WESTAR
REAL PROPERTY SERVICES, INC.

May 9, 2022

RE:
Colorado Springs, CO

Dear Richard:

Enclosed please find the following reports in reference to the above property:

1. Westar Profit and Loss Overview/Monthly Report
2. Operating Budget/Comparison Report
3. Balance Sheet
4. Rent Roll Report
5. Delinquency/Aging Report
6. Activity Reconciliation Report
7. Lease Expiration Report
8. AP Check Register
9. AP Expense Distribution
10. Bank Statement
11. Statement Reconcile Report
12. Monthly General Ledger
13. Commission Invoice

If you have any questions, or if we can be of further assistance, please contact me at 303.798.0212 or Mark@WestarDenver.com.

Sincerely,
Westar Real Property Services, Inc.

Mark S. Bennett, CPM
cc:

WESTAR
REAL PROPERTY SERVICES, INC.

April 2022

Profit and Loss Overview

I. **REVENUE:**

MTD Budgeted	$	95,452	**MTD Actual**	$	69,219.17
YTD Budgeted	$	382,552	**YTD Actual**	$	368,542.44
YTD Budget Variance:			-3.7%		

Collections:

Modmola - ALTN	$	606.92	Will collect.
Grimma	$	364.75	

II. **OPERATING EXPENSES:**

MTD Budgeted	$	38,862	**MTD Actual**	$	39,957.98
YTD Budgeted	$	193,802	**YTD Actual**	$	177,424.22
YTD Budget Variance:			-8%		

Expense Variance Notes:

5060 Gen Repair - HVAC Misc	$	5,000.00	Positive variance. Contingency not used.
5095 Gen Repair - Roof	$	(2,414.00)	Negative variance. April roof repairs.
5140 Power Wash	$	(2,660.00)	Negative variance. Pressure wash sidewalks.
5220 Snow Removal	$	(3,660.00)	Negative variance. More snowfall than anticipated.

III. **LEASING** Vacant Square Feet: 4,859 Percent Occupied 93%

IV. **SUMMARY**

	MTD	YTD
REVENUE	$ 69,219.17	$ 368,542.44
TOTAL OPERATING EXPENSE	$ 39,957.98	$ 177,424.22

V. **RESERVE SUMMARY**

CASH IN BANK - Checking	$	(17,291.92)	Cash did not go negative. Deposit and insurance, etc payment timing.
CASH IN BANK - Tax/Ins Reserve	$	112,617.49	
CASH IN BANK - Security Deposit	$	84,209.13	

VI. **Lease Expirations in the next 12 months**

Guthries Bar and Grill	4/30/2022	In negotiation with Lance Ryherd.
Huntington Learning	7/16/2022	Working with Lenie DeCastro.
Deluxe Nails	12/31/2022	Will begin negotiations in August.
Edward D. Jones	3/31/2023	Will begin negotiations in November.

Reviewed by Mark S. Bennett, CPM

Westar Real Property Services, Inc.
Mark@WestarDenver.com
303.798.0212

OPERATING/BUDGET COMPARISON REPORT
April 30, 2022
Prepared by
Westar Real Property Services, Inc.

	ACTUAL	BUDGET	VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	Y-T-D VARIANCE
REVENUE:						
4010 Base Rent	$67,691.70	$65,711	$1,981	$269,594.12	$262,642	$6,952
4040 CPI/Opr Exp Lump Sum	(34,117.10)	0	(34,117)	(34,117.10)	0	(34,117)
4050 Exp.Reimb.-C A M	20,807.63	19,508	1,300	88,641.07	79,154	9,487
4055 Exp.Reimb.-Insurance	3,249.00	2,728	521	12,253.00	10,726	1,527
4060 Exp.Reimb.-Taxes	7,572.75	7,505	68	30,250.75	30,030	221
4110 Interest Income	1.53	0	2	6.58	0	7
4130 Miscellaneous	4,013.66	0	4,014	1,914.02	0	1,914
TOTAL REVENUE	$69,219.17	$95,452	($26,233)	$368,542.44	$382,552	($14,010)
OPERATING EXPENSES						
COMMON AREA MAINTENANCE:						
5020 Electrical-Lighting	552.44	205	(347)	1,143.94	1,025	(119)
5040 Signs	0.00	700	700	87.00	700	613
5060 Gen. Repair-HVAC Misc.	0.00	5,000	5,000	4,772.00	10,000	5,228
5065 Ge Repair-HVAC Contract	734.00	771	37	2,936.00	3,084	148
5070 Gen. Repair-Misc.	759.00	1,189	430	3,173.00	4,756	1,583
5090 Gen. Repair-Plumbing	329.00	0	(329)	329.00	0	(329)
5095 Gen. Repair-Roof	2,991.00	577	(2,414)	5,231.00	577	(4,654)
5110 Day Porter	400.00	425	25	1,600.00	1,700	100
5140 Power Wash	2,660.00	0	(2,660)	2,660.00	1,444	(1,216)
5150 Landscaping-Contract	0.00	895	895	0.00	895	895
5160 Landscaping-Extra	325.00	0	(325)	925.00	0	(925)
5210 Parking Lot-Sweeping	600.00	642	42	2,400.00	2,568	168
5220 Snow Removal	7,660.00	4,000	(3,660)	7,960.00	26,500	18,540
5230 Trash Removal	2,388.25	1,961	(427)	8,666.12	7,844	(822)
5240 Utility-Electricity/Gas	1,807.36	1,400	(407)	8,208.42	6,900	(1,308)
5270 Utility-Water/Sewer	2,502.16	2,250	(252)	9,913.54	9,495	(419)
5280 Security	426.16	526	100	2,328.22	2,104	(224)
Total Common Area Maint.	24,134.37	20,541	(3,593)	62,333.24	79,592	17,259
UTILITIES (NON-CAM):						
6110 Utility-Electricity/Gas	1,312.28	515	(797)	5,322.03	2,060	(3,262)
Total Utilities	1,312.28	515	(797)	5,322.03	2,060	(3,262)
ADMINISTRATIVE:						
7040 Bank Charges	60.00	30	(30)	120.00	120	0
7110 Property Mgmt. Fees	5,352.33	5,923	571	21,017.98	20,645	(373)
7160 Office Sup./Postage	0.00	190	190	0.00	190	190
Total Administrative	5,412.33	6,143	731	21,137.98	20,955	(183)
INSURANCE & TAXES:						
8035 Ins.-Fire/Liab/Flood	9,099.00	11,663	2,564	34,396.00	36,960	2,564
8060 Taxes-Real Property	0.00	0	0	54,234.97	54,235	0
Total Insurance & Taxes	9,099.00	11,663	2,564	88,630.97	91,195	2,564
TOTAL OPERATING EXPENSES	$39,957.98	$38,862	($1,096)	$177,424.22	$193,802	$16,378

OPERATING/BUDGET COMPARISON REPORT
April 30, 2022
Prepared by
Westar Real Property Services, Inc.

	ACTUAL	BUDGET	VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	Y-T-D VARIANCE
NET OPERATING INCOME	$29,261.19	$56,590	($27,329)	$191,118.22	$188,750	$2,368
OWNER EXPENSES:						
9325 Asset Managemt Fee	1,145.00	1,145	0	4,580.00	4,580	0
9330 Commissions	0.00	0	0	9,184.12	0	(9,184)
9345 Amortization	0.00	1,200	1,200	0.00	1,200	1,200
9350 Legal	0.00	1,200	1,200	2,142.50	1,200	(943)
9360 Miscellaneous	0.00	0	0	379.91	0	(380)
9380 Plumbing & HVAC	0.00	0	0	9,711.00	0	(9,711)
9400 Signage Replacement	0.00	0	0	3,069.94	0	(3,070)
9500 Mortgage Interest	5,225.18	6,000	775	21,941.21	24,000	2,059
Total Owner Expenses	6,370.18	9,545	3,175	51,008.68	30,980	(20,029)
NET PROFIT OR LOSS	22,891.01	47,045	(24,154)	140,109.54	157,770	(17,660)
ADD'L. CASH FLOW ITEMS						
1030 Cash Tax Reserve	12,000.86	(21,490)	(33,491)	(5,996.18)	(37,592)	(31,596)
2130 Wells Fargo Prin.	0.00	0	0	(637,729.32)	0	637,729
3051 Richard Engel Dist.	122,500.00	10,000	(112,500)	742,194.57	40,000	(702,195)
3052 Bruce Galloway Dist	122,500.00	10,000	(112,500)	742,194.57	40,000	(702,195)
3053 George Engel Dist.	122,500.00	10,000	(112,500)	742,194.57	40,000	(702,195)
3054 Asanee Engel Dist.	122,500.00	10,000	(112,500)	742,194.57	40,000	(702,195)
Total Add'l. Cash Items	502,000.86	18,510	(483,491)	2,325,052.78	122,408	(2,202,645)
NET CASH FLOW	($479,109.85)	$28,535	($507,645)	($2,184,943.24)	$35,362	($2,220,305)

BALANCE SHEET COMPARISON REPORT
April 30, 2022
Prepared by
Westar Real Property Services, Inc.

	Current Period	Prior Period	Net Change	Acct. #
Cash Checking	($17,291.92)	$461,378.60	($478,670.52)	1020-0000
Cash Tax Reserve	112,617.49	100,616.63	12,000.86	1030-0000
Cash Security Dep	84,209.80	84,209.13	0.67	1035-0000
Loans Receivable	678,093.75	678,533.75	(440.00)	1060-0000
TOTAL CURRENT ASSETS	857,629.12	1,324,738.11	(467,108.99)	1090-0000
FIXED ASSETS:				
Building	1,400,178.00	1,400,178.00	0.00	1110-0000
Accum. Deprec.- Building	(817,751.00)	(817,751.00)	0.00	1120-0000
Loan Costs	61,987.80	61,987.80	0.00	1125-0000
Land	270,000.00	270,000.00	0.00	1150-0000
Parking and Landscape	24,630.00	24,630.00	0.00	1155-0000
Accum Depr-Pkng/Lndscp	(2,658.00)	(2,658.00)	0.00	1156-0000
Leasehold Improvements	1,513,335.13	1,513,335.13	0.00	1160-0000
Accum. Deprec - L. H. I.	(674,082.00)	(674,082.00)	0.00	1170-0000
Commissions	79,295.20	79,295.20	0.00	1175-0000
Accum. Amort.- Commission	(62,186.55)	(62,186.55)	0.00	1176-0000
TOTAL FIXED ASSETS	1,792,748.58	1,792,748.58	0.00	1210-0000
OTHER ASSETS:				
Loan-Time Square	192,500.00	192,500.00	0.00	1526-0000
Tax/Ins. Escrow	23,434.56	23,434.56	0.00	1535-0000
TOTAL OTHER ASSETS	215,934.56	215,934.56	0.00	1550-0000
ASSETS GRAND TOTAL	$2,866,312.26	$3,333,421.25	($467,108.99)	1600-0000
		LIABILITIES		
CURRENT LIABILITIES:				
To/From TS	(8,000.00)	(8,000.00)	0.00	2035-0000
Security Deposits Payable	(58,847.43)	(58,847.43)	0.00	2040-0000
TOTAL CURRENT LIABILITIES	(66,847.43)	(66,847.43)	0.00	2090-0000
FIXED LIABILITIES:				
Wells Fargo LOC	(3,000,000.00)	(3,000,000.00)	0.00	2130-0000
TOTAL FIXED LIABILITIES	(3,000,000.00)	(3,000,000.00)	0.00	2160-0000
LIABILITIES GRAND TOTAL	($3,066,847.43)	($3,066,847.43)	$0.00	2300-0000
		CAPITAL		
SHAREHOLDER'S EQUITY:				
Retained Earnings-Current	(140,109.54)	(117,218.53)	(22,891.01)	3020-0000
Retained Earnings-Prior	(5,907,358.23)	(5,907,358.23)	0.00	3030-0000
Richard Engel - 25%	1,543,250.73	1,420,750.73	122,500.00	3051-0000
Bruce Galloway - 25%	1,543,250.73	1,420,750.73	122,500.00	3052-0000

BALANCE SHEET COMPARISON REPORT
April 30, 2022
Prepared by
Westar Real Property Services, Inc.

