVED REMAINING LIFE (YEARS)	ESTIMATED REPLACEMENT COST
FCAID-0047	Terminal Bladder Air Distribution Units	Terminal Bladder Air Distribution Units	1	\$ 108,300
FCAID-0028	Building Automation System	Building Automation System	3	\$ 54,963
FCAID-0045	Building Supply Fan-1	Building Supply Fan-1	2	\$ 38,793
FCAID-0030	Chiller-1 North (Air-Cooled)	Chiller-1 North (Air-Cooled)	2	\$ 30,500
FCAID-0031	Chiller-2 South (Air-Cooled)	Chiller-2 South (Air-Cooled)	2	\$ 30,500
FCAID-0020	Elevator - Loading Dock	Elevator - Loading Dock	2	\$ 13,336
FCAID-0032	Building Exhaust Fan-1	Building Exhaust Fan-1	2	\$ 9,669
FCAID-0055	Panel PP-5	Panel PP-5	1	\$ 6,760
FCAID-0057	Exterior Transformer-1	Exterior Transformer-1	1	\$ 5,501
FCAID-0024	Sump Pump-1	Sump Pump-1	2	\$ 2,733
FCAID-0029	Cabinet Unit Heater-1	Cabinet Unit Heater-1	3	\$ 1,273
FCAID-0005	Exterior Door - Single Glass	Exterior Door - Single Glass	2	\$ 658
FCAID-0006	Exterior Doors - Single Hollow Metal	Exterior Doors - Single Hollow Metal	2	\$ 289
TOTAL 3 YEAR REPLACEMENT COST				\$ 303,276

# Appendices

## Appendix B: 5-Year Plan Assets List

The individual assets associated with each 5-Year Plan are shown below, sorted from highest to lowest estimated replacement cost.

### ADAMS TOWER UNIT 6 AT SOUTH PLATTE CROSSINGS CONDOMINIUMS

ASSET ID	TAG	DESCRIPTION	OBSERVED REMAINING LIFE (YEARS)	ESTIMATED REPLACEMENT COST
FCAID-0044	Heating Water Baseboard Units	Heating Water Baseboard Units	5	\$ 183,409
FCAID-0046	VFD SF-1	VFD SF-1	5	\$ 6,668
FCAID-0048	Fire Booster Pump	Fire Booster Pump	5	\$ 5,615
FCAID-0004	Exterior Doors - Automatic Sliding	Exterior Doors - Automatic Sliding	4	\$ 3,744
FCAID-0034	Exhaust Fan-2	Exhaust Fan-2	5	\$ 2,287
FCAID-0035	Exhaust Fan-3	Exhaust Fan-3	5	\$ 2,287
FCAID-0022	DWCP-1	DWCP-1	5	\$ 1,087
TOTAL 5 YEAR REPLACEMENT COST				\$ 205,096

# Appendices

## Appendix C: 10-Year Plan Assets List

The individual assets associated with each 10-Year Plan are shown below, sorted from highest to lowest estimated replacement cost.

### ADAMS TOWER UNIT 6 AT SOUTH PLATTE CROSSINGS CONDOMINIUMS

ASSET ID	TAG	DESCRIPTION	OBSERVED REMAINING LIFE (YEARS)	ESTIMATED REPLACEMENT COST
FCAID-0050	Interior Lighting	Interior Lighting	8	\$ 82,530
FCAID-0010	Cabinets - Kitchenette and Office	Cabinets - Kitchenette and Office	8	\$ 76,000
FCAID-0015	Interior Flooring - Carpet	Interior Flooring - Carpet	8	\$ 54,797
FCAID-0014	Interior Ceiling - Acoustic Tile	Interior Ceiling - Acoustic Tile	8	\$ 32,874
FCAID-0011	Interior Walls - Drywall	Interior Walls - Drywall	8	\$ 24,531
FCAID-0038	Boiler-1	Boiler-1	8	\$ 22,004
FCAID-0039	Boiler-2	Boiler-2	8	\$ 22,004
FCAID-0002	Loading Dock	Loading Dock	10	\$ 11,635
FCAID-0051	Panel LP-5	Panel LP-5	10	\$ 6,760
FCAID-0025	Toilets	Toilets	8	\$ 6,051
FCAID-0021	Lavatories	Lavatories	8	\$ 5,334
FCAID-0033	VFD EF-1	VFD EF-1	10	\$ 3,401
FCAID-0058	Security Alarm System	Security Alarm System	8	\$ 1,667
FCAID-0016	Interior Flooring - Vinyl	Interior Flooring - Vinyl	8	\$ 1,601
FCAID-0037	Heating Water System Expansion Tank	Heating Water System Expansion Tank	10	\$ 1,414
FCAID-0026	Urinal	Urinal	8	\$ 1,371
FCAID-0036	Domestic Water System Expansion Tank	Domestic Water System Expansion Tank	10	\$ 1,144
FCAID-0023	DWCP-2	DWCP-2	10	\$ 1,110
FCAID-0041	HW Pump -2 West	HW Pump -2 West	8	\$ 658
FCAID-0043	HW Pump -4 East	HW Pump -4 East	8	\$ 658
FCAID-0040	HW Pump -1 South	HW Pump -1 South	8	\$ 600
FCAID-0042	HW Pump -3 North	HW Pump -3 North	8	\$ 600
FCAID-0027	Gas Water Heater-1	Gas Water Heater-1	8	\$ 272
<b>TOTAL 10 YEAR REPLACEMENT COST</b>				<b>\$ 359,016</b>

Appendices

Appendix D: South Platte Reserve Study

South Platte Crossing																						
Subject to 2% Inflation Compounded Annually																						
Ref	Item	Estimated Cost	Estimated Frequency	Year Work Initiated	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTAL	
1	Exterior façade	\$11,000	1 Time						\$11,000						\$11,000					\$11,000	\$22,000	
2	Exterior Caulking	\$55,000	10 Years	2019										\$55,000							\$55,000	
6	Exterior Lights	\$5,000	5 Years	2020	\$5,000				\$5,000				\$5,000				\$5,000				\$20,000	
	Domestic Water Pump		10 years	2015												\$10,000					\$10,000	
9	Roof	\$175,000	1 Time	2029							\$175,000										\$175,000	
12	Chiller/Pumps/	\$200,000	1 Time	2020		\$200,000															\$200,000	
	VAV Box Upgrade	\$130,000		2021		\$130,000	\$130,000	\$130,000	\$130,000	\$130,000											\$650,000	
	Bathroom Upgrades/1st floor	\$40,000		2021		\$40,000															\$40,000	
	Interior Lighting/Retrofit	\$15,000	1 Time	2021		\$15,000															\$15,000	
13	Boilers/Pumps/	\$65,000	1 Time	2028									\$65,000								\$65,000	
14	Expansion tanks	\$5,000	10 Years	2011									\$5,000								\$5,000	
15	Fire Alarm System	\$20,000	1 Time	2022											\$20,000						\$20,000	
16	Basement Sump Pump	\$8,000	12 Years	2021														\$8,000			\$8,000	
17	Surface Lot Seal Coat/Re-Stripe	\$20,000	10 years	2015						\$20,000										\$20,000	\$20,000	
21	Entry/Security System	\$10,000	10 Years	2019										\$10,000							\$10,000	
22	Interior Painting; walls/stairwells/carpet	\$100,000	10 years	2019			\$100,000										\$100,000				\$200,000	
27	Hydronic Heat/Pumps	\$7,000	5 years	2022		\$7,000					\$7,000					\$7,000					\$21,000	
28	Lobby A/C	\$12,000	15 years	2023				\$12,000						\$12,000							\$24,000	
32	Supply and Return Fan/VFD's	\$13,000	10 Years	2017					\$13,000										\$13,000		\$26,000	
35	Fire Pump	Exceed Term of Study	30 Years	2040																	\$0	
36	Remodel Elevator Cabs	\$30,000	1 Time	2022					\$30,000												\$30,000	
37	Elevator Modifications	\$250,000	1 Time	2038					\$250,000												\$250,000	
38	Building Automation Controls	\$30,000	15 years	2030		\$30,000															\$30,000	
Non-Inflated Estimated Cost per Year:					\$5,000	\$422,000	\$230,000	\$142,000	\$439,000	\$150,000	\$182,000	\$0	\$75,000	\$77,000	\$31,000	\$17,000	\$105,000	\$8,000	\$13,000	\$31,000	\$1,896,000	
					\$2,020	\$2,021	\$2,022	\$2,023	\$2,024	\$2,025	\$2,026	\$2,027	\$2,028	\$2,029	\$2,030	\$2,031	\$2,032	\$2,033	\$2,034	\$2,035		
<div><div><div>msm</div><div>Market Street Management</div></div></div>																						
					2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035		
Beginning Balance					\$48,974	\$143,970	-\$106,470	-\$156,470	-\$118,470	-\$377,470	-\$347,470	-\$349,470	-\$169,470	-\$64,470	\$38,530	\$187,530	\$350,530	\$425,530	\$597,530	\$764,530	TOTALS	
Annual INFLATION 2%						\$8,440	\$13,800	\$11,360	\$43,900	\$18,000	\$25,480	\$0	\$13,500	\$15,400	\$6,820	\$4,080	\$27,300	\$2,240	\$3,900	\$9,920		
Contributions					\$99,996	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$2,660,796
Payments					\$5,000	\$430,440	\$230,000	\$142,000	\$439,000	\$150,000	\$182,000	\$0	\$75,000	\$77,000	\$31,000	\$17,000	\$105,000	\$8,000	\$13,000	\$31,000	#REF!	
Balance					\$143,970	-\$106,470	-\$156,470	-\$118,470	-\$377,470	-\$347,470	-\$349,470	-\$169,470	-\$64,470	\$38,530	\$187,530	\$350,530	\$425,530	\$597,530	\$764,530	\$913,530		
INFLATION DETAIL																						
Selected Future Year		Base Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035					
Inflation Factor		1.00	1.045	1.066	1.109	1.131	1.154	1.177	1.200	1.224	1.249	1.274	1.299	1.325	1.352	1.379	1.406				0.000	
Inflated Estimated Cost per Year		\$5,000.00	\$449,809.80	\$245,157.00	\$157,472.66	\$496,571.17	\$173,064.67	\$214,184.83	\$0.00	\$91,828.80	\$96,163.12	\$39,489.32	\$22,088.54	\$139,157.83	\$10,814.55	\$17,925.12	\$43,599.40				\$2,197,326.82	
Inflation (Compounded from 2011)		100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		

