

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

	Operating	Reserves	Total
CASH			
100100 - Cash Citywide Banks	105,453.92	119,982.58	225,436.50
100200 - First Citizens Bank	0.00	7.11	7.11
100500 - Petty Cash	600.00	0.00	600.00
100501 - Cash Debit Card	647.14	0.00	647.14
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TOTAL CASH	106,701.06	119,989.69	226,690.75
DUE (TO)/FROM			
111200 - Due (To)/From Current Year	(22,926.00)	22,926.00	0.00
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TOTAL DUE TO/FROM	(22,926.00)	22,926.00	0.00
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NET	83,775.06	142,915.69	226,690.75
ACCOUNTS RECEIVABLE			
130100 - Assessments Receivable	17,472.41	0.00	17,472.41
130200 - Allowance for Bad Debt Current	(2,227.00)	0.00	(2,227.00)
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TOTAL ACCOUNTS RECEIVABLE	15,245.41	0.00	15,245.41
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
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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)
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TOTAL FIXED ASSETS	2,008.03	0.00	2,008.03
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TOTAL ASSETS	122,657.50	142,915.69	265,573.19
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LIABILITIES			
ACCOUNTS PAYABLE			
200100 - Prepaid Assessments	44,527.65	0.00	44,527.65
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TOTAL ACCOUNTS PAYABLE	44,527.65	0.00	44,527.65
OTHER PAYABLES			
210400 - Other Payable	2,409.81	0.00	2,409.81
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TOTAL OTHER PAYABLES	2,409.81	0.00	2,409.81
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)
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TOT UNEXPENDED INS PROCEEDS	(276,894.05)	0.00	(276,894.05)
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TOTAL LIABILITIES	(229,956.59)	0.00	(229,956.59)
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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	69,592.22	31,194.52	100,786.74
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	Operating	Reserves	Total
TOTAL EQUITY	<u>352,614.09</u>	<u>142,915.69</u>	<u>495,529.78</u>
TOTAL LIABILITIES & EQUITY	<u>122,657.50</u>	<u>142,915.69</u>	<u>265,573.19</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	98,485	(12)	1.400100	1,181,682	1,181,710	(28)	1,181,710
(22,926)	(22,934)	8	1.410900	(275,112)	(275,120)	8	(275,120)
75,547	75,551	(4)		906,570	906,590	(20)	906,590
TOTAL OPERATING ASSESSMENTS							
OTHER OPERATING REVENUE							
400	0	400	1.420100	400	0	400	0
86	0	86	1.420300	1,106	0	1,106	0
75	0	75	1.420370	75	0	75	0
750	0	750	1.445100	3,170	0	3,170	0
20	0	20	1.445300	1,700	0	1,700	0
125	0	125	1.445500	255	0	255	0
6,235	0	6,235	1.445700	9,550	0	9,550	0
1,757	742	1,015	1.445800	15,463	12,000	3,463	12,000
0	0	0	1.446125	820	0	820	0
0	0	0	1.455600	975	0	975	0
9,448	742	8,706		33,514	12,000	21,514	12,000
84,995	76,293	8,702		940,084	918,590	21,494	918,590
TOTAL OPERATING REVENUE							
OPERATING EXPENSES							
BUILDING							
407	1,375	968	1.500200	19,122	16,500	(2,622)	16,500
0	856	856	1.500300	15,099	10,250	(4,849)	10,250
0	2,500	2,500	1.500705	12,651	30,000	17,349	30,000
0	212	212	1.501310	680	2,500	1,820	2,500
0	1,000	1,000	1.502105	0	12,000	12,000	12,000
0	151	151	1.502300	1,415	1,790	375	1,790
0	68	68	1.503500	0	750	750	750
0	62	62	1.503700	5,128	700	(4,428)	700
407	6,224	5,817		54,095	74,490	20,395	74,490
TOTAL BUILDING EXPENSES							
FIRE ENTRY SECURITY SYSTEMS & SERVICES							
0	224	224	1.555700	3,367	2,600	(767)	2,600
0	224	224		3,367	2,600	(767)	2,600
TOTAL FIRE ENTRY SECURITY SYS & SRVS							
RECREATION FACILITIES							
0	0	0	1.600100	3,473	4,500	1,027	4,500
0	0	0	1.600600	1,452	2,900	1,448	2,900
0	123	123	1.620100	3,577	1,630	(1,947)	1,630
0	123	123		8,502	9,030	528	9,030
TOTAL RECREATION FACILITIES							
GROUNDS							
0	3,432	3,432	1.700100	35,823	41,085	5,262	41,085
0	432	432	1.700150	5,424	5,140	(284)	5,140
0	304	304	1.700250	0	3,560	3,560	3,560
0	0	0	1.700500	4,579	3,000	(1,579)	3,000
0	0	0	1.700900	16,954	11,000	(5,954)	11,000
0	9,705	9,705	1.701500	29,530	58,210	28,680	58,210
0	13,873	13,873		92,309	121,995	29,686	121,995
TOTAL GROUNDS EXPENSE							
UTILITIES							
1,196	1,033	(163)	1.800100	16,511	14,650	(1,861)	14,650
46,249	15,092	(31,157)	1.800300	175,307	190,520	15,213	190,520
0	3,056	3,056	1.800855	36,569	36,540	(29)	36,540
47,445	19,181	(28,264)		228,388	241,710	13,322	241,710
TOTAL UTILITIES EXPENSE							
ADMINISTRATIVE							
ADMINISTRATIVE GENERAL							
0	3,207	3,207	1.900100	35,237	38,440	3,203	38,440
0	0	0	1.900330	733	0	(733)	0
(60)	718	778	1.900400	4,271	8,550	4,279	8,550
0	(598)	(598)	1.900500	3,803	(7,000)	(10,803)	(7,000)
15	119	104	1.900600	485	1,340	855	1,340
25,495	27,837	2,342	1.900700	378,295	334,000	(44,295)	334,000
0	0	0	1.900900	2,125	2,125	0	2,125
0	0	0	1.901300	159	0	(159)	0
0	0	0	1.901500	2,061	2,000	(61)	2,000
0	295	295	1.902000	0	3,150	3,150	3,150
0	424	424	1.902200	6,897	5,000	(1,897)	5,000
0	0	0	1.902800	750	0	(750)	0
0	0	0	1.903000	2,200	0	(2,200)	0
0	0	0	1.903200	170	0	(170)	0
0	0	0	1.903300	(16,824)	0	16,824	0
0	38	38	1.903400	0	500	500	500
0	568	568	1.904999	6,344	6,750	406	6,750