	Current Period	Prior Period	Net Change	Acct. #
George Engel - 25%	1,580,750.74	1,458,250.74	122,500.00	3053-0000
Asanee Engel - 25%	1,580,750.74	1,458,250.74	122,500.00	3054-0000
TOTAL SHAREHOLDER EQUITY	200,535.17	(266,573.82)	467,108.99	3070-0000
CAPITAL GRAND TOTAL	200,535.17	(266,573.82)	467,108.99	3100-0000
TOTAL LIAB. AND CAPITAL	($2,866,312.26)	($3,333,421.25)	$467,108.99	3200-0000

Rent Roll Report

Property :

Unit Reference Number	Occupant Name	Monthly Rent	Square Feet	Rent Per Square Feet	Lease Starting Date	Lease Exp Date	Deposits Held
102-1410		2,650.78	1,600	19.88/yr 1.66/mth	6/01/2017	4/30/2022	2,500.00
102-1414		2,282.40	3,262	8.40/yr 0.70/mth	7/10/2010	5/31/2024	2,150.00

CHARGE SCHEDULE

Charge Code	Charge Description	Charge Frequency	Start Date	Stop Date	Charge Amount
RNT	Base Rent	M	11/1/2021	5/31/2022	2,282.40
RNT	Base Rent	M	6/1/2022	5/31/2023	2,362.23
RNT	Base Rent	M	6/1/2023	5/31/2024	2,443.78

102-1420		3,048.00	3,022	12.10/yr 1.01/mth	4/28/1998	4/30/2023	3,000.00

CHARGE SCHEDULE

Charge Code	Charge Description	Charge Frequency	Start Date	Stop Date	Charge Amount
RNT	Base Rent	M	5/1/2021	4/30/2022	3,048.00
RNT	Base Rent	M	5/1/2022	4/30/2023	3,174.00

102-1424		2,986.17	1,859	19.28/yr 1.61/mth	2/01/2015	12/31/2026	2,337.00

CHARGE SCHEDULE

Charge Code	Charge Description	Charge Frequency	Start Date	Stop Date	Charge Amount
RNT	Base Rent	M	8/1/2021	12/31/2022	2,986.17
RNT	Base Rent	M	1/1/2023	12/31/2023	3,116.00
RNT	Base Rent	M	1/1/2024	12/31/2024	3,245.83
RNT	Base Rent	M	1/1/2025	12/31/2025	3,375.66
RNT	Base Rent	M	1/1/2026	12/31/2026	3,505.49

102-1426		0.00	1,257	0.00/yr 0.00/mth	2/01/2015	7/31/2023	0.00
102-1430		1,309.00	1,502	10.46/yr 0.87/mth	7/01/2017	7/16/2022	1,785.00
102-1434		3,519.84	3,017	14.00/yr 1.17/mth	5/01/2021	4/30/2026	3,000.00

CHARGE SCHEDULE

Charge Code	Charge Description	Charge Frequency	Start Date	Stop Date	Charge Amount
RNT	Base Rent	M	9/1/2021	4/30/2022	3,519.84
RNT	Base Rent	M	5/1/2022	4/30/2023	3,643.04
RNT	Base Rent	M	5/1/2023	4/30/2024	3,770.55
RNT	Base Rent	M	5/1/2024	4/30/2025	3,902.52
RNT	Base Rent	M	5/1/2025	4/30/2026	4,039.11

Rent Roll Report

Property :

Unit Reference Number	Occupant Name	Monthly Rent	Square Feet	Rent Per Square Feet	Lease Starting Date	Lease Exp Date	Deposits Held
102-7818		6,375.04	2,846	26.88/yr 2.24/mth	12/01/1999	3/31/2025	0.00
102-7820		0.00	3,960	0.00/yr 0.00/mth			0.00
102-7822B		0.00	899	0.00/yr 0.00/mth			0.00
102-7824B		1,075.00	1,075	12.00/yr 1.00/mth	12/01/2014	5/31/2024	1,192.14

CHARGE SCHEDULE

Charge Code	Charge Description	Charge Frequency	Start Date	Stop Date	Charge Amount
RNT	Base Rent	M	6/1/2021	5/31/2022	1,075.00
RNT	Base Rent	M	6/1/2022	5/31/2023	1,112.63
RNT	Base Rent	M	6/1/2023	5/1/3124	1,151.15

102-7826		1,918.38	1,490	15.45/yr 1.29/mth	7/16/2020	7/31/2025	2,638.00

CHARGE SCHEDULE

Charge Code	Charge Description	Charge Frequency	Start Date	Stop Date	Charge Amount
RNT	Base Rent	M	8/1/2021	7/31/2022	1,918.38
RNT	Base Rent	M	8/1/2022	7/31/2023	1,975.92
RNT	Base Rent	M	8/1/2023	7/31/2024	2,035.20
RNT	Base Rent	M	8/1/2024	7/31/2025	2,096.26

102-7828		1,327.17	1,231	12.94/yr 1.08/mth	8/01/2008	7/31/2024	896.00

CHARGE SCHEDULE

Charge Code	Charge Description	Charge Frequency	Start Date	Stop Date	Charge Amount
RNT	Base Rent	M	8/1/2021	7/31/2022	1,327.17
RNT	Base Rent	M	8/1/2022	7/31/2023	1,373.62
RNT	Base Rent	M	8/1/2023	7/31/2024	1,421.69

102-7830		3,849.57	3,818	12.10/yr 1.01/mth	3/01/2017	4/30/2024	0.00
102-7836		1,596.68	1,261	15.19/yr 1.27/mth	1/20/2003	3/31/2023	0.00

CHARGE SCHEDULE

Charge Code	Charge Description	Charge Frequency	Start Date	Stop Date	Charge Amount
RNT	Base Rent	M	4/1/2021	3/31/2022	1,550.18
RNT	Base Rent	M	4/1/2022	3/31/2023	1,596.68

Rent Roll Report

Property :

Unit Reference Number	Occupant Name	Monthly Rent	Square Feet	Rent Per Square Feet	Lease Starting Date	Lease Exp Date	Deposits Held
102-7840		1,604.16	1,200	16.04/yr 1.34/mth	6/15/2001	9/30/2024	1,450.00

CHARGE SCHEDULE

Charge Code	Charge Description	Charge Frequency	Start Date	Stop Date	Charge Amount
RNT	Base Rent	M	10/1/2021	9/30/2022	1,604.16
RNT	Base Rent	M	10/1/2022	9/30/2023	1,660.00
RNT	Base Rent	M	10/1/2023	9/30/2024	1,718.00

102-7842		1,453.00	1,215	14.35/yr 1.20/mth	2/12/2001	9/30/2024	2,300.00

CHARGE SCHEDULE

Charge Code	Charge Description	Charge Frequency	Start Date	Stop Date	Charge Amount
RNT	Base Rent	M	10/1/2021	9/30/2022	1,453.00
RNT	Base Rent	M	10/1/2022	9/30/2023	1,503.86
RNT	Base Rent	M	10/1/2023	9/30/2024	1,556.50

102-7844		699.32	1,824	4.60/yr 0.38/mth	5/01/2019	4/30/2024	0.00

CHARGE SCHEDULE

Charge Code	Charge Description	Charge Frequency	Start Date	Stop Date	Charge Amount
RNT	Base Rent	M	5/1/2021	4/30/2022	699.32
RNT	Base Rent	M	5/1/2022	4/30/2023	720.30
RNT	Base Rent	M	5/1/2023	4/30/2024	741.91

102-7850		4,457.07	6,465	8.27/yr 0.69/mth	3/01/2018	6/30/2024	3,609.50

CHARGE SCHEDULE

Charge Code	Charge Description	Charge Frequency	Start Date	Stop Date	Charge Amount
RNT	Base Rent	M	6/1/2020	5/31/2021	4,369.68
RNT	Base Rent	M	6/1/2021	5/31/2022	4,457.07
RNT	Base Rent	M	6/1/2022	5/31/2023	4,546.21
RNT	Base Rent	M	6/1/2023	5/31/2024	4,637.13

102-7852		1,781.02	1,986	10.76/yr 0.90/mth	12/15/2014	4/30/2024	0.00

Rent Roll Report

Property :

Unit Reference Number	Occupant Name	Monthly Rent	Square Feet	Rent Per Square Feet	Lease Starting Date	Lease Exp Date	Deposits Held

CHARGE SCHEDULE

Charge Code	Charge Description	Charge Frequency	Start Date	Stop Date	Charge Amount
RNT	Base Rent	M	1/1/2022	12/31/2022	1,781.02
RNT	Base Rent	M	1/1/2023	12/31/2023	1,834.45
RNT	Base Rent	M	1/1/2024	4/30/2024	1,889.48

102-7854		3,347.70	3,733	10.76/yr 0.90/mth	9/01/2007	4/30/2024	1,741.79

CHARGE SCHEDULE

Charge Code	Charge Description	Charge Frequency	Start Date	Stop Date	Charge Amount
RNT	Base Rent	M	1/1/2022	12/31/2022	3,347.70
RNT	Base Rent	M	1/1/2023	12/31/2023	3,448.13
RNT	Base Rent	M	1/1/2024	12/31/2024	3,551.59