Appendices

Unit	Pro-Rata Share	2021 Contrubtion	2021 Share of Expenses	2022 Contrubtion	2022 Share of Expenses	2023 Contrubtions	2023 Share of Expenses	2024 Contrubtions	2024 Share of Expenses	2025 Contrubtions	2025 Share of Expenses	2026 Contrubtions	2026 Share of Expenses	2027 Contrubtions	2027 Share of Expenses	2028 Contrubtions	2028 Share of Expenses	2029 Contrubtions	2029 Share of Expenses	2030 Contrubtions	2030 Share of Expenses	20031 Conrubtions	2031 Share of Expenses	2032 Contrubtions	2032 Share of Expenses	20333 Contrubtions	2033 share of expenses	2034 Contrubtions	2034 Share of Expenses	2035 Contrubtions	2035 Share of Expenses
Basement	13.17%	\$23,706	\$56,689	\$23,706	\$30,291	\$23,706	\$18,701	\$23,706	\$57,816	\$23,706	\$19,755	\$23,706	\$23,969	\$23,706	\$0	\$23,706	\$9,878	\$23,706	\$10,141	\$23,706	\$4,083	\$23,706	\$2,239	\$23,706	\$13,829	\$23,706	\$1,054	\$23,706	\$1,712	\$23,706	\$4,083
1st Floor	12.71%	\$22,878	\$54,709	\$22,878	\$29,233	\$22,878	\$18,048	\$22,878	\$55,797	\$22,878	\$19,065	\$22,878	\$23,132	\$22,878	\$0	\$22,878	\$9,533	\$22,878	\$9,787	\$22,878	\$3,940	\$22,878	\$2,161	\$22,878	\$13,346	\$22,878	\$1,017	\$22,878	\$1,652	\$22,878	\$3,940
2nd Floor	14.82%	\$26,676	\$63,791	\$26,676	\$34,086	\$26,676	\$21,044	\$26,676	\$65,060	\$26,676	\$22,230	\$26,676	\$26,972	\$26,676	\$0	\$26,676	\$11,115	\$26,676	\$11,411	\$26,676	\$4,594	\$26,676	\$2,519	\$26,676	\$15,561	\$26,676	\$1,186	\$26,676	\$1,927	\$26,676	\$4,594
3rd Floor	14.82%	\$26,676	\$63,791	\$26,676	\$34,086	\$26,676	\$21,044	\$26,676	\$65,060	\$26,676	\$22,230	\$26,676	\$26,972	\$26,676	\$0	\$26,676	\$11,115	\$26,676	\$11,411	\$26,676	\$4,594	\$26,676	\$2,519	\$26,676	\$15,561	\$26,676	\$1,186	\$26,676	\$1,927	\$26,676	\$4,594
4th Floor	14.82%	\$26,676	\$63,791	\$26,676	\$34,086	\$26,676	\$21,044	\$26,676	\$65,060	\$26,676	\$22,230	\$26,676	\$26,972	\$26,676	\$0	\$26,676	\$11,115	\$26,676	\$11,411	\$26,676	\$4,594	\$26,676	\$2,519	\$26,676	\$15,561	\$26,676	\$1,186	\$26,676	\$1,927	\$26,676	\$4,594
5th Floor	14.82%	\$26,676	\$63,791	\$26,676	\$34,086	\$26,676	\$21,044	\$26,676	\$65,060	\$26,676	\$22,230	\$26,676	\$26,972	\$26,676	\$0	\$26,676	\$11,115	\$26,676	\$11,411	\$26,676	\$4,594	\$26,676	\$2,519	\$26,676	\$15,561	\$26,676	\$1,186	\$26,676	\$1,927	\$26,676	\$4,594
6th Floor	14.84%	\$26,712	\$63,877	\$26,712	\$34,132	\$26,712	\$21,073	\$26,712	\$65,148	\$26,712	\$22,260	\$26,712	\$27,009	\$26,712	\$0	\$26,712	\$11,130	\$26,712	\$11,427	\$26,712	\$4,600	\$26,712	\$2,523	\$26,712	\$15,582	\$26,712	\$1,187	\$26,712	\$1,929	\$26,712	\$4,600
Totals	100.00%	\$180,000	\$430,440	\$180,000	\$230,000	\$180,000	\$142,000	\$180,000	\$439,000	\$180,000	\$150,000	\$180,000	\$182,000	\$180,000	\$0	\$180,000	\$75,000	\$180,000	\$77,000	\$180,000	\$31,000	\$180,000	\$17,000	\$180,000	\$105,000	\$180,000	\$8,000	\$180,000	\$13,000	\$180,000	\$31,000
***Note: There is not a tenant in the Basement. Basement area is common area to all six tenants. Assets included in the FCA Workbook have been given a pro-rated value at 16.67% (1 of 6 tenants).																															



## Appendix E: South Platte Financials

# Balance Sheet

Property: South Platte Crossing,  
As of 08/31/20 (accrual basis)

### ASSETS

#### Bank

1 1100054 ASPC-BOD-OP	173,141.94
1 1100055 ASPC-BOD-MM	68,733.58

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Total Accounts Receivable	47,935.00
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#### Other Current Asset

11000001 Passthrough for Refunds	475.23
13260000 utility Deposits	22,523.74
13390000 Insurance Claim	-

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Total Bank	241,875.52
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Accounts Receivable	
13000000 Accounts Receivable	47,935.00

### LIABILITIES & EQUITY

#### Equity

31000000 Capital Contribution	
31003000 Contribution by HOA Owner [Not SAI	39,974.32
31000000 Total Capital Contribution	39,974.32
38000000 Retained Earnings	164,809.80
99990010 Net Income	95,382.41

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Total Other Current Asset	10,356.01
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TOTAL ASSETS	300,166.53
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Total Equity	300,166.53
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TOTAL LIABILITIES & EQUITY	300,166.53
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## Budget Comparison

Property: South Platte Crossing

Comparison Periods: 08/01/20 - 08/31/20 and 01/01/20 - 08/31/20 (accrual basis)

	ActualE 08/01/20 - 08/31/20	Budget 08/20 - 08/20	\$ Change	% Change	Actual YTD 01/01/20 - 08/31/20	Budget YTD 01/20 08/20	\$ Change	% Change
INCOME				0.0 %				
46999999 EXPENSE	47,910.00	47,910.00	0.00		383*280.00	383,280.00	0.00	
RECOVERIES	140.82	0.00	140.82		555.23	0.00	555.23	
	0.00	0.00	0.00		337.50	0.00	337.50	
46000012 Assoc Due Income-Comm'l	„8,333.00	„8,333.00	0.00		-66,664.00	-66,634.00	0.00	0.0 %
46000017 Passthru (Vendar to Owners)	39717.82	39,577.00	140.82		317,508.73	316,616.00	892.73	
46000018 Owner Specific Charge	0.00	0.00	0.00		2,903.93	0.00	2,906.93	
46000021 Less: Capital Reserve Transfe	0.00	0.00	0.00		2,903.93	0.00	2,906.93	
	25.00	0.00	25.00		50.00	0.00	50.00	
46999999 -rotat	25.00	0.00	25.00		50.00	0.00	50.00	
EXPENSE RECOVERIE	39,742.82	39,577.00	165.82	-100.0 %	320,465.66	316,616.00	3,849.66	
48999999 OTHER OPERATING *NCOME								
48000080 Late Fees				120.5 %	90.00	-1,350.00		
48999999 Total: OTHER OPERATING IN	0.00	180.00	-180.00	%	337.50	0.00	337.50	
	551.19	250.00	301.19	-100.0 %	551.19	2,000.00	-1,448.81	-93.8 %
49009999	0.00	0.00	0.00	%	3,733.49	0.00	3,733.49	%
	0.00	600.00	-600.00	-100.0 %	1,082.59	4,800.00	-3,717.44	
REWBURSEMENTS	0.00	2,150.00	-2,150.00	%		17,200.00	-16,923.00	-72.4 %
49000002 Access Devices	3,671.73	0.00	3,671.73		20,873.13	1,775.00	9,098.13	
49009999 Total REHBURSEMENTS	2,487.00	0.00	2,487.00		4*974.00	0.00	4,974.00	-77.4 %
	0.00	0.00	0.00		40.00	0.00	40.00	-98.4 %
TOTAL INCOME	0.00	0.00	0.00		1,500.00	-215.00		
	0.00	800.00	-800.00	-100.0 %	0.00	3,400.00	-6,400.00	
EXPENSE	0.00	55.00	-55.00	%	18,759.42	5,265.00	13,494.42	
	0.00	125.00	-125.00	-100.0 %	28.13	1,000.00	-976.81	„14.3 %
51009999 REPAIRS & MAINTENANCE	0.00	200.00	-200.00	%	0.00	1,600.00	-1,600.00	-100.0 %
51000016 Maintenance Overtlma	0.00	150.00	-150.00	%	20.49	1200.00	-1,179.51	256.3 %
51000020 Maintenance Retmbursements	0.00	750.00	-750.00	-100.0 %	0.00	6,000.00	-6,000.00	-97.2 %
51000120 Electrical Perts & Labor	0.00	0.00	0.00	%	125.00	0.00	125.00	%
51000150 Exterior Lighting				-100.0 %				-100.0 %
51000160 Bulbs & Baliasts				%				-98.3 %
51000200 Plumbing Repair Paris & Labc				%				-100.0 %
51000210 HVAC Repairs pads & Labor								
51000220 HVAC Contract Matntenance								
51000240 HVAC Miscellaneous								
51000305 Roof								
52000100 Painting & Oecorating								
52000130 R & M - Fire System								
52000170 General Building Supplles								
53000010 Glass								
53000020 Locks/Keys								
53000110 MEscellaneous CAM Exp.								
53000255 Extefior Maintenance								
51009999 Total REPAIRS & MAINTENANCE	6,709.92	5,260.00	1,449.92	27.6 %	52,176.94	60,180.00	-8,003.06	-13.3 %
54009999 CONTRACT SERVICES								
54000010 Janitorial Contract		1,750.00	-1,750.00	6.3 %	16,127.36	14,000.00	2,127.36	

