

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

	Operating	Reserves	Total
CASH			
100100 - Cash Citywide Banks	154,656.08	162,304.42	316,960.50
100200 - First Citizens Bank	0.00	7.11	7.11
100500 - Petty Cash	600.00	0.00	600.00
100501 - Cash Debit Card	1,273.61	0.00	1,273.61
TOTAL CASH	156,529.69	162,311.53	318,841.22
DUE (TO)/FROM			
111200 - Due (To)/From Current Year	2,074.00	(2,074.00)	0.00
TOTAL DUE TO/FROM	2,074.00	(2,074.00)	0.00
NET	158,603.69	160,237.53	318,841.22
ACCOUNTS RECEIVABLE			
130100 - Assessments Receivable	9,617.62	0.00	9,617.62
130200 - Allowance for Bad Debt Current	(2,227.00)	0.00	(2,227.00)
TOTAL ACCOUNTS RECEIVABLE	7,390.62	0.00	7,390.62
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	189,631.34	160,237.53	349,868.87
LIABILITIES			
ACCOUNTS PAYABLE			
200100 - Prepaid Assessments	40,586.34	0.00	40,586.34
TOTAL ACCOUNTS PAYABLE	40,586.34	0.00	40,586.34
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	(235,436.90)	0.00	(235,436.90)
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	147,542.37	43,020.36	190,562.73

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	Operating	Reserves	Total
TOTAL EQUITY	<u>430,564.24</u>	<u>154,741.53</u>	<u>585,305.77</u>
TOTAL LIABILITIES & EQUITY	<u>195,127.34</u>	<u>154,741.53</u>	<u>349,868.87</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	886,261	886,275	(14)	1,181,710
(22,926)	(22,926)	0	1.410900	(206,334)	(206,334)	0	(275,120)
75,547	75,549	(2)		679,927	679,941	(14)	906,590
TOTAL OPERATING ASSESSMENTS							
OTHER OPERATING REVENUE							
(20)	0	(20)	1.420100	(320)	0	(320)	0
77	0	77	1.420300	860	0	860	0
250	0	250	1.445100	2,050	0	2,050	0
(380)	0	(380)	1.445300	1,115	0	1,115	0
0	0	0	1.445500	130	0	130	0
0	0	0	1.445700	3,065	0	3,065	0
1,393	1,628	(235)	1.445800	12,368	9,113	3,255	12,000
683	0	683	1.446125	820	0	820	0
0	0	0	1.455600	825	0	825	0
2,003	1,628	375		20,913	9,113	11,800	12,000
77,551	77,177	374		700,841	689,054	11,787	918,590
OPERATING EXPENSES							
BUILDING							
325	1,375	1,050	1.500200	10,749	12,375	1,626	16,500
357	854	497	1.500300	14,884	7,686	(7,198)	10,250
550	2,500	1,950	1.500705	10,781	22,500	11,719	30,000
0	208	208	1.501310	680	1,872	1,192	2,500
0	1,000	1,000	1.502105	0	9,000	9,000	12,000
0	149	149	1.502300	1,047	1,341	294	1,790
0	62	62	1.503500	0	558	558	750
615	58	(557)	1.503700	3,983	522	(3,461)	700
1,847	6,206	4,359		42,125	55,854	13,729	74,490
FIRE ENTRY SECURITY SYSTEMS & SERVICES							
175	216	41	1.555700	2,842	1,944	(898)	2,600
175	216	41		2,842	1,944	(898)	2,600
RECREATION FACILITIES							
0	750	750	1.600100	2,788	3,750	962	4,500
0	482	482	1.600600	1,227	2,410	1,183	2,900
0	455	455	1.620100	2,688	1,333	(1,355)	1,630
0	1,687	1,687		6,704	7,493	789	9,030
TOTAL RECREATION FACILITIES							
GROUND							
3,729	3,423	(306)	1.700100	32,094	30,807	(1,287)	41,085
0	428	428	1.700150	4,832	3,852	(980)	5,140
0	296	296	1.700250	0	2,664	2,664	3,560
2,800	3,000	200	1.700500	4,579	3,000	(1,579)	3,000
3,696	1,745	(1,951)	1.700900	14,122	9,874	(4,248)	11,000
0	0	0	1.701500	27,493	38,804	11,312	58,210
10,225	8,892	(1,333)		83,119	89,001	5,882	121,995
TOTAL GROUND EXPENSE							
UTILITIES							
1,431	1,420	(11)	1.800100	12,262	11,001	(1,261)	14,650
18,216	19,481	1,265	1.800300	129,059	141,845	12,786	190,520
3,441	3,044	(397)	1.800855	29,561	27,396	(2,165)	36,540
23,089	23,945	856		170,882	180,242	9,360	241,710
TOTAL UTILITIES EXPENSE							
ADMINISTRATIVE							
ADMINISTRATIVE GENERAL							
3,203	3,203	0	1.900100	28,830	28,827	(3)	38,440
60	712	652	1.900400	4,039	6,408	2,369	8,550
(485)	(582)	(97)	1.900500	4,030	(5,238)	(9,268)	(7,000)
444	111	(333)	1.900600	455	999	544	1,340
0	27,833	27,833	1.900700	166,076	250,497	84,421	334,000
0	0	0	1.900900	2,125	2,125	0	2,125
94	0	(94)	1.901500	2,044	1,750	(294)	2,000
0	256	256	1.902000	0	2,312	2,312	3,150
813	416	(397)	1.902200	5,398	3,744	(1,654)	5,000
75	0	(75)	1.902800	675	0	(675)	0
2,200	0	(2,200)	1.903000	2,200	0	(2,200)	0
0	0	0	1.903200	140	0	(140)	0
0	0	0	1.903300	(16,824)	0	16,824	0
0	42	42	1.903400	0	378	378	500
325	562	237	1.904999	5,176	5,058	(118)	6,750
6,730	32,553	25,823		204,363	296,860	92,497	394,855
TOTAL GENERAL ADMIN EXP SALARIES							

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3,240	5,166	1,926	1.910100	37,399	46,494	9,095	62,000
275	541	266	1.911100	3,721	4,869	1,148	6,500
0	158	158	1.911200	1,052	1,422	370	1,900
0	251	251	1.911300	1,093	2,259	1,166	3,010
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3,515	6,116	2,601		43,264	55,044	11,780	73,410
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45,581	79,615	34,034		553,298	686,438	133,140	918,090
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31,970	(2,438)	34,408		147,542	2,616	144,926	500
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