102-7856		0.00	0	0.00/yr 0.00/mth	9/01/2007	4/30/2024	0.00
102-7858		0.00	0	0.00/yr 0.00/mth	9/01/2010	4/30/2024	0.00
102-7860		1,132.24	1,263	10.76/yr 0.90/mth	5/01/2016	4/30/2024	0.00

CHARGE SCHEDULE

Charge Code	Charge Description	Charge Frequency	Start Date	Stop Date	Charge Amount
RNT	Base Rent	M	1/1/2022	12/31/2022	1,132.24
RNT	Base Rent	M	1/1/2023	12/31/2023	1,166.21
RNT	Base Rent	M	1/1/2024	4/30/2024	1,201.20

102-7862		2,325.36	2,531	11.03/yr 0.92/mth	12/01/2020	12/31/2025	3,745.00

CHARGE SCHEDULE

Charge Code	Charge Description	Charge Frequency	Start Date	Stop Date	Charge Amount
RNT	Base Rent	M	12/1/2021	11/30/2022	2,325.36
RNT	Base Rent	M	12/1/2022	11/30/2023	2,441.63
RNT	Base Rent	M	12/1/2023	11/30/2024	2,563.71
RNT	Base Rent	M	12/1/2024	11/30/2025	2,691.90

102-7864		1,396.55	1,268	13.22/yr 1.10/mth	9/15/2012	12/31/2022	1,090.00
102-7866		1,306.65	1,298	12.08/yr 1.01/mth	5/01/2016	6/30/2023	1,514.00

Rent Roll Report

Property :

Unit Reference Number	Occupant Name	Monthly Rent	Square Feet	Rent Per Square Feet	Lease Starting Date	Lease Exp Date	Deposits Held
102-7868		1,189.65	1,980	7.21/yr 0.60/mth	12/17/2010		1,500.00
102-7870		2,870.58	3,626	9.50/yr 0.79/mth	2/01/2019	1/31/2024	4,080.00
102-7880		2,193.51	2,300	11.44/yr 0.95/mth	11/01/2019	12/31/2024	3,200.00
102-7882		4,554.99	2,300	23.77/yr 1.98/mth	7/01/2010	10/31/2021	3,067.00
102-7884		3,676.59	2,091	21.10/yr 1.76/mth	11/01/2001	4/30/2025	0.00

CHARGE SCHEDULE

Charge Code	Charge Description	Charge Frequency	Start Date	Stop Date	Charge Amount
RNT	Base Rent	M	7/1/2021	6/30/2022	1,306.65
RNT	Base Rent	M	7/1/2022	6/30/2023	1,352.08

CHARGE SCHEDULE

Charge Code	Charge Description	Charge Frequency	Start Date	Stop Date	Charge Amount
RNT	Base Rent	M	2/1/2022	1/31/2023	2,870.58
RNT	Base Rent	M	2/1/2023	1/31/2024	3,021.67

CHARGE SCHEDULE

Charge Code	Charge Description	Charge Frequency	Start Date	Stop Date	Charge Amount
RNT	Base Rent	M	1/1/2022	12/31/2022	2,193.51
RNT	Base Rent	M	1/1/2023	12/31/2023	2,237.38
RNT	Base Rent	M	1/1/2024	12/31/2024	2,282.12

CHARGE SCHEDULE

Charge Code	Charge Description	Charge Frequency	Start Date	Stop Date	Charge Amount
RNT	Base Rent	M	5/1/2021	4/30/2022	3,676.59
RNT	Base Rent	M	5/1/2022	4/30/2023	3,750.00
RNT	Base Rent	M	5/1/2023	4/30/2024	3,825.00
RNT	Base Rent	M	5/1/2024	5/31/2024	0.00
RNT	Base Rent	M	6/1/2024	5/30/2025	3,901.50

Rent Roll Report

Property :

Unit Reference Number	Occupant Name	Monthly Rent	Square Feet	Rent Per Square Feet	Lease Starting Date	Lease Exp Date	Deposits Held

PROPERTY TOTALS :

		Percentage of Occupied Units	
Total Occupied Rents	65,926.42	Total Occupied Units	30
Total Vacant Rents	0.00	Total Vacant Units	2
Total Gross Rents	65,926.42	Total Units	32
Total Square Footage	67,179	Percentage Occupied	94%
Average Rent/Sq. Ft. /Yr.	11.78	**Percentage of Occupied Sq. Feet**	
Average Rent/Sq. Ft. /Mth	0.98	Total Occupied Sq. Feet	62,320
Total Security Deposits	46,795.43	Total Vacant Sq. Feet	4,859
		Total Square Footage	67,179
		Percentage Occupied	93%

Westar Real Property Services, Inc.

Activity Reconciliation Report

4/1/2022 to 4/30/2022

Property :
102

Unit Ref. Num	Suite	Name / Chrg Description	Beginning Balance	Charges and Adj	Payments and Adj	Payment Date	Ending Balance	Deposits / Lease Term
102-1410	**1410**							2,500.00
								06/01/2017
	221	'21 CAM/Tax/Ins Reconciliation	-1,161.00	0.00	-1,161.00		0.00	04/30/2022
	RNT	Base Rent	0.00	2,650.78	2,650.78	4/10/2022	0.00	
	CAM	Expense Reimb. - CAM	0.00	591.00	591.00	4/10/2022	0.00	
	INS	Expense Reimb. - INS	0.00	93.00	93.00	4/10/2022	0.00	
	TAX	Expense Reimb. - TAX	0.00	215.00	215.00	4/8/2022	0.00	
			-1,161.00	3,549.78	2,388.78		0.00	
102-1414	**1414**							2,150.00
								07/10/2010
	221	'21 CAM/Tax/Ins Reconciliation	-2,380.00	0.00	-1,979.14	4/19/2022	-400.86	05/31/2024
	RNT	Base Rent	0.00	2,282.40	2,282.40	4/19/2022	0.00	
	CAM	Expense Reimb. - CAM	0.00	1,206.00	1,206.00	4/19/2022	0.00	
	INS	Expense Reimb. - INS	0.00	190.00	190.00	4/19/2022	0.00	
	TAX	Expense Reimb. - TAX	0.00	439.00	439.00	4/19/2022	0.00	
	OCR	Payment to Open Credit	-36.36	0.00	0.00		-36.36	
	PRO	Promissory Note	0.00	437.22	440.00	4/19/2022	-2.78	
			-2,416.36	4,554.62	2,578.26		-440.00	
102-1420	**1420**							3,000.00
								04/28/1998
	221	'21 CAM/Tax/Ins Reconciliation		0.00	-2,201.00		0.00	04/30/2023
	RNT	Base Rent		3,048.00	3,048.00	4/5/2022	0.00	
	CAM	Expense Reimb. - CAM		1,117.00	1,117.00	4/5/2022	0.00	
	INS	Expense Reimb. - INS		176.00	176.00	4/5/2022	0.00	
	TAX	Expense Reimb. - TAX		407.00	407.00	4/4/2022	0.00	
			-2,201.00	4,748.00	2,547.00		0.00	
102-1424	**1424**							2,337.00
								02/01/2015
	221	'21 CAM/Tax/Ins Reconciliation		0.00	0.00		-2,207.00	12/31/2026
	RNT	Base Rent		2,986.17	2,986.17	4/12/2022	0.00	
	CAM	Expense Reimb. - CAM		1,152.00	1,152.00	4/12/2022	0.00	
	INS	Expense Reimb. - INS		182.00	182.00	4/12/2022	0.00	
	TAX	Expense Reimb. - TAX		419.00	419.00	4/12/2022	0.00	
	OCR	Payment to Open Credit		0.00	4.00	4/12/2022	-4.00	
			-2,207.00	4,739.17	4,743.17		-2,211.00	
102-1430	**1430**							1,785.00
								07/01/2017
	221	'21 CAM/Tax/Ins Reconciliation	-1,095.00	0.00	-1,095.00			07/16/2022
	RNT	Base Rent	0.00	1,309.00	1,309.00	4/10/2022		
	CAM	Expense Reimb. - CAM	0.00	555.00	555.00	4/10/2022		
	INS	Expense Reimb. - INS	0.00	88.00	88.00	4/10/2022		
	TAX	Expense Reimb. - TAX	0.00	202.00	202.00	4/8/2022		
			-1,095.00	2,154.00	1,059.00		0.00	
102-1434	**1434**	**Amy Neary**						3,000.00
								05/01/2021
	221	'21 CAM/Tax/Ins Reconciliation	-678.00	0.00	-674.00	4/13/2022	-4.00	04/30/2026
	RNT	Base Rent	0.00	3,519.84	3,519.84	4/13/2022	0.00	
	CAM	Expense Reimb. - CAM	0.00	1,115.00	1,115.00	4/12/2022	0.00	
	INS	Expense Reimb. - INS	0.00	176.00	176.00	4/12/2022	0.00	
	TAX	Expense Reimb. - TAX	0.00	406.00	406.00	4/13/2022	0.00	
			-678.00	5,216.84	4,542.84		-4.00	

Westar Real Property Services, Inc.