825

1 OF 3

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	Actual 08/01/20 08/31/20	Budget 08/20	\$ Change	% Change	Actual YTO 01/01/20 - 08/31/20	Budget YTD 01/20 - 08/20	% Change	
54000305 Snow Removal	0.00	0.00	0.00		6,857.75	9*100.00	-2,242.25	-24.6 %
54000320 Landscaping	729.50	625.00	104.50		4818.94	5,125.00	-303.06	
54000405 Security	27.33	28.00	-0.67		43822	224.00	214.22	95.6 %
54000015 Janitorial Supplies	0.00	-08/20			778.82	6,248.00	-4,460.08	-85.1 %
54000060 Trash Ramoval	133.80	175.00	-41.10	-23.5 %	1,143.30	1,400.00	-256.70	-18.3 %
54000070 Exterminating/Pest Control	0.00 0.00 450.00 450.00 0.00 0.00	54000085 Elevator	0.00		1,125.00 7,574.00 14,825.00 17,251.00	-48.9 %	450.00	0.0 %
54009999 Total CONTRACT SERVICES	2,851.05	6,423.00	-3,571.95	-55.3 %	38*189.49	50,364.00	-12,174.51	-24.2 %
55009999 UTILITIES	101.65	103.00	-1.35		4,852.99	1 1,471.00	4618.01	
55000010 Gas Expensa	8,975.83	10,390.00	-1,414.17		40,030.39	71,410.00	-31,379.61	-43.9 %
55000020 Expense	2,163.45	1,120.00	1,048.45	93.6 %	10,027.25	4,292.00	6,735.25	133.6 %
65000030 Water/Sewer Expense	1,072.35	1200.00	-127.65	-10.6 %	13,939.67	9,600.00	4,339.67	45.2 %
55000080 Internet/DSL								
55009999 Total UTILITIES	12,318.28	12,813.00	-494.72		68,850.30	96,773.00	-27	-28.9 %
53009999 TAXES & INSURANCE								
56000040 PropLiab Insurance								
56039999 Total TMES & INSURANCE	0.00	1,920.00	-1,920.00		1*753.00	15,360.00	-13,607.00	-88.6 %
73000065 ADMINISTRATIVE EXPENSES	0.00	1,920.00	-1,920.00	-100.0 %	1,753.00	15,360.00	-13,607.00	-88.6 %
70009999 NON-SALARY ADMIN EXPENSE								
70750000 Filing/Permit Fees	0.00	0.00	0.00		10.00	30.00	-20.00	
71000030 Phone & Fax	340.18	245.00	95.18		1,972.68		12.68	-66.7 %
70009999 Total NON-SALARY ADMIN	340.18	245.00	95.18	38.8 %	1,982.68	1,690.00	-7.32	-0.3 %
72000001 PROFESSIONAL FEES	0.00	0.00	0.00		700.00	700.00	0.00	0.0 %
72000010 Accounting Fees	0.00	0.00	0.00		700.00	700.00	0.00	
72000001 Total PROFESSIONAL FEES	340.18	245.00		38.8 %	2,682.68	2,690.00	-7.32	-0.3 %
FE 73000065 vota!								
ADMINISTRATIVE EXPENSE	5,000.00	5,000.00	0.00		40,000.00	40,000.00	0.00	
73000066 MANAGEMENT FEES	5,000.00	5,000.00	0.00		40,000.00	40,000.00	0.00	
73000070 Management Fees								
73000063 Tata' MANAGEMENT FEES	27,219.43	31,661.00	4441.57	-14.0 %	203,652.41	265,367.00		-23.3 %
TOTAL EXPENSE	12,523.39	7,916.00	4,607.33	68.2 %	116,813.25	51,249.00	65,564.25	127.9 %
NON OPERATING INCOME								
77000000 CAPITAL RESERVE	8,333.00	8,333.00	0.00		66,664.00	66,664.00	0.00	
*NCOME	26.67	0.00	26.67		386.48	0.00	383.48	
77000010 Capita' Reserve Dues								
77000050 Reserve Interest								
Income	8,359.67	8,333.00	26.67	0.3 %	67,050.48	66,664.00	386.48	0.6 %
77000000 Total CAPITAL RESERVE	8,359.67	8,333.00	26.67	0.3 %	67,050.48	66,664.00	386.48	0.6 %
TOTAL NON OPERATING INCOME								

9:25

2 of 3

NON OPERATING EXPENSE

78000004 Capital Exp - Other  
78000012 Capital Exp - Security  
78000013 Capital Exp - Bulding Exterior  
78000097 Capital Exp-Plumbing  
TOTAL NON OPERATING EXPENSE

	Actual 08/01/20 - 08/31/20	Budget 08/20 - 08/20	\$ Change	% Change	Actual YTD 01/01/20 08/31/20	Budget YTD 01/20 - 08/20	\$ Change	% Change
NET INCOME	0.00	0.00	0.00		7,497.50	0.00	7,497.50	
NET INCOME SUMMARY income	4,551.32	0.00	4,551.32		4,551.32	0.00	4,551.32	
Expense	34,800.00	0.00	34800.00		73,950.00	0.00	73,950.00	
Other Income & Expanse Net Operating	0.00	0.00	0.00		2,482.50	0.00	2,482.50	
Income	39,351.32	0.00	39,351.32		88,481.32	0.00	88,481.32	
Non Operating income	-18,463.26	16,249.00	-34,717.26	-213.7 %	95,382.41	1 17	-22,530.59	
Non Operating Expense	39,742.82	39,577.00	165.82		320,465.66	316,613.00	3,849.66	
NET INCOME	-27,219.43	-31 ,661.00	4,441.57	0.4 %	-203.652.41	-265,367.00	61,714.59	
	0.00	0.00	0.00	14.0 %	0.00	0.00	0.00	23.3 %
	12,523.39	7,916.00	4,607.39	58.2 %	116,813.25	51,249.00	65,564.25	127.9 %
	8,359.67	8,333.00	26.67		67,050.48	66,6e4.00	386.48	
	-39,351.32	0.00	-39,351.32		-88,481.32	0.00	-88,481.32	
	-18,468.26	16,249.00	-34,717.26	-213.7 %	95,382.41	117,913.00	-22,530.59	-19.1 %

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3 of 3

## Profit & Loss 12 Month Recap

Property: South Platte Crossing  
Monthly recap 09/01/19 - 08/31/20 (accrual basis)

	SEP 19	OCT 19	NOV 19	DEC 19	JAN 20	FEB 20	MAR 20	APR 20	MAY 20	JUN 20	JUL 20	AUG 20	TOTAL
<b>INCOME</b>													
46999999 EXPENSES													
46000012 Assoc Due II	14276.55	14,276.55	14276.55	14,276.55	47,910.00	47,910.00	47,910.00	47,910.00	47,910.00	47,910.00	47,910.00	47,910.00	440,386.20
46000015 Association f	20,801.00	20,801.00	20,801.00	20,801.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	83,204.00
46000017 Passthru Ve	0.00	-4,731.28	4,731.28	0.00	47523	-82.95	0.00	-237.05	400.00	0.00	-140.82	140.82	
555.23													
46000018 Owner sped	0.00	112.50	0.00	0.00	262.60	0.00	0.00	0.00	0.00	0.00	75.00	0.00	0.00
450.00													
46000021 Less: capita	3,000.00	0.00	16,666.00	-8,333.00	-8,333.00	-8,333.00	-8,333.00	-8,333.00	0.00	-161666.00	-8,333.00	-8,333.00	-
55,331.00													
<b>46999999 Total EXPENSES</b>													
	38,077.55	30,458.77	56,474.83	26,744.55	40,314.73	39,494.05	39,577.00	39,339.95	48,310.00	31,319.00	39,436.18	39,717.82	469,264.43
<b>48999999 OTHER OPER.</b>													
48000050 Miscellaneot	0.00	0.00	0.00	73,870.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	73,870.00
48000080 Late Fees													
0.00	0.00	0.00	208.01	73,870.00	0.00	700.13	984.24	407.52	407.52	407.52	0.00	0.00	76,984.94
0.00													
208.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	25.00	50.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	25.00	50.00
0.00													
700.13	984.24	407.52	407.52	407.52	0.00	0.00	3,114.94						
48999999 Total OTHEF													
<b>49009999 REIMBURSEM</b>													
49000002 Access Devi													
49009999 Total REIMB													

