

C/O LCM Property Management
1776 South Jackson Suite 300
Denver CO 80210

	Operating	Reserves	Total
CASH			
100100 - Cash Citywide Banks	70,077.65	133,476.48	203,554.13
100200 - First Citizens Bank	0.00	7.11	7.11
100500 - Petty Cash	600.00	0.00	600.00
100501 - Cash Debit Card	995.39	0.00	995.39
TOTAL CASH	71,673.04	133,483.59	205,156.63
DUE (TO)/FROM			
111200 - Due (To)/From Current Year	(5,857.00)	5,857.00	0.00
TOTAL DUE TO/FROM	(5,857.00)	5,857.00	0.00
NET	65,816.04	139,340.59	205,156.63
ACCOUNTS RECEIVABLE			
130100 - Assessments Receivable	13,811.03	0.00	13,811.03
130200 - Allowance for Bad Debt Current	(2,227.00)	0.00	(2,227.00)
TOTAL ACCOUNTS RECEIVABLE	11,584.03	0.00	11,584.03
OTHER CURRENT ASSETS			
150100 - Prepaid Deposit	935.00	0.00	935.00
150200 - Prepaid Expense	387.00	0.00	387.00
150300 - Prepaid Insurance	20,307.00	0.00	20,307.00
TOTAL OTHER CURRENT ASSET	21,629.00	0.00	21,629.00
FIXED ASSETS			
160100 - Furniture & Fixtures	6,088.83	0.00	6,088.83
160200 - Equipment	1,804.71	0.00	1,804.71
160900 - Accumulated Depreciation	(5,885.51)	0.00	(5,885.51)
TOTAL FIXED ASSETS	2,008.03	0.00	2,008.03
TOTAL ASSETS	101,037.10	139,340.59	240,377.69
LIABILITIES			
ACCOUNTS PAYABLE			
200100 - Prepaid Assessments	37,844.26	0.00	37,844.26
TOTAL ACCOUNTS PAYABLE	37,844.26	0.00	37,844.26
OTHER PAYABLES			
210400 - Other Payable	870.81	0.00	870.81
TOTAL OTHER PAYABLES	870.81	0.00	870.81
UNEXPENDED INS PROCEEDS			
230500 - UIP B005P14128105 Fire	(47,539.45)	0.00	(47,539.45)
230600 - UIP B005P14144747 Hail	(219,354.60)	0.00	(219,354.60)
230800 - Fire 2016-11-15 F# Y16J0639870	(10,000.00)	0.00	(10,000.00)
TOT UNEXPENDED INS PROCEEDS	(276,894.05)	0.00	(276,894.05)
TOTAL LIABILITIES	(238,178.98)	0.00	(238,178.98)
EQUITY			
FUND BALANCES			
301100 - Working Capital	19,032.00	0.00	19,032.00
301200 - Retained Earnings	(203,703.39)	579,414.43	375,711.04
301300 - Inter Fund Transfers	467,693.26	(467,693.26)	0.00
Current Earnings	56,194.21	27,619.42	83,813.63

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	Operating	Reserves	Total
TOTAL EQUITY	<u>339,216.08</u>	<u>139,340.59</u>	<u>478,556.67</u>
TOTAL LIABILITIES & EQUITY	<u>101,037.10</u>	<u>139,340.59</u>	<u>240,377.69</u>