Activity Reconciliation Report

4/1/2022 to 4/30/2022

Property :
102

Unit Ref. Num	Suite	Name / Chrg Description	Beginning Balance	Charges and Adj	Payments and Adj	Payment Date	Ending Balance	Deposits / Lease Term
102-7818	**7818/22B**							0.00
								12/01/1999
	221	'21 CAM/Tax/Ins Reconciliation	-2,329.00	0.00	-2,073.26	4/5/2022	-255.74	03/31/2025
	RNT	Base Rent	0.00	6,375.04	6,375.04	4/5/2022	0.00	
	CAM	Expense Reimb. - CAM	0.00	850.00	850.00	4/5/2022	0.00	
	INS	Expense Reimb. - INS	0.00	166.00	166.00	4/5/2022	0.00	
	TAX	Expense Reimb. - TAX	0.00	383.00	383.00	4/4/2022	0.00	
			-2,329.00	7,774.04	5,700.78		-255.74	
102-7824B	**7824B**							1,192.14
								12/01/2014
	221	'21 CAM/Tax/Ins Reconciliation	-799.00	0.00	-799.00		0.00	05/31/2024
	RNT	Base Rent	0.00	1,075.00	1,075.00	4/5/2022	0.00	
	CAM	Expense Reimb. - CAM	0.00	397.00	397.00	4/5/2022	0.00	
	INS	Expense Reimb. - INS	0.00	63.00	63.00	4/5/2022	0.00	
	TAX	Expense Reimb. - TAX	0.00	145.00	145.00	4/4/2022	0.00	
			-799.00	1,680.00	881.00		0.00	
102-7826	**7826**							2,638.00
								07/16/2020
	221	'21 CAM/Tax/Ins Reconciliation	-1,084.00	0.00	-1,084.00		0.00	07/31/2025
	RNT	Base Rent	0.00	1,918.38	1,918.38	4/10/2022	0.00	
	CAM	Expense Reimb. - CAM	0.00	551.00	551.00	4/10/2022	0.00	
	INS	Expense Reimb. - INS	0.00	87.00	87.00	4/10/2022	0.00	
	TAX	Expense Reimb. - TAX	0.00	200.00	200.00	4/8/2022	0.00	
			-1,084.00	2,756.38	1,672.38		0.00	
102-7828	**7828**							896.00
								08/01/2008
	221	'21 CAM/Tax/Ins Reconciliation	-678.00	0.00	-678.00		0.00	07/31/2024
	RNT	Base Rent	314.16	1,327.17	1,399.45	4/13/2022	241.88	
	CAM	Expense Reimb. - CAM	43.88	455.00	371.84	4/13/2022	127.04	
	INS	Expense Reimb. - INS	0.00	72.00	0.00		72.00	
	TAX	Expense Reimb. - TAX	0.00	166.00	0.00		166.00	
	OCR	Payment to Open Credit	-8.00	0.00	-8.00		0.00	
			-327.96	2,020.17	1,085.29		606.92	
102-7830	**7830**							0.00
								03/01/2017
	221	'21 CAM/Tax/Ins Reconciliation	-2,782.00	0.00	-2,782.00		0.00	04/30/2024
	RNT	Base Rent	0.00	3,849.57	3,849.57	4/10/2022	0.00	
	CAM	Expense Reimb. - CAM	0.00	1,411.00	1,411.00	4/10/2022	0.00	
	INS	Expense Reimb. - INS	0.00	223.00	223.00	4/10/2022	0.00	
	TAX	Expense Reimb. - TAX	0.00	514.00	514.00	4/8/2022	0.00	
			-2,782.00	5,997.57	3,215.57		0.00	
102-7836	**7836**							0.00
								01/20/2003
	221	'21 CAM/Tax/Ins Reconciliation	-925.00	0.00	-215.70	4/5/2022	-709.30	03/31/2023
	RNT	Base Rent	218.70	1,596.68	1,815.38	4/5/2022	0.00	
	CAM	Expense Reimb. - CAM	0.00	466.00	466.00	4/4/2022	0.00	
	INS	Expense Reimb. - INS	0.00	73.00	73.00	4/4/2022	0.00	
	TAX	Expense Reimb. - TAX	0.00	170.00	170.00	4/4/2022	0.00	
	OCR	Payment to Open Credit	0.00	0.00	2,308.68	4/29/2022	-2,308.68	
			-706.30	2,305.68	4,617.36		-3,017.98	
102-7840	**7840**							1,450.00
								06/15/2001

Westar Real Property Services, Inc.

Activity Reconciliation Report

4/1/2022 to 4/30/2022

Property :
102

Unit Ref. Num	Suite	Name / Chrg Description	Beginning Balance	Charges and Adj	Payments and Adj	Payment Date	Ending Balance	Deposits / Lease Term
	221	'21 C/	-886.00	0.00	-886.00		0.00	09/30/2024
	RNT	Base Rent	0.00	1,604.16	1,604.16	4/10/2022	0.00	
	CAM	Expense Reimb. - CAM	0.00	444.00	444.00	4/10/2022	0.00	
	INS	Expense Reimb. - INS	0.00	70.00	70.00	4/10/2022	0.00	
	TAX	Expense Reimb. - TAX	0.00	161.00	161.00	4/8/2022	0.00	
			-886.00	2,279.16	1,393.16		0.00	
102-7842	**7842**							2,300.00
								02/12/2001
	221	'21 CAM/Tax/Ins Reconciliation	-888.00	0.00	-888.00		0.00	09/30/2024
	RNT	Base Rent	1,453.00	1,453.00	2,906.00	4/10/2022	0.00	
	CAM	Expense Reimb. - CAM	297.27	449.00	746.27	4/10/2022	0.00	
	INS	Expense Reimb. - INS	63.00	71.00	134.00	4/10/2022	0.00	
	TAX	Expense Reimb. - TAX	158.00	163.00	273.75	4/8/2022	47.25	
	OCR	Payment to Open Credit	-172.02	0.00	-172.02		0.00	
	UTL	Utility Reimb.	0.00	317.50	0.00		317.50	
			911.25	2,453.50	3,000.00		364.75	
102-7844								0.00
								05/01/2019
	221	'21 CAM/Tax/Ins Reconciliation	-1,333.00	0.00	-1,333.00		0.00	04/30/2024
	RNT	Base Rent	0.00	699.32	699.32	4/10/2022	0.00	
	CAM	Expense Reimb. - CAM	0.00	674.00	674.00	4/10/2022	0.00	
	INS	Expense Reimb. - INS	0.00	106.00	106.00	4/10/2022	0.00	
	TAX	Expense Reimb. - TAX	0.00	245.00	245.00	4/8/2022	0.00	
	UTL	Utility Reimb.	0.00	476.25	476.25	4/27/2022	0.00	
			-1,333.00	2,200.57	867.57		0.00	
102-7850	**7854**							3,609.50
								03/01/2018
	RNT	Base Rent	0.00	4,457.07	4,457.07	4/4/2022	0.00	06/30/2024
			0.00	4,457.07	4,457.07		0.00	
102-7852	**7852**							0.00
								12/15/2014
	221	'21 CAM/Tax/Ins Reconciliation	-1,447.00	0.00	-1,447.00		0.00	04/30/2024
	RNT	Base Rent	0.00	1,781.02	1,781.02	4/10/2022	0.00	
	CAM	Expense Reimb. - CAM	0.00	734.00	734.00	4/10/2022	0.00	
	INS	Expense Reimb. - INS	0.00	116.00	116.00	4/10/2022	0.00	
	TAX	Expense Reimb. - TAX	0.00	267.00	267.00	4/8/2022	0.00	
			-1,447.00	2,898.02	1,451.02		0.00	
102-7854	**7854**							1,741.79
								09/01/2007
	221	'21 CAM/Tax/Ins Reconciliation	-2,709.00	0.00	-2,709.00		0.00	04/30/2024
	RNT	Base Rent	0.00	3,347.70	3,347.70	4/10/2022	0.00	
	CAM	Expense Reimb. - CAM	0.00	1,380.00	1,380.00	4/10/2022	0.00	
	INS	Expense Reimb. - INS	0.00	218.00	218.00	4/10/2022	0.00	
	TAX	Expense Reimb. - TAX	0.00	502.00	502.00	4/8/2022	0.00	
			-2,709.00	5,447.70	2,738.70		0.00	
102-7860	**7860**							0.00
								05/01/2016
	221	'21 CAM/Tax/Ins Reconciliation	-928.00	0.00	-928.00		0.00	04/30/2024
	RNT	Base Rent	0.00	1,132.24	1,132.24	4/10/2022	0.00	
	CAM	Expense Reimb. - CAM	0.00	467.00	467.00	4/10/2022	0.00	
	INS	Expense Reimb. - INS	0.00	74.00	74.00	4/10/2022	0.00	
	TAX	Expense Reimb. - TAX	0.00	170.00	170.00	4/8/2022	0.00	

Westar Real Property Services, Inc.

Activity Reconciliation Report

4/1/2022 to 4/30/2022

Property :
102

Unit Ref. Num	Suite	Name / Chrg Description	Beginning Balance	Charges and Adj	Payments and Adj	Payment Date	Ending Balance	Deposits / Lease Term
			-928.00	1,843.24	915.24		0.00	
102-7862	**7862**							3,745.00
								12/01/2020
	221	'21 CAM/Tax/Ins Reconciliation	-1,841.00	0.00	-1,841.00		0.00	12/31/2025
	RNT	Base Rent	0.00	2,325.36	2,325.30	4/5/2022	0.06	
	CAM	Expense Reimb. - CAM	0.00	936.00	936.00	4/5/2022	0.00	
	INS	Expense Reimb. - INS	0.00	148.00	148.00	4/5/2022	0.00	
	TAX	Expense Reimb. - TAX	0.00	341.00	341.00	4/4/2022	0.00	
			-1,841.00	3,750.36	1,909.30		0.06	
102-7864	**7864**							1,090.00
								09/15/2012
	221	'21 CAM/Tax/Ins Reconciliation	-934.00	0.00	-934.00		0.00	12/31/2022
	RNT	Base Rent	0.00	1,396.55	1,396.55	4/5/2022	0.00	
	CAM	Expense Reimb. - CAM	0.00	469.00	469.00	4/5/2022	0.00	
	INS	Expense Reimb. - INS	0.00	74.00	74.00	4/5/2022	0.00	
	TAX	Expense Reimb. - TAX	0.00	171.00	171.00	4/4/2022	0.00	
			-934.00	2,110.55	1,176.55		0.00	
102-7866	**7866**							1,514.00
								05/01/2016
	221	'21 CAM/Tax/Ins Reconciliation	-946.00	0.00	-946.00		0.00	06/30/2023
	RNT	Base Rent	21.36	1,306.65	1,328.01	4/5/2022	0.00	
	CAM	Expense Reimb. - CAM	149.52	480.00	629.52	4/5/2022	0.00	
	INS	Expense Reimb. - INS	0.00	76.00	76.00	4/5/2022	0.00	
	TAX	Expense Reimb. - TAX	0.00	175.00	175.00	4/4/2022	0.00	
			-775.12	2,037.65	1,262.53		0.00	
102-7868	**7868**							1,500.00
								12/17/2010
	221	'21 CAM/Tax/Ins Reconciliation	-1,447.00	0.00	-1,447.00		0.00	
	RNT	Base Rent	0.00	1,189.65	1,189.65	4/10/2022	0.00	
	CAM	Expense Reimb. - CAM	0.00	732.00	732.00	4/10/2022	0.00	
	INS	Expense Reimb. - INS	0.00	115.00	115.00	4/10/2022	0.00	
	TAX	Expense Reimb. - TAX	0.00	266.00	266.00	4/8/2022	0.00	
			-1,447.00	2,302.65	855.65		0.00	
102-7870								4,080.00
								02/01/2019
	221	'21 CAM/Tax/Ins Reconciliation	-2,664.00	0.00	-2,664.00		0.00	01/31/2024
	RNT	Base Rent	0.00	2,870.58	2,870.58	4/5/2022	0.00	
	CAM	Expense Reimb. - CAM	0.00	1,340.00	1,340.00	4/5/2022	0.00	
	INS	Expense Reimb. - INS	0.00	211.00	211.00	4/5/2022	0.00	
	TAX	Expense Reimb. - TAX	0.00	488.00	488.00	4/4/2022	0.00	
			-2,664.00	4,909.58	2,245.58		0.00	
102-7880								3,200.00
								11/01/2019
	221	'21 CAM/Tax/Ins Reconciliation	-1,676.00	0.00	-1,676.00		0.00	12/31/2024
	RNT	Base Rent	0.00	2,193.51	2,193.51	4/5/2022	0.00	
	CAM	Expense Reimb. - CAM	0.00	850.00	850.00	4/5/2022	0.00	
	INS	Expense Reimb. - INS	0.00	134.00	134.00	4/5/2022	0.00	
	TAX	Expense Reimb. - TAX	0.00	309.00	309.00	4/4/2022	0.00	
			-1,676.00	3,486.51	1,810.51		0.00	
102-7882	**7882**							3,067.00
								07/01/2010

Westar Real Property Services, Inc.

