

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

	Operating	Reserves	Total
CASH			
100100 - Cash Citywide Banks	118,035.86	189,186.05	307,221.91
100200 - First Citizens Bank	0.00	7.11	7.11
100500 - Petty Cash	600.00	0.00	600.00
100501 - Cash Debit Card	557.78	0.00	557.78
TOTAL CASH	119,193.64	189,193.16	308,386.80
NET			
	119,193.64	189,193.16	308,386.80
ACCOUNTS RECEIVABLE			
130100 - Assessments Receivable	16,856.56	0.00	16,856.56
130200 - Allowance for Bad Debt Current	(2,227.00)	0.00	(2,227.00)
TOTAL ACCOUNTS RECEIVABLE	14,629.56	0.00	14,629.56
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	157,460.23	189,193.16	346,653.39
LIABILITIES			
ACCOUNTS PAYABLE			
200100 - Prepaid Assessments	44,225.45	0.00	44,225.45
TOTAL ACCOUNTS PAYABLE	44,225.45	0.00	44,225.45
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	(231,797.79)	0.00	(231,797.79)
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	106,236.15	77,471.99	183,708.14
TOTAL EQUITY	389,258.02	189,193.16	578,451.18
TOTAL LIABILITIES & EQUITY	157,460.23	189,193.16	346,653.39

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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	689,314	689,325	(11)	1,181,710
(22,926)	(22,926)	0	1.410900	(160,482)	(160,482)	0	(275,120)
75,547	75,549	(2)		528,832	528,843	(11)	906,590
TOTAL OPERATING ASSESSMENTS							
OTHER OPERATING REVENUE							
460	0	460	1.420100	260	0	260	0
110	0	110	1.420300	701	0	701	0
750	0	750	1.445100	1,550	0	1,550	0
(180)	0	(180)	1.445300	1,065	0	1,065	0
105	0	105	1.445500	105	0	105	0
0	0	0	1.445700	2,850	0	2,850	0
575	1,296	(721)	1.445800	7,338	6,709	629	12,000
0	0	0	1.446125	137	0	137	0
150	0	150	1.455600	675	0	675	0
1,970	1,296	674		14,682	6,709	7,973	12,000
77,518	76,845	673		543,514	535,552	7,962	918,590
OPERATING EXPENSES							
BUILDING							
629	1,375	746	1.500200	8,251	9,625	1,374	16,500
4,273	854	(3,419)	1.500300	11,441	5,978	(5,463)	10,250
550	2,500	1,950	1.500705	10,006	17,500	7,494	30,000
0	208	208	1.501310	680	1,456	776	2,500
0	1,000	1,000	1.502105	0	7,000	7,000	12,000
0	149	149	1.502300	822	1,043	221	1,790
0	62	62	1.503500	0	434	434	750
0	58	58	1.503700	3,243	406	(2,837)	700
5,452	6,206	754		34,443	43,442	8,999	74,490
FIRE ENTRY SECURITY SYSTEMS & SERVICES							
175	216	41	1.555700	2,492	1,512	(980)	2,600
175	216	41		2,492	1,512	(980)	2,600
RECREATION FACILITIES							
1,925	750	(1,175)	1.600100	2,788	2,250	(538)	4,500
1,227	482	(745)	1.600600	1,227	1,446	219	2,900
296	50	(246)	1.620100	2,286	828	(1,458)	1,630
3,448	1,282	(2,166)		6,302	4,524	(1,778)	9,030
TOTAL RECREATION FACILITIES							
TOTAL GROUNDS EXPENSE							
3,729	3,423	(306)	1.700100	24,636	23,961	(675)	41,085
2,658	428	(2,230)	1.700150	4,832	2,996	(1,836)	5,140
0	296	296	1.700250	0	2,072	2,072	3,560
0	0	0	1.700500	1,779	0	(1,779)	3,000
4,647	1,178	(3,469)	1.700900	7,994	5,612	(2,382)	11,000
0	0	0	1.701500	27,493	38,804	11,312	58,210
11,034	5,325	(5,709)		66,733	73,445	6,712	121,995
UTILITIES							
1,252	1,290	39	1.800100	9,151	8,071	(1,080)	14,650
14,572	19,276	4,704	1.800300	94,719	103,642	8,923	190,520
4,037	3,044	(993)	1.800855	23,297	21,308	(1,989)	36,540
19,861	23,610	3,749		127,167	133,021	5,854	241,710
ADMINISTRATIVE							
ADMINISTRATIVE GENERAL							
0	3,203	3,203	1.900100	19,220	22,421	3,201	38,440
652	712	60	1.900400	3,777	4,984	1,207	8,550
(652)	(582)	70	1.900500	4,515	(4,074)	(8,589)	(7,000)
0	111	111	1.900600	11	777	766	1,340
20,291	27,833	7,542	1.900700	145,785	194,831	49,046	334,000
0	0	0	1.900900	2,125	2,125	0	2,125
312	0	(312)	1.901500	558	250	(308)	2,000
0	254	254	1.902000	0	1,800	1,800	3,150
0	416	416	1.902200	2,773	2,912	139	5,000
0	0	0	1.902800	450	0	(450)	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	294	294	500
0	562	562	1.904999	4,451	3,934	(517)	6,750
20,603	32,551	11,948		166,980	230,254	63,274	394,855
SALARIES							
4,266	5,166	900	1.910100	28,426	36,162	7,736	62,000

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421	541	120	1.911100	Wages/Sal - Employer Taxes	2,892	3,787	895	6,500
0	158	158	1.911200	Wages/Sal - Payroll Processing	750	1,106	356	1,900
562	251	(311)	1.911300	Wages - Workers Comp	1,093	1,757	664	3,010
<u>5,249</u>	<u>6,116</u>	<u>867</u>		TOTAL SALARIES EXPENSE	<u>33,161</u>	<u>42,812</u>	<u>9,651</u>	<u>73,410</u>
<u>65,822</u>	<u>75,306</u>	<u>9,484</u>		TOTAL OPERATING EXPENSES	<u>437,278</u>	<u>529,010</u>	<u>91,732</u>	<u>918,090</u>
<u>11,696</u>	<u>1,539</u>	<u>10,157</u>		NET OPERATING INCOME/(LOSS)	<u>106,236</u>	<u>6,542</u>	<u>99,694</u>	<u>500</u>