TOTAL INCOME	38,077.55	30,458.77	56,682.84	100,614.55	40,314.73	40,194.18	40,561.24	39,747.47	48,717.52	31,726.52	39,461.18	39,742.82	546,29g.37
EXPENSE													
51009999 REPAIRS & W													
51000016 Maintenance	1,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	go.00	0.00	0.00	1,890.00
51000020 Maintenance	0.00	112.50	0.00	0.00	262.50	0.00	0.00	0.00	0.00	75.00	0.00	0.00	450.00
51000120 Efecticat pa	0.00	0.00	685.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	551.19	1,237.05
51000150 Exterior Ligh	0.00	0.00	1\$30.00	0.00	0.00	0.00	3,733.49	0.00	0.00	0.00	0.00	0.00	5,363.49
51000160 Bulbs & Balk	0.00	0.00	0.00	0.00	0.00	570.91	0.00	410.54	81.14	20.00	0.00	0.00	11082.59
51000200 Plumbing Re	858.00	3,099.36	0.00	0.00	0.00	277.00	0.00	0.00	0.00	0.00	0.00	0.00	4,234.36
51000210 HVAC Repai	4,070.75	1,512.47	0.00	0.00	2.g62.59	0.00	0.00	2,400.00	2,662.87	240.00	8,935.94	3,671.73	26,456.35
51000220 HVAC contri	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,487.00	0.00	0.00	2,487.00	4,974.00
51000240 HVAC Misce	0.00		0.00	0.00	0.00	0.00	0.00	40.00	0.00	0.00	0.00	0.00	40.00
5<000305 Roof	0.00	0.00	0.00	0.00	0.00	o.co	0.00	0.00	0.00	0.00	1285.00	0.00	1*285.00
52000130 R & M - Fire	0.00	127.74	0.00	0.00	0.00	7282.43	0.00	469.00	5,933.59	1475.00	3,599.40	0.00	18,887.16
52000170 General Buill	0.00	0.00	22.55	33.88	0.00	0.00	0.00	0.00	28.13	0.00	0.00	0.00	84.56
53000020 Locks/Keys	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	o.oc	0.00	20.49	0.00	20.49
53000255 Exterior Mair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125.00		0.00
125.00													
510099gg Total REPAI	103.00	103.00	103.00	0.00	206.00								
54009999 CONTRACTS[	09/11/20 9:28 AM												
54000010 Janitorial co	8,130.34	3,733.49	3,319.54	11,192.73	1,900.00								
54000015 Janitorial sui		13,965.83	6,709.92	66,130.05									
54000060 Trash Ramo•													
Psofit & Loss 12 Month Recap	1,860.32	1,860.32	2,437.87	2,151.87	1,750.00								
6,728.75	4,852.07	1870.64	1,860.32	25,604.80									
2,338.41													
33.88	3,225.09	0.00	0.00	0.00	0.00								
		779.92	0.00	951.17									
		133.90	731.00	—463.20	0.00	267.80							
3,999.19	2,369.15	133.90	133.90	1,452.30									
	11554.55	1											
,554.55	2,236.02	1 of3											
170.00													
0.00													
0.00	0.00												

Aged Payables

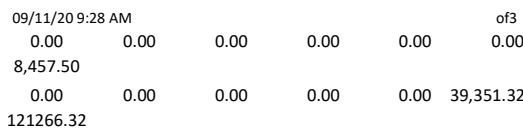
Property: South Platte Crossing  
Post Dates as of Monday August 31, 2020

Chart NameAccount #							
		61+ (P)	60-31 (P)	30-1 (P)	0-30	31-80	61+
		0.00	0.00	0.00	0.00	0.00	0.00
		Total					
		0.00					

	SEP 19	OCT 19	NOV 19	DEC 19	JAN 20	FEB 20	MAR 20	APR 20	MAY 20	JUN 20	JUL 20	AUG 20	TOTAL
54000070 Exterminatin	73000066MANAGEMEN'												
54000205 Elevator	3,619.20	11206.65	15,668.00	1206.65	0.00	0.00	0.00	0.00	1,753.00	0.00	0.00	0.00	23,453.50
54000305 Snow Remoi													
54000320 Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	0.00	0.00	0.00	0.00	10.00
54000405 Security	151.22	54.81	238.81		300.00		402.62	131.65	167.20	116.10		340.18	2,568.53
54009999 Total	151.22	54.81	238.81		300.00		402.62	147.65	167.20		421.16	340.18	2,578.53
CONTF													
55009999 UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00	700.00	0.00	0.00	0.00	0.00	0.00	700.00
55000010 Gas	0.00	0.00	0.00	0.00	0.00	0.00	700.00	0.00	0.00	0.00	0.00	0.00	700.00
Expensi	151.22	54.81	238.81		300.00	87.77	1,102.62	147.65	167.20		421.16	340.18	3278.53
55000020 Electricity EX													
55000030 Water/Sewel	3,500.00	3,500.00	3,500.00	3,500.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	54,000.00
55000030 EnterneUDSL	3,500.00	3,500.00	3,500.00	3,500.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	54,000.00
55009939 Total	32,353.51	29,796.73	34,143.55	17,891.26	20,634.52	28,867.20	25,313.03	20,708.02	29,539.24	7,493.64	43,877.33	27,219.43	317,837.46
UTILIT													
56009999 TAXES & INSL	5,724.04	662.04	22,539.29	82,723.29	19,680.21	11,326.98	15,248.21	19,039.45	19,178.28	24,232.88	-4416.15	12,523.39	228,461.91
56000040 PropLiab													
In	-3,000.00	0.00	-16,666.00	8,333.00	8,333.00	8,333.00	8,333.00	8,333.00	0.00	16,666.00	8,333.00	8,333.00	55,331.00
56009999 Total	6.46		47.05	48.81	50.46	63.45	107.37	73.36	19.02	21.30	24.85	26.67	538.91
TAXES	-2,993.54	50.11	-16,618.95	8,381.81	8,383.46	8,396.45	8,440.37	8,406.36	19.02	16,681.30	8,357.85	8,359.67	55,869.91
73000065	73000070 Managemen												
ADMINISTRAT	73000066 Total MANA(												
70009999 NON-SALAF	TOTAL EXPENSE												
70750000Fili	NOI												
71000030 Phone & F	NIO INCOME												
70009999 Total	77000000 CAPITAL RESE												
NOH	77000010 capital Rese												
72000001 PROFESSIC	77000050 Reserve inte												
72000010 Accountitru	77000000 Total CAPIT,												
72000001 Total PRC	TOTAL NIO INCOME												
73000065 Total	NIO EXPENSE												
ADMIN	78000004 Capital Exp - O												



NET INCOME	2,730.50	-16,687.85	-54.66	81,695.10	-16,716.33	15,373.43	40,561.24	39,747.47	48,717.52	31,726.52	39,461.18	39,742.82	546,299.37
NET INCOME SUMMARY							<u>-25,313.03</u>	<u>-20,708.02</u>	<u>-29,539.24</u>	-7,493.64	<u>-43,877.33</u>	<u>97,219.43</u>	<u>-317,837.46</u>
Income	38,077.55	30,458.77	56,682.84	100,614.55	40,314.73	40,194.18	15,248.21	19,039.45	19,178.28	24,232.88	4,416.15	12,523.39	228,461.91
Expense		<u>-29,796.73</u>	<u>-34,143.55</u>	<u>-17,891.26</u>	<u>-20,634.52</u>	<u>-28,867.20</u>	8,440.37	8,403.36	19.02	13,687.30	8,357.85	8,359.67	55,869.91
Net Operating Income		<u>-32,353.51</u>					0.00	0.00	0.00	0.00	0.00	-39,351.32	<u>-121,266.32</u>
Non Operating income	5,724.04	632.04	22,539.29	82,723.29	19,680.21	11,323.98							
Non Operating Expense	9,993.54	50.11	-16,618.95	8,381.81	8,383.46	8,393.45			19,197.30	40,920.18	3,941.70	<u>-18,468.26</u>	163,065.50
NET INCOME	0.00	<u>-17,400.00</u>	<u>-5,975.00</u>	<u>-9,410.00</u>	<u>-44,780.00</u>	<u>-4,350.00</u>							
	<u>2,730.50</u>	<u>-16,687.85</u>	<u>-54.66</u>	<u>81,695.10</u>	<u>-16,716.33</u>	<u>15,373.43</u>	23,688.58	27,445.81	19,197.30	40,920.18	3,941.70	<u>-18,468.26</u>	163,065.50



# Aged Receivables

Property: South Platte Crossing

All home owners as of 08/31/20

Home Owner Name	Property	Unit	Acc#	Type	Date	0-30	31-60	61-90	91+	Total
Adams County	ASPC	spc-A	3666	HOA-C	8/1/20	19,499.00	0.00	0.00	0.00	19,499.00
payables, Accounting	ASPC	spc-B	3667	ACCSSD	8/1/20	28,436.00	0.00	0.00	0.00	28,436.00
						47,935.00	0.00	0.00	0.00	47,935.00