Activity Reconciliation Report

4/1/2022 to 4/30/2022

Property :
102

Unit Ref. Num	Suite	Name / Chrg Description	Beginning Balance	Charges and Adj	Payments and Adj	Payment Date	Ending Balance	Deposits / Lease Term
	221	'21 CAM/Tax/Ins Reconciliation	-1,676.00	0.00	-1,676.00		0.00	10/31/2021
	RNT	Base Rent	0.00	4,554.99	4,554.99	4/5/2022	0.00	
	CAM	Expense Reimb. - CAM	0.00	850.00	850.00	4/5/2022	0.00	
	INS	Expense Reimb. - INS	0.00	134.00	134.00	4/5/2022	0.00	
	TAX	Expense Reimb. - TAX	0.00	309.00	309.00	4/5/2022	0.00	
			-1,676.00	5,847.99	4,171.99		0.00	
102-7884	**7884**							0.00
								11/01/2001
	221	'21 CAM/Tax/Ins Reconciliation	-1,524.00	0.00	0.00		-1,524.00	04/30/2025
	RNT	Base Rent	0.00	3,676.59	3,676.59	4/4/2022	0.00	
	CAM	Expense Reimb. - CAM	0.00	773.00	773.00	4/4/2022	0.00	
	INS	Expense Reimb. - INS	0.00	122.00	122.00	4/4/2022	0.00	
	TAX	Expense Reimb. - TAX	114.00	281.00	395.00	4/4/2022	0.00	
	OCR	Payment to Open Credit	0.00	0.00	1,881.00	4/4/2022	-1,881.00	
			-1,410.00	4,852.59	6,847.59		-3,405.00	
Property Totals :								46,795.43
221 - '21 CAM/Tax/Ins Reconciliation			-39,218.00	0.00	-34,117.10		-5,100.90	
CAM - Expense Reimb. - CAM			490.67	20,444.00	20,807.63		127.04	
INS - Expense Reimb. - INS			63.00	3,258.00	3,249.00		72.00	
OCR - Payment to Open Credit			-216.38	0.00	4,013.66		-4,230.04	
PRO - Promissory Note			0.00	437.22	440.00		-2.78	
RNT - Base Rent			2,007.22	65,926.42	67,691.70		241.94	
TAX - Expense Reimb. - TAX			272.00	7,514.00	7,572.75		213.25	
UTL - Utility Reimb.			0.00	793.75	476.25		317.50	
			-36,601.49	98,373.39	70,133.89		-8,361.99	

Westar Real Property Services, Inc.

Delinquency / Aging Report (Detailed)

Property : 102

as of 04/30/2022

Unit Type	Unit Reference Number	Occupant Name	Deposits Held	Balance Due	AGED 1 - 30 DAYS	AGED 31 - 60 DAYS	AGED 61-90 DAYS	AGED OVER 90 DAYS
CURR	7828			606.92	606.92			

Contact :
Phone :
Email :
Cell :

CHARGE CODE	CHARGE DESCRIPTION	CHARGE DATE	
CAM	Expense Reimb. - CAM	04/01/2022	127.04
INS	Expense Reimb. - INS	04/01/2022	72.00
RNT	Base Rent	04/01/2022	241.88
TAX	Expense Reimb. - TAX	04/01/2022	166.00

Unit Type	Unit Reference Number	Occupant Name	Deposits Held	Balance Due	AGED 1 - 30 DAYS	AGED 31 - 60 DAYS	AGED 61-90 DAYS	AGED OVER 90 DAYS
CURR	7842		2,300.00	364.75	364.75			

Contact :
Phone :
Email :

CHARGE CODE	CHARGE DESCRIPTION	CHARGE DATE	
TAX	Expense Reimb. - TAX	04/01/2022	47.25
UTL	Utility Reimb. 1/26-2/24	04/01/2022	317.50

Unit Type	Unit Reference Number	Occupant Name	Deposits Held	Balance Due	AGED 1 - 30 DAYS	AGED 31 - 60 DAYS	AGED 61-90 DAYS	AGED OVER 90 DAYS
CURR	7862		3,745.00	0.06	0.06			

Contact :
Phone :
Email :

CHARGE CODE	CHARGE DESCRIPTION	CHARGE DATE	
RNT	Base Rent	04/01/2022	0.06

Westar Real Property Services, Inc.

Delinquency / Aging Report
(Detailed)

Property : 102

as of 04/30/2022

Unit Type	Unit Reference Number	Occupant Name	Deposits Held	Balance Due	AGED 1 - 30 DAYS	AGED 31 - 60 DAYS	AGED 61-90 DAYS	AGED OVER 90 DAYS
PROPERTY TOTALS			6,941.00	971.73	971.73	0.00	0.00	0.00

CHARGE CODE	CHARGE DESCRIPTION	CHARGE TOTAL	
UTL	Utility Reimb.	317.50	317.50
TAX	Expense Reimb. - TAX	213.25	213.25
RNT	Base Rent	241.94	241.94
INS	Expense Reimb. - INS	72.00	72.00
CAM	Expense Reimb. - CAM	127.04	127.04

Westar Real Property Services, Inc.

Lease Expiration Report

4/30/2022 Through 3/31/2023

LEASE EXP DATE	UNIT REFERENCE NUMBER	UNIT TYPE	SQUARE FEET	NO. BED ROOMS	MONTHLY RENT	DEPOSITS HELD	CURRENT BALANCE	NOTICE DATE	INTENDED MOVE OUT	OCCUPANT NAME	PHONE LIST
4/30/2022	102-1410		1600	0.00	2,650.78	2,500.00	0.00			Guthries Bar & Grill Andrea Ryherd Email: LJRyherd41@gmail.com	(719) 651-8535 (Office)
	Option Date :										
7/16/2022	102-1430		1502	0.00	1,309.00	1,785.00	0.00			De Castro Consolidated , Inc. Lenie de Castro Email: ldecastro@decastro-consolidate	(719) 551-6704 (Office)
	Option Date :										
12/31/2022	102-7864		1268	0.00	1,396.55	1,090.00	0.00			Deluxe Nail and Spa Salon Duy Tran Email: duybo2014@yahoo.com.vn	(719) 355-6199 (Office)
	Option Date :										
3/31/2023	102-7836		1261	0.00	1,596.68	0.00	-709.30			Edward D. Jones & Company Email: edjleaseadmin@cushwake.com	(719) 599-0970 (Office)
	Option Date :										

Westar Real Property Services, Inc.

AP Check Register

Date Range : 4/1/2022 To 4/30/2022 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
008693	04/13/2022	CSUTL	Colorado Spring Utilities	12137		04/13/2022	-1,339.91	0.00	-1,339.91	
			5240-0000							
			5270-0000							
				12138		04/13/2022	-2,050.52	0.00	-2,050.52	
			5240-0000							
			5270-0000							
				12139		04/13/2022	-59.74	0.00	-59.74	
			5270-0000							
				12140		04/13/2022	-1,340.80	0.00	-1,340.80	
			5240-0000							
			5270-0000							
				12141		04/13/2022	-75.01	0.00	-75.01	
			6110-0000							
				12142		04/13/2022	-136.52	0.00	-136.52	
			6110-0000							
				12143		04/13/2022	-628.62	0.00	-628.62	
			6110-0000							
				12144		04/13/2022	-506.83	0.00	-506.83	
			6110-0000							
				12145		04/13/2022	-773.27	0.00	-773.27	
			6110-0000							
				12146		04/13/2022	-233.80	0.00	-233.80	
			5240-0000							
				12147		04/13/2022	-64.71	0.00	-64.71	
			6110-0000							
				Total for Check Number 008693			-7,209.73	0.00	-7,209.73	-7,209.73
008736	04/10/2022	00725	725 Spring, LLC	12208		04/04/2022	1,145.00	0.00	1,145.00	
			9325-0000							
008737	04/10/2022	CLIGH	Colorado Lighting, Inc.	12209	536705	04/05/2022	502.44	0.00	502.44	
			5020-0000							
				12210	NI102862	03/30/2022	25.00	0.00	25.00	
			5020-0000							
				Total for Check Number 008737			527.44	0.00	527.44	527.44
008738	04/10/2022	CSUTL	Colorado Spring Utilities	12211		03/28/2022	476.89	0.00	476.89	
			6110-0000							
				12212		03/28/2022	629.79	0.00	629.79	
			6110-0000							
				12213		03/28/2022	235.45	0.00	235.45	
			5240-0000							
				12214		03/28/2022	517.70	0.00	517.70	
			6110-0000							
				12215		03/28/2022	1,024.46	0.00	1,024.46	
			5240-0000							
			5270-0000							
				12216		03/28/2022	1,691.83	0.00	1,691.83	
			5240-0000							
			5270-0000							
				12217		03/28/2022	54.47	0.00	54.47	
			5270-0000							
				12218		03/28/2022	1,303.31	0.00	1,303.31	
			5240-0000							
			5270-0000							
				12219		03/28/2022	42.45	0.00	42.45	
			6110-0000							
				12220		03/28/2022	121.70	0.00	121.70	
			6110-0000							
				Total for Check Number 008738			6,098.05	0.00	6,098.05	6,098.05
008739	04/10/2022	ENGEA	Asanee L. Engel	12221		04/04/2022	10,000.00	0.00	10,000.00	