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<u>25,450</u>	<u>32,608</u>	<u>7,158</u>		<u>426,704</u>	<u>394,855</u>	<u>(31,849)</u>	<u>394,855</u>
			TOTAL GENERAL ADMIN EXP				
			SALARIES				
3,438	5,174	1,736	1.910100 Wages/Sal - Manager	48,325	62,000	13,675	62,000
1,000	0	(1,000)	1.910800 Wages/Sal - Bonuses	1,000	0	(1,000)	0
292	549	257	1.911100 Wages/Sal - Employer Taxes	4,655	6,500	1,845	6,500
0	162	162	1.911200 Wages/Sal - Payroll Processing	1,524	1,900	376	1,900
0	249	249	1.911300 Wages - Workers Comp	1,623	3,010	1,387	3,010
<u>4,730</u>	<u>6,134</u>	<u>1,404</u>	TOTAL SALARIES EXPENSE	<u>57,126</u>	<u>73,410</u>	<u>16,284</u>	<u>73,410</u>
<u>78,032</u>	<u>78,367</u>	<u>335</u>	TOTAL OPERATING EXPENSES	<u>870,492</u>	<u>918,090</u>	<u>47,598</u>	<u>918,090</u>
<u>6,963</u>	<u>(2,074)</u>	<u>9,037</u>	NET OPERATING INCOME/(LOSS)	<u>69,592</u>	<u>500</u>	<u>69,092</u>	<u>500</u>