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Current Mnth Actual	Current Mnth Budget	Current Mnth Variance		Current YTD Actual	Current YTD Budget	Current YTD Variance	Current Year Total Budget
ASSESSMENT REVENUE							
98,473	98,475	(2)	1.400100	393,894	393,900	(6)	1,181,710
(22,926)	(22,926)	0	1.410900	(91,704)	(91,704)	0	(275,120)
75,547	75,549	(2)		302,190	302,196	(6)	906,590
TOTAL OPERATING ASSESSMENTS							
OTHER OPERATING REVENUE							
40	0	40	1.420100	120	0	120	0
98	0	98	1.420300	397	0	397	0
0	0	0	1.445100	(200)	0	(200)	0
355	0	355	1.445300	595	0	595	0
1,874	1,184	690	1.445800	3,126	3,159	(33)	12,000
0	0	0	1.446125	137	0	137	0
0	0	0	1.455600	375	0	375	0
2,367	1,184	1,183		4,550	3,159	1,391	12,000
77,914	76,733	1,181		306,740	305,355	1,385	918,590
OPERATING EXPENSES							
BUILDING							
442	1,375	933	1.500200	4,218	5,500	1,282	16,500
3,762	854	(2,908)	1.500300	4,768	3,416	(1,352)	10,250
4,010	2,500	(1,510)	1.500705	5,501	10,000	4,499	30,000
0	208	208	1.501310	680	832	152	2,500
0	1,000	1,000	1.502105	0	4,000	4,000	12,000
203	149	(54)	1.502300	822	596	(226)	1,790
0	62	62	1.503500	0	248	248	750
1,022	58	(964)	1.503700	1,772	232	(1,540)	700
9,439	6,206	(3,233)		17,762	24,824	7,062	74,490
FIRE ENTRY SECURITY SYSTEMS & SERVICES							
399	216	(183)	1.555700	1,520	864	(656)	2,600
399	216	(183)		1,520	864	(656)	2,600
TOTAL FIRE ENTRY SECURITY SYS & SRVS							
RECREATION FACILITIES							
0	0	0	1.600100	0	0	0	4,500
0	0	0	1.600600	0	0	0	2,900
286	66	(220)	1.620100	1,445	239	(1,206)	1,630
286	66	(220)		1,445	239	(1,206)	9,030
TOTAL RECREATION FACILITIES							
GROUNDS							
3,729	3,423	(306)	1.700100	13,449	13,692	243	41,085
0	428	428	1.700150	800	1,712	912	5,140
0	296	296	1.700250	0	1,184	1,184	3,560
0	0	0	1.700500	1,779	0	(1,779)	3,000
828	0	(828)	1.700900	828	0	(828)	11,000
5,285	9,701	4,416	1.701500	27,493	38,804	11,312	58,210
9,842	13,848	4,006		44,348	55,392	11,044	121,995
TOTAL GROUNDS EXPENSE							
UTILITIES							
1,427	1,225	(202)	1.800100	6,051	5,014	(1,037)	14,650
13,805	13,984	179	1.800300	52,800	54,709	1,909	190,520
3,225	3,044	(181)	1.800855	12,892	12,176	(716)	36,540
18,457	18,253	(204)		71,744	71,899	155	241,710
TOTAL UTILITIES EXPENSE							
ADMINISTRATIVE							
ADMINISTRATIVE GENERAL							
3,203	3,203	0	1.900100	12,813	12,812	(1)	38,440
300	712	412	1.900400	815	2,848	2,033	8,550
(233)	(582)	(349)	1.900500	5,167	(2,328)	(7,495)	(7,000)
0	111	111	1.900600	11	444	433	1,340
23,536	27,833	4,297	1.900700	84,410	111,332	26,922	334,000
0	2,125	2,125	1.900900	2,125	2,125	0	2,125
0	0	0	1.901500	225	250	25	2,000
0	283	283	1.902000	0	1,040	1,040	3,150
997	416	(581)	1.902200	2,329	1,664	(665)	5,000
75	0	(75)	1.902800	300	0	(300)	0
35	0	(35)	1.903200	35	0	(35)	0
0	0	0	1.903300	(16,824)	0	16,824	0
0	42	42	1.903400	0	168	168	500
2,294	562	(1,732)	1.904999	3,676	2,248	(1,428)	6,750
30,208	34,705	4,497		95,081	132,603	37,522	394,855
TOTAL GENERAL ADMIN EXP							
SALARIES							
3,258	5,166	1,908	1.910100	16,006	20,664	4,658	62,000
330	541	211	1.911100	1,662	2,164	502	6,500
0	158	158	1.911200	448	632	184	1,900

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0	251	251	1.911300	Wages - Workers Comp	531	1,004	473	3,010
3,588	6,116	2,528		TOTAL SALARIES EXPENSE	18,647	24,464	5,817	73,410
72,218	79,410	7,192		TOTAL OPERATING EXPENSES	250,545	310,285	59,740	918,090
5,696	(2,677)	8,373		NET OPERATING INCOME/(LOSS)	56,194	(4,930)	61,124	500