Date Range : 4/1/2022 To 4/30/2022 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
			3054-0000							
				12222		04/06/2022	110,000.00	0.00	110,000.00	
			3054-0000							
				Total for Check Number 008739			120,000.00	0.00	120,000.00	120,000.00
008740	04/10/2022	ENGEG	George H. Engel	12223		04/04/2022	10,000.00	0.00	10,000.00	
			3053-0000							
				12224		04/06/2022	110,000.00	0.00	110,000.00	
			3053-0000							
				Total for Check Number 008740			120,000.00	0.00	120,000.00	120,000.00
008741	04/10/2022	ENGEL	Richard L.Engel Trust	12225		04/04/2022	10,000.00	0.00	10,000.00	
			3051-0000							
				12226		04/06/2022	110,000.00	0.00	110,000.00	
			3051-0000							
				Total for Check Number 008741			120,000.00	0.00	120,000.00	120,000.00
008742	04/10/2022	JLG	JLG, Inc.	12227	31817	04/02/2022	1,000.00	0.00	1,000.00	
			5210-0000							
			5110-0000							
008743	04/10/2022	MASTE	Master Blaster, Inc.	12228	26057	03/22/2022	2,660.00	0.00	2,660.00	
			5140-0000							
008744	04/10/2022	METCO	Metco Landscape, Inc.	12229	56978408	02/04/2022	4,290.00	0.00	4,290.00	
			5220-0000							
				12230	56978672	02/22/2022	3,370.00	0.00	3,370.00	
			5220-0000							
				Total for Check Number 008744			7,660.00	0.00	7,660.00	7,660.00
008745	04/10/2022	ORKIN	Orkin Exterminating, Inc	12231	225567280	04/01/2022	159.00	0.00	159.00	
			5070-0000							
008746	04/10/2022	SECUR	Securitas Security Services, USA, Inc.	12232	W7019957	03/24/2022	213.08	0.00	213.08	
			5280-0000							
008747	04/10/2022	WASTE	WM Corporate Services, Inc.	12233	6828505-2528-:	03/30/2022	2,388.25	0.00	2,388.25	
			5230-0000							
008748	04/10/2022	WESTA	Westar Real Property Services, Inc.	12234		04/04/2022	1,200.00	0.00	1,200.00	
			7110-0000							
008749	04/10/2022	CSUTL	Colorado Spring Utilities	12137		01/26/2022	1,339.91	0.00	1,339.91	
			5240-0000							
			5270-0000							
				12138		01/26/2022	2,050.52	0.00	2,050.52	
			5240-0000							
			5270-0000							
				12139		01/26/2022	59.74	0.00	59.74	
			5270-0000							
				12140		01/26/2022	1,340.80	0.00	1,340.80	
			5240-0000							
			5270-0000							
				12141		01/26/2022	75.01	0.00	75.01	
			6110-0000							
				12142		01/26/2022	136.52	0.00	136.52	
			6110-0000							
				12143		01/26/2022	628.62	0.00	628.62	
			6110-0000							
				12144		01/26/2022	506.83	0.00	506.83	
			6110-0000							
				12145		01/26/2022	773.27	0.00	773.27	
			6110-0000							
				12146		01/26/2022	233.80	0.00	233.80	
			5240-0000							
				12147		01/26/2022	64.71	0.00	64.71	
			6110-0000							

Westar Real Property Services, Inc.

AP Check Register

Date Range : 4/1/2022 To 4/30/2022 For Cash Account 1

Check	Check Date	Vendor	Vendor Name	Vch #	Invoice Number	Invoice Date	Gross Amount	Discount	Net Amount	Check Amount
				Total for Check Number 008749			7,209.73	0.00	7,209.73	7,209.73
008750	04/10/2022	WELLS	Wells Fargo Bank	12235	2210371533-44	04/15/2022	5,225.18	0.00	5,225.18	
			9500-0000							
008751	04/25/2022	ALLSE	All Seasons Sprinkler & Sewer	12236	2531	04/15/2022	329.00	0.00	329.00	
			5090-0000							
008752	04/25/2022	CLIGH	Colorado Lighting, Inc.	12237	NI103932	04/22/2022	25.00	0.00	25.00	
			5020-0000							
008753	04/25/2022	CRAFT	Craftsman Contracting,Inc	12238	16267	04/20/2022	925.00	0.00	925.00	
			5070-0000							
			5160-0000							
				12239	16268	04/23/2022	638.00	0.00	638.00	
			8035-0000							
				Total for Check Number 008753			1,563.00	0.00	1,563.00	1,563.00
008754	04/25/2022	FLYNN	Flynn BEC LP	12240	84029	04/13/2022	2,040.00	0.00	2,040.00	
			5095-0000							
				12241	84093	04/14/2022	951.00	0.00	951.00	
			5095-0000							
				Total for Check Number 008754			2,991.00	0.00	2,991.00	2,991.00
008755	04/25/2022	FURN	Furnace World	12242	17194137	04/15/2022	734.00	0.00	734.00	
			5065-0000							
008756	04/25/2022	MAHON	Mahoney Group	12243	18501761-1551	04/13/2022	2,606.00	0.00	2,606.00	
			8035-0000							
				12244	18501772-1551	04/13/2022	3,315.00	0.00	3,315.00	
			8035-0000							
				12245	18501779-1551	04/13/2022	2,540.00	0.00	2,540.00	
			8035-0000							
				Total for Check Number 008756			8,461.00	0.00	8,461.00	8,461.00
008757	04/25/2022	SECUR	Securitas Security Services, USA, Inc.	12246	W7021016	04/07/2022	213.08	0.00	213.08	
			5280-0000							
008758	04/25/2022	WESTA	Westar Real Property Services, Inc.	12247		04/25/2022	4,152.33	0.00	4,152.33	
			7110-0000							
008759	04/25/2022	BEACH	Beach Comwealth, LLc	12248		04/25/2022	10,000.00	0.00	10,000.00	
			3051-0000							
			3052-0000							
			3053-0000							
			3054-0000							
Cash Account 1 Totals							**416,744.41**	**0.00**	**416,744.41**	**416,744.41**
Property/Company Totals for PCH Shopping Center, LLC							**416,744.41**	**0.00**	**416,744.41**	**416,744.41**

Westar Real Property Services, Inc.

AP Expense Distribution

For Cash Account : All
From 4/1/2022 To 4/30/2022

GL Account / Vchr	Vendor	Description	Invoice No.	Check No.	Amount	Account Total
3051-000						
12225		April partner distribution		008741	10,000.00	
12226		Add'l partner cash disribution		008741	110,000.00	
12248		Transfer to Beach Comwealth fr		008759	2,500.00	122,500.00
3052-000						
12248		Transfer to Beach Comwealth fr		008759	2,500.00	2,500.00
3053-000						
12223		April partner distribution		008740	10,000.00	
12224		Add'l partner cash disribution		008740	110,000.00	
12248		Transfer to Beach Comwealth fr		008759	2,500.00	122,500.00
3054-000						
12221		April partner distribution		008739	10,000.00	
12222		Add'l partner cash disribution		008739	110,000.00	
12248		Transfer to Beach Comwealth fr		008759	2,500.00	122,500.00
5020-000						
12209		March inspection repairs	536705	008737	502.44	
12210		March ext light inspection	NI102862	008737	25.00	
12237		April ext light inspection	NI103932	008752	25.00	552.44
5065-0000	**5065 Ge Repair-HVAC Contract**					
12242	FURN - Furnace World	April hvac prev maint	17194137	008755	734.00	734.00
5070-0000	**5070 Gen. Repair-Misc.**					
12231	ORKIN - Orkin Exterminating, Inc	April pest control	225567280	008745	159.00	
12238	CRAFT - Craftsman Contracting,Inc	April maint	16267	008753	600.00	759.00
5090-0000	**5090 Gen. Repair-Plumbing**					
12236	ALLSE - All Seasons Sprinkler & S	Auger main sewer line	2531	008751	329.00	329.00
5095-0000	**5095 Gen. Repair-Roof**					
12240	FLYNN - Flynn BEC LP	Roof repairs 4/1	84029	008754	2,040.00	
12241	FLYNN - Flynn BEC LP	Roof repairs #7836 and 7836	84093	008754	951.00	2,991.00
5110-0000	**5110 Day Porter**					
12227	JLG - JLG, Inc.	April day porter	31817	008742	400.00	400.00
5140-0000	**5140 Power Wash**					
12228	MASTE - Master Blaster, Inc.	Pressure wash sidewalks	26057	008743	2,660.00	2,660.00
5160-0000	**5160 Landscaping-Extra**					
12238	CRAFT - Craftsman Contracting,Inc	April tree care	16267	008753	325.00	325.00
5210-0000	**5210 Parking Lot-Sweeping**					
12227	JLG - JLG, Inc.	April parking lot sweep	31817	008742	600.00	600.00
5220-0000	**5220 Snow Removal**					
12229	METCO - Metco Landscape, Inc.	Snow removal 2/4	56978408	008744	4,290.00	
12230	METCO - Metco Landscape, Inc.	Snow removal 2/22	56978672	008744	3,370.00	7,660.00
5230-0000	**5230 Trash Removal**					
12233	WASTE - WM Corporate Services, In	April trash removal	6828505-25	008747	2,388.25	2,388.25
5240-0000	**5240 Utility-Electricity/Gas**					
12137	CSUTL - Colorado Spring Utilities	El/wat 7818 N Academy #8733823		008749	850.76	
12137	CSUTL - Colorado Spring Utilities	El/wat 7818 N Academy #8733823		008693	(850.76)	
12138	CSUTL - Colorado Spring Utilities	El/watr 7850 N Academy-hse #03		008749	853.42	
12138	CSUTL - Colorado Spring Utilities	El/watr 7850 N Academy-hse #03		008693	(853.42)	