Agad Receivables

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1 of 2

rev. 12.633

## Aged Receivables (Charge Summary)

All home owners as of 08/31/20

Type	Description	0-30	31-60	61-90	91+	Total
HOA-C	HOA-Commercial	47,910.00	0.00	0.00	0.00	47,910.00
ACCSSD	Locks Keys Fobs Remotes	25.00	0.00	0.00	0.00	25.00
		47,935.00	0.00	0.00	0.00	47,935.00

# Cash Flow

Property: South Platte Crossing

08/01/20 - 08/31/20 (accrual basis)

## OPERATING ACTIVITIES

Net Income	Cash Flow		Page 1 of 1
Adjustments to reconcile Net		-18,468.26	
Income to net cash provided by			
operations 13000000 Accounts		269.31	
Receivable		-20.49	
21100000 Trade Accounts Payable			
Net cash provided by Operating Activities		-18,219.44	
Net cash increase for period		-18219.44	
Cash at beginning of period		260,094.96	
Cash at end of period		241,875.52	

renkmanager.com - property management systems rev.  
12.633

49,133.12	36,360.91	173,141.94
		99.725.23
8,333.00		108,058.23
	4,551.32	103,506.91
	34,800.00	68,706.91.
26.67		681733.58
8,359.67	39,351.32	68,733.58
		48.204.31
19,499.00		67,703.31
25.00		67,728.31
28,411.00		96,139.31
	253.86	95,885.45
140.82		96,026.27
611.40		96,637.67
	15,45	96,622.22
	25.00	96,597.22
	28,411.00	68,186.22
	140.82	68,045.40
	611.40	67,434.00
	19,499.00	471935.00

Date	Description	Debit	Credit	Balance
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Accounts Receivable	Beg Bal: 48,204.31	Activity: -269.31	48,687.22	48,956.53	471935.00
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## General Ledger

Property: South Platte Crossing  
Detail 08/01/20 - 08/31/20 (accrual basis)

Date	Type	Reference	Description	Debit	Credit	Balance
11100054	ASPC-BOD-OP (Bank)					160,369.73
08/03/20	BILLPAY	231	I-Market Street Management, LLC : August MGNT Fee		5,000.00	155,369.73
08/03/20	BILLPAY	232	Republic Services : 3-0535-0107674		133.90	155,235.83
08/03/20	BNKDEP	D16067	Home Owner payment bank deposit	253.86		155,489.69
08/04/20	BILLPAY	233	Century Link : 303.288.0946		79.99	155,409.70
08/05/20	BILLPAY	234	I-Market Street Management, LLC		20.49	155,389.21
08/05/20	BILLPAY	235	B Dun Plumbing		611.40	154,777.81
08/10/20	BILLPAY	AV139	Marshden Elevator		100.00	154,677.81
08/06/20	BILLPAY	AV140	MTech Mechanical Technologies Group Inc . 20408, 20408		330.00	154,347.81
08/06/20	BILLPAY	AV140	MTech Mechanical Technologies Group Inc . • 20408, 20408		2,487.00	151,860.81
08/07/20	JOURNL	J15303	South Platte August Capital Transfer		8,333.00	143,527.81,
08/10/20	BNKDEP	016179	Home Owner payment bank deposit	28,451.45		171,979.26
08/12/20	BILLPAY	141	Corporate Lighting & Electric Inc		551.19	171,428.07.
08/12/20	BILLPAY	AV142	command Service systems Inc : SPLATTECROSS		1,860.32	169,567.75
08/12/20	BILLPAY	AV143	MTech Mechanical Technologies Group Inc : 20408, 20408		339.00	169,228.75
08/12/20	BILLPAY	AVI 43	MTech Mechanical Technologies Group Inc : 20408, 20408		2,550.73	166,678.02
08/12/20	BILLPAY	AVI 44	Key-Rite Security : 3839589370		27.33	166,650.69
08/14/20	BILLPAY	241	Arapahoe Street Lofts Condo		83.60	166,567.09
08/17/20	BILLPAY	236	South Adams County Water & Sanitation District : 0303081.01		2,168.45	164,398.64
08/18/20	CHECK	237	Century Link : VOID: 303.286.8522, 303.286.8659		63.32	164,335.32
08/18/20	CHECK	237	Century Link : VOID: 303.286.8522, 303.286.8659	63,32		
08/18/20	CHECK	237	Century Link : VOID: 303.286.8522, 303.286.8659		113.27	164,222.05
08/18/20	CHECK	237	Century Link : VOID: 303286.8522, 303286.8659			164,398.64
08/18/20	BILLPAY	238	Century Link : 303.286.8522		63.32	164,335.32
08/18/20	BILLPAY	239	Century Link : 303.286.8659			164,222.05

Date		Description	Debit	Credit	Balance
08/18/20	BNKDEP D16257	Home Owner payment bank deposit	20,251.22		184,473.27
08/21/20	BELLPAY 240	Century Link : 89668567		1,072.35	183,400.92
08/21/20	BILLPAY AV145	CoCal Landscape Services Inc : 475		130.00	183,270.92
08/21/20	BILLPAY AVI 45	CoCat Landscape Services Inc : 475		599.50	182,671.42
08125/20	BILLPAY 242	Xcel Energy : 53-0012582956-2		101.65	182,569.77
08125120	BILLPAY 242	Xcel Energy : 53-0012582956-2		8,975.83	173,593.94
08/26/20	BILLPAY 146	M Tech Mechanical Technologies Group Inc		452.00	173,141.94
1 1100054	ASPC-BOD-OP	Beg Bal: 160,369.73      Activity: 12,772.21			
11100055 ASPC-BOD-MM (Bank)					
08/07/20	JOURNL J15303	South Platte August Capital Transfer			
08/12/20	BILLPAY 9	Corporate Lighting & Electric Inc			
08/26/20	BILLPAY 10	Custom Restoration Incorp.			
08/31/20	JOURNL J15467	Monthly Interest			
1 1100055	ASPC-BOD-MM	Beg Bal: 99,725.23      Activity: -30,991.65			
13000000 Accounts Receivable (Accounts Receivable)					
08/01/20	CHARGE 3666	Adams County spc-A      HOA-Commercial			
08/01/20	CHARGE 3667	Accounting payabl spc-B      Locks Keys Fobs Remotes			
08/01120	CHARGE 3667	Accounting payabl spc-B      HOA-Commercial			
08/03120	CSTPAY 14663	Accounting payabl spc-B			
08/05/20	CHARGE 3667	Accounting payabl spc-B      Passthru (Vendor-Owner) 08/05/20			
	CHARGE 3667	Accounting payabl spc-B      Passthru (Vendor-Owner)			
08/10/20	CSTPAY 14689	Accounting payabl spc,,B			
08/10/20	CSTPAY 14689	Accounting payabl spc-B			
08/10/20	CSTPAY 14689	Accounting payabl spc-B			
08/18/20	CSTPAY 14709	Accounting payabl spc-B			
11000001	Passthrough for Refunds (Other Current Asset)				475.23
		No activity in the period			475.23
08/18/20	CSTPAY 14709	Accounting payabl spc-B			
08/18/20	CSTPAY 751480	Adams County spc-A			



Date	Description	Debit	Credit	Balance
11000001 Passthrough for Refunds Beg Bal: 475.23	Activity: 0.00	0.00	0.00	475.23
12000000 Undeposited Funds (Other Current Asset)				0.00
08/03/20 CSTPAY 14663	Accounting payabl spc-B	253.86		253.86
08/03/20 BNKDEP 016067	Home Owner payment bank deposit		253.86	0.00
08/10/20 CSTPAY 14689	Accounting payabl spc-B			15.45
08/10120 CSTPAY 14689	Accounting payabi spc-B	25.00		40.45
08/10120 CSTPAY 14689	Accounting payabt spc-B	28,411.00		28,451.45
08/10/20 BNKDEP D16179	Home Owner payment bank deposit		28,451.45	0.00
08/18/20 CSTPAY 14709	Accounting payabl spc-B	140.82		140.82
08/18/20 CSTPAY 14709	Accounting payabl spc,,B	611.40		-752.22
08/18/20 CSTPAY 751480	Adams County spc-A	19,499.00		20,251.22
08/18/20 BNKDEP DI 6257	Home Owner payment bank deposit		20,251.22	0.00
12000000 Undeposited Funds	Beg Bal: 0.00 Activity: 0.00	48,956.53	48,956.53	0.00
13260000 Utility Deposits (Other Current Asset)				22.523.74
	No activity in the period			22,523.74
13260000 Utility Deposits	Beg Bal: 22,523.74 Activity: 0.00	0.00	0.00	22,523.74
13390000 Insurance Claim (Other Current Asset)				-
	No activity in the period			12,642.96
13390000 Insurance Claim	Beg Bal: -12,642.96 Activity: 0.00	0.00	0.00	-14642.96
21100000 Trade Accounts Payable (Accounts Payable)				20.49
				12,642.96
08/03/20 BILL	0535-004576012- Republic Services : 3-0535-0107674		133.90	154.39
08/03/20 BILLPAY 231	I-Market Street Management, LLC : August MGNT Fee	5,000.00		-4,845.61
08/03120 BILLPAY 232	Republic Services : 8/1-8/3112020	133.90		4,979.51
08103120 BILL	August MGNTFe, II-Market Street Management, LLC : August MGNT Fee		5,000.00	20.49
08/04/20 BELLPAY 233	Centi-uy Link : 7/25-8/2412020	79.99		-59.50
08/04120 BILL	3032880946-072 Century Link : 303.288.0946		79.99	20.49
08/05/20 BILL	000819 B Dun Plumbing		611.40	631.89
08/05/20 BILL	0289500202 MTech Mechanical Technologies Group Inc : 20408		2,487.00	3,118.89
08/05/20 BILL	2047 Marshden Elevator		100.00	3,218.89
08/05/20 BILLPAY 234	I-Market Street Management, LLC : Set your own combi 2in S	20.49		3,198.40
08/05/20 BILLPAY 235	B Dun Plumbing : P Trap replacement	611.40		2,587.00
08/05/20 BILL	74865 MTech Mechanical Technologies Group Inc : 20408		330.00	2,917.00
08/06/20 BILLPAY AV139	Marshden Elevator : freight elevator	100.00		2,817.00
08/06/20 BILLPAY 140	MTech Mechanical Technologies Group Inc : tripping breakerk	330.00		2,487.00
08/06/20 BILLPAY AV140	MTech Mechanical Technologies Group Inc : 7/2020 thru 9120	2,487.00		0.00
08/12/20 BILL	4582 Corporate Lighting & Electric Inc		551.19	551.19
08/12/20 BILL	6967 Command service Systems Inc : SPLATTECROSS		1,860.32	2,411.51
08/12/20. BILL	74410 M Tech Mechanical Technologies Group : 20408		339.00	2,750.51

