

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

	Operating	Reserves	Total
CASH			
100100 - Cash Citywide Banks	46,236.45	154,468.67	200,705.12
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
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TOTAL CASH	47,831.84	154,475.78	202,307.62
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NET	47,831.84	154,475.78	202,307.62
ACCOUNTS RECEIVABLE			
130100 - Assessments Receivable	14,518.72	0.00	14,518.72
130200 - Allowance for Bad Debt Current	(2,227.00)	0.00	(2,227.00)
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TOTAL ACCOUNTS RECEIVABLE	12,291.72	0.00	12,291.72
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	83,760.59	154,475.78	238,236.37
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LIABILITIES			
ACCOUNTS PAYABLE			
200100 - Prepaid Assessments	39,234.01	0.00	39,234.01
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TOTAL ACCOUNTS PAYABLE	39,234.01	0.00	39,234.01
OTHER PAYABLES			
210400 - Other Payable	870.81	0.00	870.81
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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)
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TOT UNEXPENDED INS PROCEEDS	(276,894.05)	0.00	(276,894.05)
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TOTAL LIABILITIES	(236,789.23)	0.00	(236,789.23)
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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	37,527.95	42,754.61	80,282.56
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TOTAL EQUITY	320,549.82	154,475.78	475,025.60
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TOTAL LIABILITIES & EQUITY	83,760.59	154,475.78	238,236.37

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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	196,947	196,950	(3)	1,181,710
(22,926)	(22,926)	0	1.410900	(45,852)	(45,852)	0	(275,120)
75,547	75,549	(2)		151,095	151,098	(3)	906,590
OTHER OPERATING REVENUE							
(80)	0	(80)	1.420100	440	0	440	0
107	0	107	1.420300	241	0	241	0
250	0	250	1.445100	(200)	0	(200)	0
240	0	240	1.445300	240	0	240	0
555	0	555	1.445800	696	394	302	12,000
0	0	0	1.455600	150	0	150	0
1,072	0	1,072		1,567	394	1,173	12,000
76,620	75,549	1,071		152,662	151,492	1,170	918,590
OPERATING EXPENSES							
BUILDING							
331	1,375	1,044	1.500200	1,118	2,750	1,632	16,500
69	854	785	1.500300	69	1,708	1,639	10,250
910	2,500	1,590	1.500705	910	5,000	4,090	30,000
300	208	(92)	1.501310	490	416	(74)	2,500
0	1,000	1,000	1.502105	0	2,000	2,000	12,000
0	149	149	1.502300	395	298	(97)	1,790
0	62	62	1.503500	0	124	124	750
0	58	58	1.503700	0	116	116	700
1,610	6,206	4,596		2,982	12,412	9,430	74,490
FIRE ENTRY SECURITY SYSTEMS & SERVICES							
175	216	41	1.555700	946	432	(514)	2,600
175	216	41		946	432	(514)	2,600
RECREATION FACILITIES							
0	0	0	1.600100	0	0	0	4,500
0	0	0	1.600600	0	0	0	2,900
286	58	(228)	1.620100	567	106	(461)	1,630
286	58	(228)		567	106	(461)	9,030
TOTAL RECREATION FACILITIES							
3,240	3,423	183	1.700100	6,480	6,846	366	41,085
0	428	428	1.700150	0	856	856	5,140
0	296	296	1.700250	0	592	592	3,560
(911)	0	911	1.700500	(911)	0	911	3,000
0	0	0	1.700900	0	0	0	11,000
698	9,701	9,004	1.701500	21,368	19,402	(1,966)	58,210
3,027	13,848	10,821		26,937	27,696	759	121,995
UTILITIES							
1,678	1,374	(304)	1.800100	3,169	2,405	(764)	14,650
13,049	14,062	1,013	1.800300	26,505	27,250	745	190,520
3,463	3,044	(419)	1.800855	6,480	6,088	(392)	36,540
18,190	18,480	290		36,154	35,743	(411)	241,710
ADMINISTRATIVE							
ADMINISTRATIVE GENERAL							
3,203	3,203	0	1.900100	6,407	6,406	(1)	38,440
90	712	622	1.900400	410	1,424	1,014	8,550
5,400	(582)	(5,982)	1.900500	5,400	(1,164)	(6,564)	(7,000)
0	111	111	1.900600	11	222	211	1,340
19,916	27,833	7,917	1.900700	40,582	55,666	15,084	334,000
0	0	0	1.900900	0	0	0	2,125
0	0	0	1.901500	225	250	25	2,000
0	252	252	1.902000	0	505	505	3,150
310	416	106	1.902200	1,077	832	(245)	5,000
75	0	(75)	1.902800	150	0	(150)	0
(17,028)	0	17,028	1.903300	(17,028)	0	17,028	0
0	42	42	1.903400	0	84	84	500
822	562	(260)	1.904999	1,087	1,124	37	6,750
12,787	32,549	19,762		38,319	65,349	27,030	394,855
SALARIES							
3,456	5,166	1,710	1.910100	7,591	10,332	2,741	62,000
438	541	103	1.911100	961	1,082	121	6,500
146	158	12	1.911200	146	316	170	1,900
531	251	(280)	1.911300	531	502	(29)	3,010

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<u>4,571</u>	<u>6,116</u>	<u>1,545</u>	TOTAL SALARIES EXPENSE	<u>9,229</u>	<u>12,232</u>	<u>3,003</u>	<u>73,410</u>
<u>40,645</u>	<u>77,473</u>	<u>36,828</u>	TOTAL OPERATING EXPENSES	<u>115,134</u>	<u>153,970</u>	<u>38,836</u>	<u>918,090</u>
<u>35,974</u>	<u>(1,924)</u>	<u>37,898</u>	NET OPERATING INCOME/(LOSS)	<u>37,528</u>	<u>(2,478)</u>	<u>40,006</u>	<u>500</u>