

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

	Operating	Reserves	Total
CASH			
100100 - Cash Citywide Banks	74,278.28	168,479.50	242,757.78
100200 - First Citizens Bank	0.00	7.11	7.11
100500 - Petty Cash	600.00	0.00	600.00
100501 - Cash Debit Card	356.39	0.00	356.39
TOTAL CASH	75,234.67	168,486.61	243,721.28
NET			
	75,234.67	168,486.61	243,721.28
ACCOUNTS RECEIVABLE			
130100 - Assessments Receivable	14,083.44	0.00	14,083.44
130200 - Allowance for Bad Debt Current	(2,227.00)	0.00	(2,227.00)
TOTAL ACCOUNTS RECEIVABLE	11,856.44	0.00	11,856.44
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	110,728.14	168,486.61	279,214.75
LIABILITIES			
ACCOUNTS PAYABLE			
200100 - Prepaid Assessments	47,706.61	0.00	47,706.61
TOTAL ACCOUNTS PAYABLE	47,706.61	0.00	47,706.61
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	(228,316.63)	0.00	(228,316.63)
EQUITY			
FUND BALANCES			
301100 - Working Capital	19,032.00	0.00	19,032.00
301200 - Retained Earnings	(134,111.17)	610,608.95	476,497.78
301300 - Inter Fund Transfers	467,693.26	(467,693.26)	0.00
Current Earnings	(13,569.32)	25,570.92	12,001.60
TOTAL EQUITY	339,044.77	168,486.61	507,531.38
TOTAL LIABILITIES & EQUITY	110,728.14	168,486.61	279,214.75

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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							
105,367	105,369	(2)	1.400100	105,367	105,369	(2)	1,264,430
(25,858)	(25,858)	0	1.410900	(25,858)	(25,858)	0	(310,310)
79,509	79,511	(2)		79,509	79,511	(2)	954,120
OTHER OPERATING REVENUE							
780	0	780	1.420100	780	0	780	0
105	0	105	1.420300	105	0	105	0
(250)	0	(250)	1.445100	(250)	0	(250)	0
125	0	125	1.445300	125	0	125	0
2,373	0	2,373	1.445700	2,373	0	2,373	0
685	1,048	(363)	1.445800	685	1,048	(363)	12,580
75	96	(21)	1.455600	75	96	(21)	1,160
3,893	1,144	2,749		3,893	1,144	2,749	13,740
83,402	80,655	2,747		83,402	80,655	2,747	967,860
OPERATING EXPENSES							
BUILDING							
7,547	1,375	(6,172)	1.500200	7,547	1,375	(6,172)	16,500
1,776	1,633	(143)	1.500300	1,776	1,633	(143)	19,610
1,700	2,500	800	1.500705	1,700	2,500	800	30,000
333	83	(250)	1.501310	333	83	(250)	1,000
3,809	633	(3,176)	1.502105	3,809	633	(3,176)	7,600
675	117	(558)	1.502300	675	117	(558)	1,410
0	16	16	1.503500	0	16	16	200
300	248	(52)	1.503700	300	248	(52)	3,000
16,140	6,605	(9,535)		16,140	6,605	(9,535)	79,320
FIRE ENTRY SECURITY SYSTEMS & SERVICES							
175	249	74	1.555700	175	249	74	3,000
175	249	74		175	249	74	3,000
RECREATION FACILITIES							
0	0	0	1.600100	0	0	0	4,780
0	0	0	1.600600	0	0	0	2,900
928	132	(796)	1.620100	928	132	(796)	4,500
928	132	(796)		928	132	(796)	12,180
GROUND							
7,458	3,749	(3,709)	1.700100	7,458	3,749	(3,709)	45,000
250	344	94	1.700150	250	344	94	4,140
0	83	83	1.700250	0	83	83	1,000
0	0	0	1.700500	0	0	0	2,500
0	0	0	1.700900	0	0	0	13,700
8,344	10,165	1,821	1.701500	8,344	10,165	1,821	61,000
16,052	14,341	(1,711)		16,052	14,341	(1,711)	127,340
UTILITIES							
1,599	1,055	(544)	1.800100	1,599	1,055	(544)	15,000
14,183	13,152	(1,031)	1.800300	14,183	13,152	(1,031)	190,000
7,222	3,327	(3,895)	1.800855	7,222	3,327	(3,895)	39,940
23,004	17,534	(5,470)		23,004	17,534	(5,470)	244,940
ADMINISTRATIVE							
ADMINISTRATIVE GENERAL							
6,503	3,298	(3,205)	1.900100	6,503	3,298	(3,205)	39,590
1,420	0	(1,420)	1.900330	1,420	0	(1,420)	0
0	539	539	1.900400	0	539	539	6,480
0	(415)	(415)	1.900500	0	(415)	(415)	(5,000)
66	0	(66)	1.900600	66	0	(66)	0
25,495	32,007	6,512	1.900700	25,495	32,007	6,512	384,100
0	0	0	1.900900	0	0	0	3,300
255	250	(5)	1.901500	255	250	(5)	2,000
90	0	(90)	1.901700	90	0	(90)	0
616	166	(450)	1.902200	616	166	(450)	2,000
150	100	(50)	1.902800	150	100	(50)	1,200
150	333	183	1.904999	150	333	183	4,000
34,744	36,278	1,534		34,744	36,278	1,534	437,670
SALARIES							
4,270	4,466	196	1.910100	4,270	4,466	196	53,600
448	441	(7)	1.911100	448	441	(7)	5,300
151	124	(27)	1.911200	151	124	(27)	1,500
1,060	251	(809)	1.911300	1,060	251	(809)	3,010

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<u>5,928</u>	<u>5,282</u>	<u>(646)</u>	TOTAL SALARIES EXPENSE	<u>5,928</u>	<u>5,282</u>	<u>(646)</u>	<u>63,410</u>
<u>96,971</u>	<u>80,421</u>	<u>(16,550)</u>	TOTAL OPERATING EXPENSES	<u>96,971</u>	<u>80,421</u>	<u>(16,550)</u>	<u>967,860</u>
<u>(13,569)</u>	<u>234</u>	<u>(13,803)</u>	NET OPERATING INCOME/(LOSS)	<u>(13,569)</u>	<u>234</u>	<u>(13,803)</u>	<u>0</u>