Date		Description	Debit	Credit	Balance
08/12/20 BILL	74435	M Tech Mechanical Technologies Group Inc : 20408		2,550.73	5,301.24
08/12/20 BILE-PAY	9	Corporate Lighting & Electric Inc : Parking lot light Fixtures	4,551.32		749.92
08/12/20 BILLPAY	AV141	Corporate Lighting & Electric Inc : breaker for elevators	551.19		198.73
08/12/20 BILLPAY	AV142	Command Service Systems Inc : August Services	1,860.32		-1,661.59
08/12/20 BILLPAY	AV143	MTech Mechanical Technologies Group Inc : tripped compres	339.00		-2,000.59
08/12/20 BILLPAY	AV143	MTech Mechanical Technologies Group Inc : condenser fan b	2,550.73		-4,551.32
08/12/20 BILLPAY	AV144	Key-Rite Security : door access hosting	27.33		
08/12/20 BILL	HOST60905	Key-Rite Security : 3839589370		27.33	-4,551
08/12/20 BILL	Light Fixtures	Corporate Lighting & Electric Inc		4,551.32	0.00
08/14/20 BILLPAY	241	Arapahoe Street Lofts Condo : Paid Century Link out of	83.60		-83.60
08/14/20 BILL	Paid Century Link	Arapahoe Street Lofts Condo		83.60	0.00
08/17/20 BILL	0303081.0120804	South Adams County Waier & Sanitation District : 0303081.01		2,168.45	2,168.45
08/17/20 BILE-PAY	236	South Adams County Water & Sanitation District : 7/5-8141202	2,168.45		0.00
08118/20 BILLPAY	238	Century Link : 811-8/31/2020	63.32		-63.32
08/18/20 BILLPAY	239	Century Link : 8/1-8/3112020	113.27		-176.59
08/18/20 BILL	3032868522-080'	Century Link : 303.286.8522		63.32	-113.27
08/18/20 BILL	3032868659-080'	Century Link : 303.286.8659		113.27	0.00
08/19/20 BILL	26935	CoCal Landscape Services Inc : 475		599.50	599.50

of6

08/19/20 BILL	27442	CoCal Landscape Services		130.00	729.50
08/21/20 BELLPAY	240	nc	work		-342.85
08/21/20 BILL	89668567-08122(	Century Link : August	installments	1,072.35	729.50
08/21/20 BILLPAY	AV145	Century Link : 89668567			599.50
08/21/20 BILLPAY	AV145	CoCat Landscape Services Inc irrigation		130.00	0.00
08/25/20 BILLPAY	242	CoCat Landscape Services : 5 of 5		599.50	-101.65
08/25/20 BILLPAY	242	nc		101.65	-9,077.48
08125120 BILL	697935188-0824	cel Energy. : 7/23-	re-caulk billing #3	8,975.83	-8,975.83
08/26/20 BILLPAY	697935188-08241	121/2020	Inc	8,975.83	0.00
08/26/20 BILL	10 19240-	cel Energy : 7/23-	Inc : fan belt and she;	34,800.00	-34,800.00
08/26/20 BILL	3	/2112020	Cut out and	20.49	0.00
08/26/20 BILLPAY	76524	cel Energy : 53-0012582956		452.00	452.00
21100000 Trade	AV146	cel Energy : 53-0012582956			0.00
103000 Contribution	counts Payable by	Custom Restoration Incorp. :	Group	452.00	0.00
	HOA Owner [Not	Custom Restoration	Group Activity:	0.00	67,202.64
		ncorp.		67,182.15	39,974.32
			Commercial		39,974.32

Date	Description			Debit	Credit	Balance
31003000 Contribution	by HOA Owner	MTech Mechanical Technologies	Activity: Commercial	0.00	0.00	39,974.32
						47,910.00
300012 Assoc Due	3666	MTech Mechanical Technologies			19,499.00	335,370.00
08/01/20 CHARGE	3667	20.49			28,411.00	354,869.00
08/01/20 CHARGE			Activity: (Vendor-Owner)	0.00	47,910.00	383,280.00
46000012 Assoc		SAI (Equity)	(Vendor-Owner)			414.41
46000017 Passthru	(Vendor to Owners)	No activity in the period	140.82			-196.99
08/05/20 BILLITM	000819	Beg Bal: 39,974.32	611.40			
08/05/20 CHARGE	3667	ome)		140.82		-56.17
08/05/20 CHARGE	3667	Adams County spc-A	Activity: 0.00	611.40		555.23
46000017 Passthru	3667	Accounting payabl spc-B		611.40	752.22	555.23
46000018 Owner Specific	(Vendor to Owner)	Beg Bal: 335,370.00				337.50
	Charge (Income)		Activity: -8,333.00			337.50
46000018 Owner	pecific Charge	3 Dun Plumbing : P Trap		0.00	0.00	337.50
300021 Less: Capital	Reserve Transfer	Accounting payabl spc-B	ransfer			-58,331.00
08/07/20 JOURNL	J15303	Bal: 414.41	Activity: 0.00	8,333.00		-66,664.00
46000021 Less:	pital Reserve Trans			8,333.00	0.00	-66,664.00
000080 Late Fees	ncome)	No activity in the period	Activity: Keys Fobs Remotes			2,906.93
48000080 Late Fees		Beg Bal: 337.50	25.00			2,906.93
000002 Access	(Income)	(Income)		0.00	0.00	2,906.93
vices	3667	South Platte August	Locks			25.00
08/01/20 CHARGE	Devices	Capital	Activity: 8,333.00		25.00	50.00
49000002 Access		Beg Bal: -58,331.00		0.00	25.00	50.00
000010 Capital	Dues (Non	No activity in the period	Activity: 26.67			58,331.00
serve	d15303	Beg Bal: 2,906.93			8,333.00	66,664.00
08/07/20 JOURNL	Reserve Dues			0.00	8,333.00	66,664.00
77000010 Capital	Interest Income (Non	Accounting payabl spc-B	Activity: 0.00			359.81
000050 Reserve	J15467	Beg Bal: 25.00			26.67	386.48
08/31/20 JOURNL	Interest Income	erating income)		0.00	26.67	386.48
77000050 Reserve	Overtime (Expense)	South Platte August	Activity: 0.00			90.00
		Capital				90.00
000016 Maintenance	Overtime	Beg Bal: 58,331.00		0.00	0.00	90.00
51000016 Maintenance	Reimbursements	Operating Income)	Activity:			337.50
	Reimbursemet	Monthly Interest				337.50
000020 Maintenance	& Labor (Expense)	Beg Bal: 359.81	Inc : breaker	0.00	0.00	337.50
51000020 Maintenance	4582	No activity in the period		551.19		0.00
		Beg Bal: 90.00				551.19.
000120 Electrical		(Expense)				
irts		No activity in the period				
08/12/20 BILLITM		Beg Bal: 337.50				
51000120 Electrical Parts & Labor		Corporate Lighting & Electric	Activity: 551.19	551.19	0.00	551.19