AP Expense Distribution

For Cash Account : All
From 4/1/2022 To 4/30/2022

GL Account / Vchr	Vendor	Description	Invoice No.	Check No.	Amount	Account Total
12140	CSUTL - Colorado Spring Utilities	Wat/El 1410 Kelly Johns hse #2		008749	461.10	
12140	CSUTL - Colorado Spring Utilities	Wat/El 1410 Kelly Johns hse #2		008693	(461.10)	
12146	CSUTL - Colorado Spring Utilities	El 1434 Kelly Johnson-sign #68		008749	233.80	
12146	CSUTL - Colorado Spring Utilities	El 1434 Kelly Johnson-sign #68		008693	(233.80)	
12213	CSUTL - Colorado Spring Utilities	Elec 1434 Kelly Johnson-sign #		008738	235.45	
12215	CSUTL - Colorado Spring Utilities	El/watr 7818 N Academy #873382		008738	572.03	
12216	CSUTL - Colorado Spring Utilities	El/watr 7850 N Academy #031956		008738	636.31	
12218	CSUTL - Colorado Spring Utilities	El/watr 1410 Kelly Johnson hse		008738	363.57	1,807.36
5270-0000	**5270 Utility-Water/Sewer**					
12137	CSUTL - Colorado Spring Utilities	El/wat 7818 N Academy #8733823		008749	489.15	
12137	CSUTL - Colorado Spring Utilities	El/wat 7818 N Academy #8733823		008693	(489.15)	
12138	CSUTL - Colorado Spring Utilities	El/watr 7850 N Academy-hse #03		008749	1,197.10	
12138	CSUTL - Colorado Spring Utilities	El/watr 7850 N Academy-hse #03		008693	(1,197.10)	
12139	CSUTL - Colorado Spring Utilities	Watr 7884 N Academ #173552886		008749	59.74	
12139	CSUTL - Colorado Spring Utilities	Watr 7884 N Academ #173552886		008693	(59.74)	
12140	CSUTL - Colorado Spring Utilities	Wat/El 1410 Kelly Johns hse #2		008749	879.70	
12140	CSUTL - Colorado Spring Utilities	Wat/El 1410 Kelly Johns hse #2		008693	(879.70)	
12215	CSUTL - Colorado Spring Utilities	El/watr 7818 N Academy #873382		008738	452.43	
12216	CSUTL - Colorado Spring Utilities	El/watr 7850 N Academy #031956		008738	1,055.52	
12217	CSUTL - Colorado Spring Utilities	Watr 7884 N Academy-sprklr #17		008738	54.47	
12218	CSUTL - Colorado Spring Utilities	El/watr 1410 Kelly Johnson hse		008738	939.74	2,502.16
5280-0000	**5280 Security**					
12232	SECUR - Securitas Security Servic	Security patrol 3/11-3/24	W7019957	008746	213.08	
12246	SECUR - Securitas Security Servic	Security patrol 3/25-4/7	W7021016	008757	213.08	426.16
6110-0000	**6110 Utility-Electricity/Gas**					
12141	CSUTL - Colorado Spring Utilities	Elec 7824A N Academy #22401287		008749	75.01	
12141	CSUTL - Colorado Spring Utilities	Elec 7824A N Academy #22401287		008693	(75.01)	
12142	CSUTL - Colorado Spring Utilities	Elec 7834 N Academy #364670000		008749	136.52	
12142	CSUTL - Colorado Spring Utilities	Elec 7834 N Academy #364670000		008693	(136.52)	
12143	CSUTL - Colorado Spring Utilities	Gas 7824ABC N Academy #3973768		008749	628.62	
12143	CSUTL - Colorado Spring Utilities	Gas 7824ABC N Academy #3973768		008693	(628.62)	
12144	CSUTL - Colorado Spring Utilities	Gas 1434 Kelly Johnso #6720466		008749	506.83	
12144	CSUTL - Colorado Spring Utilities	Gas 1434 Kelly Johnso #6720466		008693	(506.83)	
12145	CSUTL - Colorado Spring Utilities	El/gas 7842 N Academy #6763996		008749	773.27	
12145	CSUTL - Colorado Spring Utilities	El/gas 7842 N Academy #6763996		008693	(773.27)	
12147	CSUTL - Colorado Spring Utilities	El/gas 7820 N Academy #7512227		008749	64.71	
12147	CSUTL - Colorado Spring Utilities	El/gas 7820 N Academy #7512227		008693	(64.71)	
12211	CSUTL - Colorado Spring Utilities	Gas 7824ABC N Academy #3973768		008738	476.89	
12212	CSUTL - Colorado Spring Utilities	El/ gas 7842 N Academy #676399		008738	629.79	
12214	CSUTL - Colorado Spring Utilities	El/gas 7820 N Academy #7512227		008738	517.70	
12219	CSUTL - Colorado Spring Utilities	Elec 7824A N Academy #22401287		008738	42.45	
12220	CSUTL - Colorado Spring Utilities	Elec 7834 N Academy #364670000		008738	121.70	1,788.53
7110-0000	**7110 Property Mgmt. Fees**					
12234						
12247						
8035-0000	**8035 Ins.-Fire/Liab/Flood**					
12239	CRAFT - Craftsman Contracting,Inc	Insurance for bldg mgr	16268	008753	638.00	
12243	MAHON - Mahoney Group	Insur bldg 1 #FLD43662216	18501761-1:	008756	2,606.00	
12244	MAHON - Mahoney Group	Insur bldg 2 #FLD4366347	18501772-1:	008756	3,315.00	

AP Expense Distribution

For Cash Account : All
From 4/1/2022 To 4/30/2022

GL Account / Vchr	Vendor	Description	Invoice No.	Check No.	Amount	Account Total
12245	MAHON - Mahoney Group	Insur bldg 3 #FLD4366451	18501779-1:	008756	2,540.00	9,099.00
9325-0000	**9325 Asset Managemt Fee**					
12208	00725 - 725 Spring, LLC	April asset mgmt fee		008736	1,145.00	1,145.00
9500-0000	**9500 Mortgage Interest**					
12235	WELLS - Wells Fargo Bank	April loan pmt #6864244716	2210371533	008750	5,225.18	5,225.18
				Distribution Total		**416,744.41**

Account Summary

Account	Account Description	Debit	Credit
3051-0000		122,500.00	
3052-0000		2,500.00	
3053-0000		122,500.00	
3054-0000		122,500.00	
5020-0000	5020 Electrical-Lighting	552.44	
5065-0000	5065 Ge Repair-HVAC Contract	734.00	
5070-0000	5070 Gen. Repair-Misc.	759.00	
5090-0000	5090 Gen. Repair-Plumbing	329.00	
5095-0000	5095 Gen. Repair-Roof	2,991.00	
5110-0000	5110 Day Porter	400.00	
5140-0000	5140 Power Wash	2,660.00	
5160-0000	5160 Landscaping-Extra	325.00	
5210-0000	5210 Parking Lot-Sweeping	600.00	
5220-0000	5220 Snow Removal	7,660.00	
5230-0000	5230 Trash Removal	2,388.25	
5240-0000	5240 Utility-Electricity/Gas	1,807.36	
5270-0000	5270 Utility-Water/Sewer	2,502.16	
5280-0000	5280 Security	426.16	
6110-0000	6110 Utility-Electricity/Gas	1,788.53	
7110-0000	7110 Property Mgmt. Fees		
8035-0000	8035 Ins.-Fire/Liab/Flood	9,099.00	
9325-0000	9325 Asset Managemt Fee	1,145.00	
9500-0000	9500 Mortgage Interest	5,225.18	
1020-0000	Checking		416,744.41
		416,744.41	416,744.41

FIRSTBANK
PO BOX 150097
LAKEWOOD CO 80215-0097

24-Hour Customer Service: 303-237-5000
or 800-964-3444 outside Denver Metro
New Account or Loan: 303-238-9000
or 877-933-9800 outside Denver Metro
www.efirstbank.com

ACCOUNT NUMBER	XXX-XXX-1752
STATEMENT DATE	4-29-2022
INTEREST EARNED THIS YEAR	N/A

ACCOUNT SUMMARY - - CHECKING ACCOUNT - SAFEKEEPING

CLOSING BALANCE FROM PREVIOUS STATEMENT	DATE: 3-31-2022	474,208.91
8 DEPOSITS AND OTHER ADDITIONS TOTALING		70,133.89+
24 CHECKS AND OTHER WITHDRAWALS TOTALING		301,043.64-
CLOSING BALANCE FOR THIS STATEMENT	DATE: 4-29-2022	243,299.16

MINIMUM BALANCE OF 243,299.16 ON 4-29-2022

CHECKS AND OTHER WITHDRAWALS

*SHOWS BREAK IN CHECK NUMBER, #SHOWS NOT MACHINE READABLE

CHECK#	AMOUNT	DATE	CHECK#	AMOUNT	DATE	CHECK#	AMOUNT	DATE
8731	418.55	4 - 04	8741*	120,000.00	4 - 27	8748	1,200.00	4 - 12
8733*	3,557.04	4 - 06	8742	1,000.00	4 - 18	8749	7,209.73	4 - 25
8734	656.47	4 - 07	8743	2,660.00	4 - 19	8750	5,225.18	4 - 25
8735	988.52	4 - 07	8744	7,660.00	4 - 19	8754*	2,991.00	4 - 29
8736	1,145.00	4 - 27	8745	159.00	4 - 20	8755	734.00	4 - 29
8737	527.44	4 - 19	8746	213.08	4 - 20	8758*	4,152.33	4 - 27
8738	6,098.05	4 - 26	8747	2,388.25	4 - 18			

ELECTRONIC AND MISCELLANEOUS WITHDRAWALS

DATE	AMOUNT	DESCRIPTION
4 - 11	10,000.00	WIRE TRANSFER - INTERNET
4 - 11	12,000.00	INTERNET TRANSFER #964897 TO SAVINGS ACCOUNT XXX-XXX-4095
4 - 13	110,000.00	WIRE TRANSFER - INTERNET
4 - 29	60.00	ACTIVITY CHARGE

DEPOSITS AND OTHER ADDITIONS

DATE	TYPE	AMOUNT	DATE	TYPE	AMOUNT	DATE	TYPE	AMOUNT
4 - 04	DT DEPOSIT	26,162.31	4 - 12	DT DEPOSIT	10,371.30	4 - 27	DT DEPOSIT	476.25
4 - 08	DT DEPOSIT	19,080.82	4 - 19	DT DEPOSIT	2,578.26			

ELECTRONIC AND MISCELLANEOUS ADDITIONS

DATE	AMOUNT	DESCRIPTION	
4 - 01	2,308.68	EDI PYMNTS EDWARD JONES	
4 - 01	6,847.59	EDI PYMNTS H&R Block Manage	3218682
4 - 29	2,308.68	EDI PYMNTS EDWARD JONES	

DAILY BALANCE SUMMARY

DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
4 - 01	483,365.18	4 - 11	500,987.73	4 - 20	388,129.52
4 - 04	509,108.94	4 - 12	510,159.03	4 - 25	375,694.61
4 - 06	505,551.90	4 - 13	400,159.03	4 - 26	369,596.56
4 - 07	503,906.91	4 - 18	396,770.78	4 - 27	244,775.48
4 - 08	522,987.73	4 - 19	388,501.60	4 - 29	243,299.16

****CONTINUED ON NEXT PAGE****

Statement Reconcile Report

Checking Account Key :
Bank Name :

Statement Balance

Date	Debit / Credit	Check No.	Description	Amount
			04/30/2022 Statement Balance	243,299.16
04/10/2022		008739		(120,000.00)
04/10/2022		008740		(120,000.00)
04/25/2022		008751	All Seasons Sprinkler & Sewer	(329.00)
04/25/2022		008752	Colorado Lighting, Inc.	(25.00)
04/25/2022		008753	Craftsman Contracting,Inc	(1,563.00)
04/25/2022		008756	Mahoney Group	(8,461.00)
04/25/2022		008757	Securitas Security Services, U	(213.08)
04/25/2022		008759	Beach Comwealth, LLc	(10,000.00)
			Adjusted Statement Balance	(17,291.92)

Check Book Balance

Date	Debit / Credit	Check No.	Description	Amount
			03/31/2022 Reconciled Balance	474,208.91
04/04/2022	Credit	RECEIPTS	CR batch 447, Prop/Co. 102	2,308.68
04/04/2022	Credit	RECEIPTS	CR batch 448, Prop/Co. 102	6,847.59
04/04/2022	Credit	RECEIPTS	CR batch 449, Prop/Co. 102	26,162.31
04/08/2022	Credit	RECEIPTS	CR batch 456, Prop/Co. 102	19,080.82
04/12/2022	Credit	RECEIPTS	CR batch 465, Prop/Co. 102	10,371.30
04/13/2022	Credit	008693	VOIDED CHECK - Vendor CSUTL	7,209.73
04/19/2022	Credit	RECEIPTS	CR batch 472, Prop/Co. 102	2,578.26
04/27/2022	Credit	RECEIPTS	CR batch 475, Prop/Co. 102	476.25
04/29/2022	Credit	RECEIPTS	CR batch 477, Prop/Co. 102	2,308.68
02/10/2022	Debit	008693	Colorado Spring Utilities	(7,209.73)
03/25/2022	Debit	008731	Securitas Security Services, U	(418.55)
03/25/2022	Debit	008733		(3,557.04)
03/25/2022	Debit	008734	Wells Fargo Bank	(656.47)
03/25/2022	Debit	008735	Wells Fargo Bank	(988.52)
04/10/2022	Debit		Monthly partner distribution	(10,000.00)
04/10/2022	Debit		Transfer to reserve	(12,000.00)
04/10/2022	Debit	008736	725 Spring, LLC	(1,145.00)
04/10/2022	Debit	008737	Colorado Lighting, Inc.	(527.44)
04/10/2022	Debit	008738	Colorado Spring Utilities	(6,098.05)
04/10/2022	Debit	008741		(120,000.00)
04/10/2022	Debit	008742	JLG, Inc.	(1,000.00)
04/10/2022	Debit	008743	Master Blaster, Inc.	(2,660.00)
04/10/2022	Debit	008744	Metco Landscape, Inc.	(7,660.00)
04/10/2022	Debit	008745	Orkin Exterminating, Inc	(159.00)
04/10/2022	Debit	008746	Securitas Security Services, U	(213.08)
04/10/2022	Debit	008747	WM Corporate Services, Inc.	(2,388.25)
04/10/2022	Debit	008748	Westar Real Property Services,	
04/10/2022	Debit	008749	Colorado Spring Utilities	(7,209.73)
04/10/2022	Debit	008750	Wells Fargo Bank	(5,225.18)
04/10/2022	Debit	CREDIT	Add'l cash distribution to par	(110,000.00)
04/25/2022	Debit	008754	Flynn BEC LP	(2,991.00)
04/25/2022	Debit	008755	Furnace World	(734.00)
04/25/2022	Debit	008758	Westar Real Property Services,	(4,152.33)
04/30/2022	Debit	CREDIT	April bank charges	(60.00)

Statement Reconcile Report

Checking Account Key :
Bank Name :

Date	Debit / Credit	Check No.	Description	Amount
			Adjusted Reconciled Balance	243,299.16

Unreconciled Transactions

Date	Debit / Credit	Check No.	Description	Amount
04/10/2022		008739		(120,000.00)
04/10/2022		008740		(120,000.00)
04/25/2022		008751	All Seasons Sprinkler & Sewer	(329.00)
04/25/2022		008752	Colorado Lighting, Inc.	(25.00)
04/25/2022		008753	Craftsman Contracting,Inc	(1,563.00)
04/25/2022		008756	Mahoney Group	(8,461.00)
04/25/2022		008757	Securitas Security Services, U	(213.08)
04/25/2022		008759	Beach Comwealth, LLc	(10,000.00)
			Adjusted Check Book Balance	(17,291.92)

In Balance

FIRSTBANK
PO BOX 150097
LAKEWOOD CO 80215-0097

24-Hour Customer Service: 303-237-5000
or 800-964-3444 outside Denver Metro
New Account or Loan: 303-238-9000
or 877-933-9800 outside Denver Metro
www.efirstbank.com

ACCOUNT NUMBER	XXX-XXX-4095
STATEMENT DATE	4-29-2022
INTEREST EARNED THIS YEAR	3.82

ACCOUNT SUMMARY - - MONEY MARKET SAVINGS ACCOUNT - SAFEKEEPING — $1,000 MINIMUM

CLOSING BALANCE FROM PREVIOUS STATEMENT	DATE: 3-31-2022	100,616.63
2 DEPOSITS AND OTHER ADDITIONS TOTALING		12,000.86+
0 CHECKS AND OTHER WITHDRAWALS TOTALING		.00+
CLOSING BALANCE FOR THIS STATEMENT	DATE: 4-29-2022	112,617.49

MINIMUM BALANCE OF	100,616.63 ON	4-01-2022
NUMBER OF DAYS IN PERIOD		29
INTEREST EARNED		.86

CHECKS AND OTHER WITHDRAWALS

*SHOWS BREAK IN CHECK NUMBER, #SHOWS NOT MACHINE READABLE

NO CHECKS OR WITHDRAWALS THIS CYCLE

DEPOSITS AND OTHER ADDITIONS

DATE	TYPE	AMOUNT	DATE	TYPE	AMOUNT	DATE	TYPE	AMOUNT
4 - 29	INTEREST	0.86						

ELECTRONIC AND MISCELLANEOUS ADDITIONS

DATE	AMOUNT	DESCRIPTION
4 - 11	12,000.00	INTERNET TRANSFER #964897 FROM CHECKING ACCOUNT XXX-XXX-1752

DAILY BALANCE SUMMARY

DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
4 - 01	100,616.63	4 - 11	112,616.63	4 - 29	112,617.49

RATE DISCLOSURE --- RATE BASED ON AVERAGE COLLECTED BALANCE

EFFECTIVE DATES	UP TO $20,000	$20,000 TO $100,000	$100,000 AND UP
04 - 01 THROUGH 04 - 29	RATE .010%	RATE .010%	RATE .010%

EARNINGS AND ACTIVITY CHARGE SUMMARY

INTEREST PAID CALCULATION

DATES	AVERAGE COLLECTED BALANCE	RATE	INTEREST EARNED
4/01 THROUGH 4/29	108,478	.010%	.86
TOTAL INTEREST FOR 29 DAYS			.86

ACTIVITY NUMBER	CHARGES DESCRIPTION	COST	CHARGE
	TOTAL ACTIVITY CHARGES		.00

HOW ARE WE DOING?

We are working very hard to maintain the highest level of customer service possible. But if we make a mistake, or you receive poor service from any of our employees, we want you to let us know. Please call one of our customer representatives at 303-231-2000 (outside metro Denver: 1-800-230-1060) with any question or complaint. We will do our best to solve your problem. If our service was especially good, we'd like to hear about that too. We welcome any suggestions you might have about new products or ways we could improve our service to you. Thank you for banking with us!

****CONTINUED ON NEXT PAGE****

Statement Reconcile Report

Checking Account Key :
Bank Name :

Statement Balance

Date	Debit / Credit	Check No.	Description	Amount
			04/30/2022 Statement Balance	112,617.49
			Adjusted Statement Balance	112,617.49

Check Book Balance

Date	Debit / Credit	Check No.	Description	Amount
			03/31/2022 Reconciled Balance	100,616.63
04/10/2022	Credit		Transfer to reserve	12,000.00
04/30/2022	Credit	DEBIT	April interest income	0.86
			Adjusted Reconciled Balance	112,617.49

Unreconciled Transactions

Date	Debit / Credit	Check No.	Description	Amount
			Adjusted Check Book Balance	112,617.49

In Balance

FIRSTBANK
PO BOX 150097
LAKEWOOD CO 80215-0097

24-Hour Customer Service: 303-237-5000
or 800-964-3444 outside Denver Metro
New Account or Loan: 303-238-9000
or 877-933-9800 outside Denver Metro
www.efirstbank.com

ACCOUNT NUMBER	XXX-XXX-9487
STATEMENT DATE	4-29-2022
INTEREST EARNED THIS YEAR	2.76

ACCOUNT SUMMARY - - MONEY MARKET SAVINGS ACCOUNT - SAFEKEEPING — $1,000 MINIMUM

CLOSING BALANCE FROM PREVIOUS STATEMENT	DATE: 3-31-2022	84,209.13
1 DEPOSITS AND OTHER ADDITIONS TOTALING		.67+
0 CHECKS AND OTHER WITHDRAWALS TOTALING		.00+
CLOSING BALANCE FOR THIS STATEMENT	DATE: 4-29-2022	84,209.80

MINIMUM BALANCE OF	84,209.13 ON	4-01-2022
NUMBER OF DAYS IN PERIOD		29
INTEREST EARNED		.67

CHECKS AND OTHER WITHDRAWALS

*SHOWS BREAK IN CHECK NUMBER, #SHOWS NOT MACHINE READABLE

NO CHECKS OR WITHDRAWALS THIS CYCLE

DEPOSITS AND OTHER ADDITIONS

DATE	TYPE	AMOUNT	DATE	TYPE	AMOUNT	DATE	TYPE	AMOUNT
4 - 29	INTEREST	0.67						

DAILY BALANCE SUMMARY

DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
4 - 01	84,209.13	4 - 29	84,209.80		

RATE DISCLOSURE — RATE BASED ON AVERAGE COLLECTED BALANCE

EFFECTIVE DATES	UP TO $20,000	$20,000 TO $100,000	$100,000 AND UP
04 - 01 THROUGH 04 - 29	RATE .010%	RATE .010%	RATE .010%

EARNINGS AND ACTIVITY CHARGE SUMMARY

INTEREST PAID CALCULATION

DATES	AVERAGE COLLECTED BALANCE	RATE	INTEREST EARNED
4/01 THROUGH 4/29	84,209	.010%	.67
TOTAL INTEREST FOR 29 DAYS			.67

ACTIVITY NUMBER	CHARGES DESCRIPTION	COST	CHARGE
	TOTAL ACTIVITY CHARGES		.00

HOW ARE WE DOING?

We are working very hard to maintain the highest level of customer service possible. But if we make a mistake, or you receive poor service from any of our employees, we want you to let us know. Please call one of our customer representatives at 303-231-2000 (outside metro Denver: 1-800-230-1060) with any question or complaint. We will do our best to solve your problem. If our service was especially good, we'd like to hear about that too. We welcome any suggestions you might have about new products or ways we could improve our service to you. Thank you for banking with us!

****CONTINUED ON NEXT PAGE****

Statement Reconcile Report

Checking Account Key :
Bank Name :

Statement Balance

Date	Debit / Credit	Check No.	Description	Amount
			04/30/2022 Statement Balance	84,209.80
			Adjusted Statement Balance	84,209.80

Check Book Balance

Date	Debit / Credit	Check No.	Description	Amount
			03/31/2022 Reconciled Balance	84,209.13
04/30/2022	Credit	DEBIT	April interest income	0.67
			Adjusted Reconciled Balance	84,209.80

Unreconciled Transactions

Date	Debit / Credit	Check No.	Description	Amount
			Adjusted Check Book Balance	84,209.80

In Balance