51000150 Exterior Lighting (Expense)				3,733.49
Date	Description	Debit	Credit	Balance
	No activity in the period	0.00	0.00	3,733.49
51000150 Exterior Lighting	Beg Bal: 3,733.49 Activity: 0.00			1,082.59
51000160 Bulbs & Ballasts (Expense)		0.00	0.00	1,082.59
	No activity in the period			277.00
51000160 Bulbs & Ballasts	Beg Bal: 1,082.59 Activity: 0.00			277.00
51000200 Plumbing Repair Parts & Labor (Expense)		0.00	0.00	277.00
	No activity in the period			17,201.40
51000200 Plumbing Repair Parts & La	Beg Bal: 277.00 Activity: 0.00			17,531.40
51000210 HVAC Repairs Parts & Labor (Expense)		330.00		17,870.40
08/05/20 BILLITM 74865	MTech Mechanical Technologies Group Inc : tripping breakers	339.00		20,421.43
08/12/20 BILLITM 74410	M Tech Mechanical Technologies Group Inc : tripped compres	2,550.73		20,873.13
08/12/20 BILLITM 74435	MTech Mechanical Technologies Group Inc : condenser fan b	452.00		20,873.13
08/26/20 BILLITM 76524	MTech Mechanical Technologies Group Inc : fan belt and she;	3,671.73	0.00	2,487.00
51000210 HVAC Repairs Parts & Labo	Beg Bal: 17,201 .40 Activity: 3,671.73			4,974.00
51000220 HVAC Contract Maintenance (Expense)		2,487.00		4,974.00
08105/20 BILLITM 0289500202	MTech Mechanical Technologies Group Inc : 7/2020 thru	2,487.00	0.00	40.00
9120				40.00
51000220 HVAC Contract Maintenanc	Beg Bal: 2,487.00 Activity: 2,487.00			40.00
51000240 HVAC Miscellaneous (Expense)		0.00	0.00	40.00
	No activity in the period			1,285.00
51000240 HVAC Miscellaneous	Beg Bal: 40.00 Activity: 0.00			1,285.00
51000305 Roof (Expense)		0.00	0.00	1,285.00
	No activity in the period			18,759.42
51000305 Roof	Beg Bal: 1,285.00 Activity: 0.00			18,759.42
52000130 R & M - Fire System (Expense)		0.00	0.00	18,759.42
	No activity in the period			28.13
52000130 R & M Fire System	Beg Bal: 18,759.42 Activity: 0.00			28.13
52000170 General Building Supplies (Expense)		0.00	0.00	20.49
	No activity in the period			20.49
52000170 General Building Supplies	Beg Bal: 28.13 Activity: 0.00			20.49
53000020 Locks/Keys (Expense)		0.00	0.00	125.00
	No activity in the period			125.00
53000020 Locks/Keys	Beg Bat: 20.49 Activity: 0.00			125.00
53000255 Exterior Maintenance (Expense)		0.00	0.00	125.00
	No activity in the period			14,267.04
53000255 Exterior Maintenance	Beg Bal: 125.00 Activity: 0.00			16,127.36
54000010 Janitorial Contract (Expense)		1,860.32		16,127.36
08/12/20 BILLITM 6967	Command Service Systems Inc : August Services	1,860.32	0.00	779.92
54000010 Janitorial Contract	Beg Bal: 14,267.04 Activity: 1860.32			779.92
54000015 Janitorial Supplies (Expense)		0.00	0.00	779.92
	No activity in the period			1,009.40
54000015 Janitorial Supplies	Beg Bal: 779.92 Activity: 0.00			1,143.30
54000060 Trash Removal (Expense)		133.90		1,143.30
08/03/20 BILLITM 0535-004576012-	Republic Services : 8/1-8131/2020	133.90	0.00	450.00
54000060 Trash Removal	Beg Bal: 1,009.40 Activity: 133.90			450.00
54000070 Exterminating/Pest Control (Expense)		0.00	0.00	450.00
	No activity in the period			7,474.00
54000070 Exterminating/Pest Control	Beg Bal: 450.00 Activity: 0.00			7,574.00
54000205 Elevator (Expense)		100.00		7,574.00
08/05/20 BILLITM 2047	Marshden Elevator : freight elevator			

Date	Description	Debit	Credit	Balance
54000305 Snow Removal (Expense)		0.00	0.00	<del>6,857.75</del>
				4,089.44
	No activity in the period			6,857.75
		599.50		4,688.94
		130.00		4,818.94
		729.50	0.00	4,818.94
				410.89
		27.33		438.22
		27.33	0.00	438.22
				4,751.34
		101.65		4,852.99
		101.65	0.00	4,852.99
				31,054.56
		8,975.83		40,030.39
		8,975.83	0.00	40,030.39
				7,858.80
		2,168.45		10,027.25
		2,168.45	0.00	10,027.25
				12,867.32
		1,072.35		13,939.67
		11072.35	0.00	13,939.67
				1
				.753.00
				1,753.00
		0.00	0.00	1
				,753.00
				10.00
				10.00
		0.00	0.00	10.00
				1,632.50
		79.99		1,712.49
		83.60		1
		63.32		,796.09
			63.32	1,859.41
		113.27		1
			113.27	,796.09
		63.32		1
		113.27		,909.36
				1
				,796.09
				1,859.41
				1
				,972.68
		516.77	176.59	1,972.68
				700.00
				700.00'
		0.00	0.00	700.00
				35000.00
		5,000.00		40,000.00
		5,000.00	0.00	40,000.00
				7,497.50
				7,497.50

Date	Description	Debit	Credit	Balance
54000205 Elevator	Beg Bah 7,474.00 Activity: 100.00 100.00 0.00	0.00	0.00	7 *497.50
71574.00 54000305 Snow Removal	Beg Bal: 6,857.75 Activity: 0.00			0.00
54000320 Landscaping (Expense)		4,551.32		4,551.32
08/19/20 BILLITM 26935	CoCal Landscape Services Inc : 5 of 5 installments			
08/19/20 BILLITM 27442	CoCal Landscape Services Inc : irrigation work			
54000320 Landscaping	Beg Bal: 4,089.44 Activity: 729.50			
54000405 Security (Expense)				
08/12/20 BILLITM HOST60905	Key-Rite Security : door access hosting			
54000405 Security	Beg Bal: 410.89 Activity: 27.33			
55000010 Gas Expense (Expense)				
08125/20 BILLITM 697935188-0824	Xcel Energy : 7/23-8/2112020			
55000010 Gas Expense	Beg Bat: 4,751.34 Activity: 101.65			
55000020 Electricity Expense (Expense)				
08125120 BILLITM 697935188-08241	Xcel Energy : 7/23-8/2112020			
55000020 Electricity Expense	Beg Bal: 31,054.56 Activity: 8,975.83			
55000030 Water/Sewer Expense (Expense)				
08/17/20 BILLITM 0303081.01-0804	South Adams County Water & Sanitation District : 7/5-8141202			
55000030 Water/Sewer Expense	Beg Bal: 7,858.80 Activity: 2,168.45			
55000080 Internet/DSL (Expense)				
08/21/20 BILLITM 89668567-08122	( Century Link : August			
55000080 internet/DSL	Beg Bal: 12,867.32 Activity: 1 ,072.35			
56000040 Prop/Liab Insurance (Expense)				
	No activity in the period			
56000040 Prop/Liab Insurance	Beg Bal: 1,753.00 Activity: 0.00			
70750000 Filing/Permit Fees (Expense)				
	No activity in the period			
70750000 Filing/Permit Fees	Beg Bal: 10.00 Activity: 0.00			
71000030 Phone & Fax (Expense)				
08/04/20 BILLITM 3032880946-072	{ Century Link : 7125-8/24/2020			
08/14/20 BILLITM Paid Century Link	Arapahoe Street Lofts Condo : Paid CentuEY Link out of			
08/18/20 CHKITM 237	Century Link . • 8/1-8131/2020			
08/18/20 CHKITM 237	Century' Link . • 8/1-8131/2020			
08/18/20 CHKITM 237	Century Link . • 811-8/31/2020			
08/18/20 CHKITM 237	Century Link : 811-8/31/2020			
08/18/20 BILLETM 3032868522-080	' Century Link • . 8/1-8/3112020			
08/18/20 BILLITM 3032868659-080	' Century Link ; 811-8/31/2020			
71000030 Phone & Fax	Beg Bal: 1,632.50 Activity: 340.18			
72000010 Accounting Fees (Expense)				
	No activity in the period			
72000010 Accounting Fees	Beg Bal: 700.00 Activity: 0.00			
73000070 Management Fees (Expense)				
08/03120 BILLITM August MGNT Fe	I-Market Street Management, LLC : August MGNT Fee			
73000070 Management Fees	Beg Bat: 35,000.00 Activity: 5,000.00			
78000004 Capital Exp - Other (Non Operating Expense)				
	No activity in the period			
78000004 Capital Exp - Other	Beg Bal: 7,497.50 Activity: 0.00			
78000012 Capital Exp - Security (Non Operating Expense)				
08112/20 BILLITM Light Fixtures	Corporate Lighting & Electric inc : Parking lot light Fixtures			
78000012 Capital Exp Security	Beg Bal: 0.00 Activity: 4,551.32	4,551.32	0.00	4,551.32

Date	Type	Reference	Description	Debit	Credit	Balance
78000013	Capital Exp - Building Exterior	Beg Bal: 39,150.00	Activity: 34,800.00	34,800.00	0.00	73,950.00
78000013	Capital Exp Building Exterior (Non Operating Expense)					39,150.00
08/26/20	BILLITM 19240-3	Custom Restoration Incorp. : Cut out and re-caulk billing #3		34,800.00		73,950.00
09111/20 9:29 AM						
78000097	Capitat Exp-Plumbing (Non Operating Expense)					2,482.50
		No activity in the period				2,482.50
78000097	Capital Exp-Plumbing	Beg Bal: 2,482.50	Activity: 0.00	0.00	0.00	2,482.50
Totals:				298,030.92	298,030.92	



Goal:

Difference:

Bank Reconciliation

09111/20 9:23 AM

# Bank Reconciliation Report

ASPC-BOD-OP

Reconciled on: 08/31/20

## Deposits

Date	Ref #	Details	Amount
06/10/20	015507	Bank Deposit	19,499.00
08/03/20	6067	Bank Deposit	253.86
08/10/20	016179	Bank Deposit	28,451.45
08/18/20	D16257	Bank Deposit	20,251.22
			68,455.53

## Payments

Date	Ref #	Details	Amount
07129120	230	Mathias Lock & Key Inc.	140.82
08/21/20	AV145	CoCal Landscape Services Inc	729.50
08/21120	240	Century Link	,072.35
08/18/20	239	Century Link	113.27.
08/18/20	238	Centuvy Link	63.32
08/17/20	236	South Adäms County Water & Sanitation District	2,168.45;
08/14/20	241	Arapahoe Sky Lofts	83.60
08/12/20	AVI 44	Key-Rite Security	27.33
08/12/20	AV143	MTech Mechanical Technologies Group Inc	2,889.73
08/12/20	AV142	Command Service Systems Enc	1,860.32
08125/20	242	Xcel Energy	9,077.48
08112120	AV141	Corporate Lighting & Electric Inc	551.19
08/06/20	AV140	MTech Mechanical Technologies Group Inc	2,817.00
08/06/20	AV139	Marshden Elevator	100.00:
08/05/20	235	B Dun Plumbing	611.40
08/05/20	234	Market Street Management, LLC	20.491
08/04/20	233	Century Link	79.99
08/03120	231	Market Street Management, LLC	5,000.00_
07/30/20	AV138	Command Service Systems Inc	779.92
07/30/20	AV137	Systems Group	698.40
08/07/20	JI 5303	Journal: South Platte August Capital Transfer	8,333.00
			37,217.56

## Outstanding

## Payments

Date	Ref #	Details	AmOUnt
08/03/20	232	Republic Services #535	133.90
08/26/20	AVI 46	MTech Mechanical Technologies Group Inc	452.00
			585.90

## Summary

Beginning Balance:	165,178.67	Reconciled Balance	196,416.64
+ Selected Deposits (4)	68,455.53	+ Uncleared Deposits	0.00
- Selected Payments (21)	37,217.56	- Outstanding Checks	585.90
Ending Balance:	196,416.64	Register Balance	195,830.74

Account Number  
Enclosures196,416.64  
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1rentmanager.com - property management systems rev.  
12.633SOUTH PLATTE CROSSING CONDOMINIUM  
ASSOCIATION INC  
C/O MARKET STREET MANAGEMENT LLC  
1800 GLENARM PLACE #200  
DENVER CO 80202

@XXXXXX@2233

7

## ----CHECKING ACCOUNTS----

With stay-at -home restrictions, our Mobile Banking App and  
Online Banking are the fastest and most convenient ways to:

- \* Deposit checks and get confirmation of your deposit .
- \* View balances and monitor transactions .
- \* Transfer funds between your account .
- \* Pay your Bank of Denver loans and other bills .

SMALL BUSINESS CHECKING

Number of Enclosures

Account Number	@XXXXXX@2233	Statement Dates 8/01/20 thru	8/31/20
Previous Balance	165 , 178	Days in the statement period	31
	. 67		
4 Deposits/ Credits	68 , 455	Average Ledger	186 ,
	. 53		033
21 Checks/ Debits	37 , 217	Average Collected	186 ,
	. 56		033
Service Charge	. 00		
Interest Paid	. 00		
Ending Balance	196 , 416		
	. 64		

## Activity in Date Order

Date	Description	Amount
	DDA REGULAR DEPOSIT	253 . 86 AD
	AVIDPAY AVIDPAY SERVICE	698 .40-AW
	D561861608 08/04/20	
	ID #-CKAV137	
	TRACE #-04100103920C767	

AVIDPAY AVIDPAY SERVICE 779 . 92-AW  
D561861608 08/04/20  
ID #-CKAV138  
TRACE #-041001039200775  
DUES ST CHARLES MGMT 5, 000.00-AW  
1830361935 08/04/20  
TRACE #-102103400000589  
AUTO PAY CENTURYLINK 79 . 99-AW  
1646140002 08/05/20  
ID #-14416957165  
TRACE #-021000022328375  
8/07 Xfer to SOUTH PLATTE MMDA 8,333 .00-AW  
8/10 Aug Capital Transfer  
8/13 DDA REGULAR DEPOSIT 28, 451 . 45 ADXfer from PORTIFINO BUS 19  
, 499 . 00 AD  
Mis Deposit from j une

Page 2  
@XXXXXX@2233  
7

SMALL BUSINESS CHECKING @XXXXXX@2233 (Continued)

Activity in Date Order

Date	Description	Amount
	AVIDPAY AVIDPAY SERVICE	100. 00-AW
	D561861608 08/13/20	
	ID #-CKAV139	
	TRACE 4-041001031749934	
	AVIDPAY AVIDPAY SERVICE	2, 817 .00-AW
	D561861608 08/13/20	
	ID #-CKAV140	
	TRACE #-041001031750214	
	AVIDPAY AVIDPAY SERVICE	27.33-AW
	D561861608 08/17/20	
	ID #-CKAV144	
	TRACE #-041001039107437	
	AVIDPAY AVIDPAY SERVICE	551.19-AW
	D561861608 08/17/20	
	ID #-CKAV141	
	TRACE #-041001039107469	

AVIDPAY	AVIDPAY SERVICE	1,860.32-AW
D561861608	08/17/20	
ID #-CKAV142		
TRACE #-041001039107457		
AVIDPAY	AVIDPAY SERVICE	2,889.73-AW
D561861608	08/17/20	
ID #-CKAV143		
TRACE #-041001039107671		
DDA REGULAR DEPOSIT		20,251.
		22 AD
WEB PAY	SOUTADAM	2,168.45-ÄW
4846005589	08/18/20	
ID #-030308101		
TRACE #-091000017768237		
AUTO PAY CENTURYLINK		63.32-AW
1646140001	08/19/20	
ID 4-14420289910		
TRACE #-021000027687800		
AUTO PAY CENTURYLINK		113.27-AW
1646140001	08/19/20	
ID #-14420289714		
TRACE #-021000027687811		
8/24 AUTO PAY Level 3 Communic		1,072.35-AW
3470807040	08/24/20	

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SMALL BUSINESS CHECKING @XXXXXX@2233 (Continued)

Activity in Date Order

Date	Description	Amount
	ID #-14421051609	
	TRACE #-091000011771594	
8/26	AVIDPAY AVIDPAY SERVICE	729.50-AW
	D561861608 08/26/20	
	ID #-CKAV145	
	TRACE #-041001038782246	
8/26	XCELENERGY XCEL ENERGY-PSCO	9,077.48-AW
	7840296600 08/26/20	

ID #-5300125829562  
TRACE #-091000014206028

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Checks in Serial Number Order

Date	Check No	Amount	Date	Check No	Amount
	230	140 . 82	8/18	235	611 . 40
	20	.49	8/28	2 41	83 . 60

\*Indicates Skip in Check Number

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Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
8/01	165 , 178 .	8/10	67178 , 831 . 36	8/24	206 , 307 . 22
8/03		8/13			
8/04	165 , 291 .	8/17	71195 , 413 . 36	8/26	196 , 500 . 24
8/05		8/18			
8/07	158 , 813 .	8/19	39190 , 084 . 79		196 , 416 . 64
	158 , 733 . 40		207 , 556 . 16		
	150 , 379 . 91		207 , 379 . 57		

# Bank Reconciliation Report

ASPC-BOD-MM  
Reconciled on: 08/31/20

## Deposits

Date	Ref #	Details	Amount	Journal	Amount
08/07/20			Journal: South Platte August Capital Transfer	8,333.00	
08/31/20	J15467	Journal: Monthly Interest			26.67
					8,359.67

## Payments

Date	Ref #	Details	Amount
08/12/20	9	Corporate Lighting & Electric Inc	4,551.32
			4,551.32

## Outstanding Payments

Date	Ref #	Details	Amount
08/26/20	10	Custom Restoration Incorp.	34,800.00
			34,800.00

Beginning Balance:  
+ Selected Deposits (2) - Selected Payments  
(1)  
Ending Balance: Goal:  
Difference:

Bank Reconciliation 09/11/20 9:20 AM

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# Appendices

SOUTH PLATTE CROSSING CONDOMINIUM

ASSOCIATION INC  
C/O MARKET STREET MANAGEMENT LLC  
1800 GLENARM PLACE #200  
DENVER CO 80202

Reconciled Balance 103,533.58  
+ Uncleared Deposits 0.00  
Outstanding Checks 34,800.00  
Register Balance 68,733.58  
rentmanager.com - property management systems rev. 12.633  
Date 8/31/20 1  
Account Number @XXXXXX@1237  
Enclosures 1

## ---CHECKING ACCOUNTS---

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- \* Pay your Bank of Denver loans and other bills .

MMDA SPECIAL BUSINESS	Number of Enclosures	1
Account Number	@XXXXXX@1237	Statement Dates 8/01/20 thru 8/31/20
Previous Balance	99,725 . 23	Days in the statement period 31
I Deposits/ Credits	8,333 . 00	Average Ledger 104 , 683
1 Checks/ Debits	4,551 . 32	Average Collected 104 , 683
Service Charge	. 00	Interest Earned 26 . 67
Interest Paid	26 . 67	Annual Percentage Yield Earned 0 . 30%
Ending Balance	103,533 . 58	2020 Interest Paid 386 . 48

## Activity in Date Order

Date	Description	Amount
8/07	Xfer from SOUTH PLATTE BUS	8,333.00 AD
	Aug Capital Transfer	
8/31	INTEREST PAID 31 DAYS	26.67 IE

\*\*\*\*\*8,  
333 . 00 AD

## Checks in Serial Number Order

Date Check No .	Amount
9	4,551 . 32

\*Indicates Skip in Check Number



# Appendices

## Daily Balance Information

	Balance		Balance
8/01	99,725.23	8/20	103,506.91
8/07	108,058.23	8/31	103,533.58

Date\*\*\*\*\*

Date

Date 8/31/20 Page 2

Account Number@XXXXXX@1237

Enclosures 1

MMDA SPECIAL BUSINESS

@XXXXXX@1237 (Continued)

## Interest Rate Summary

Date	Rate
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