

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

	Operating	Reserves	Total
CASH			
100100 - Cash Citywide Banks	90,838.77	154,470.98	245,309.75
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
TOTAL CASH	92,434.16	154,478.09	246,912.25
DUE (TO)/FROM			
111200 - Due (To)/From Current Year	(22,926.00)	22,926.00	0.00
TOTAL DUE TO/FROM	(22,926.00)	22,926.00	0.00
NET	69,508.16	177,404.09	246,912.25
ACCOUNTS RECEIVABLE			
130100 - Assessments Receivable	11,334.12	0.00	11,334.12
130200 - Allowance for Bad Debt Current	(2,227.00)	0.00	(2,227.00)
TOTAL ACCOUNTS RECEIVABLE	9,107.12	0.00	9,107.12
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	102,252.31	177,404.09	279,656.40
LIABILITIES			
ACCOUNTS PAYABLE			
200100 - Prepaid Assessments	44,255.49	0.00	44,255.49
TOTAL ACCOUNTS PAYABLE	44,255.49	0.00	44,255.49
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	(231,767.75)	0.00	(231,767.75)
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	50,998.19	65,682.92	116,681.11

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	Operating	Reserves	Total
TOTAL EQUITY	<u>334,020.06</u>	<u>177,404.09</u>	<u>511,424.15</u>
TOTAL LIABILITIES & EQUITY	<u>102,252.31</u>	<u>177,404.09</u>	<u>279,656.40</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	295,420	295,425	(5)	1,181,710
(22,926)	(22,926)	0	1.410900	(68,778)	(68,778)	0	(275,120)
75,547	75,549	(2)		226,642	226,647	(5)	906,590
OTHER OPERATING REVENUE							
(360)	0	(360)	1.420100	80	0	80	0
59	0	59	1.420300	299	0	299	0
0	0	0	1.445100	(200)	0	(200)	0
0	0	0	1.445300	240	0	240	0
555	1,581	(1,026)	1.445800	1,251	1,975	(724)	12,000
137	0	137	1.446125	137	0	137	0
225	0	225	1.455600	375	0	375	0
616	1,581	(965)		2,183	1,975	208	12,000
76,164	77,130	(967)		228,825	228,622	203	918,590
OPERATING EXPENSES							
BUILDING							
2,658	1,375	(1,283)	1.500200	3,776	4,125	349	16,500
936	854	(82)	1.500300	1,005	2,562	1,557	10,250
581	2,500	1,919	1.500705	1,491	7,500	6,009	30,000
190	208	18	1.501310	680	624	(56)	2,500
0	1,000	1,000	1.502105	0	3,000	3,000	12,000
225	149	(76)	1.502300	620	447	(173)	1,790
0	62	62	1.503500	0	186	186	750
250	58	(192)	1.503700	250	174	(76)	700
4,841	6,206	1,365		7,823	18,618	10,795	74,490
FIRE ENTRY SECURITY SYSTEMS & SERVICES							
175	216	41	1.555700	1,121	648	(473)	2,600
175	216	41		1,121	648	(473)	2,600
RECREATION FACILITIES							
0	0	0	1.600100	0	0	0	4,500
0	0	0	1.600600	0	0	0	2,900
592	67	(525)	1.620100	1,159	173	(986)	1,630
592	67	(525)		1,159	173	(986)	9,030
GROUND							
3,240	3,423	183	1.700100	9,720	10,269	549	41,085
800	428	(372)	1.700150	800	1,284	484	5,140
0	296	296	1.700250	0	888	888	3,560
2,690	0	(2,690)	1.700500	1,779	0	(1,779)	3,000
0	0	0	1.700900	0	0	0	11,000
840	9,701	8,861	1.701500	22,208	29,103	6,896	58,210
7,570	13,848	6,279		34,506	41,544	7,038	121,995
UTILITIES							
1,455	1,384	(71)	1.800100	4,625	3,789	(836)	14,650
12,490	13,475	985	1.800300	38,995	40,725	1,730	190,520
3,187	3,044	(143)	1.800855	9,667	9,132	(535)	36,540
17,133	17,903	770		53,287	53,646	359	241,710
ADMINISTRATIVE							
ADMINISTRATIVE GENERAL							
3,203	3,203	0	1.900100	9,610	9,609	(1)	38,440
105	712	607	1.900400	515	2,136	1,621	8,550
0	(582)	(582)	1.900500	5,400	(1,746)	(7,146)	(7,000)
0	111	111	1.900600	11	333	322	1,340
20,291	27,833	7,542	1.900700	60,873	83,499	22,626	334,000
2,125	0	(2,125)	1.900900	2,125	0	(2,125)	2,125
0	0	0	1.901500	225	250	25	2,000
0	252	252	1.902000	0	757	757	3,150
255	416	161	1.902200	1,332	1,248	(84)	5,000
75	0	(75)	1.902800	225	0	(225)	0
204	0	(204)	1.903300	(16,824)	0	16,824	0
0	42	42	1.903400	0	126	126	500
295	562	267	1.904999	1,382	1,686	304	6,750
26,553	32,549	5,996		64,873	97,898	33,025	394,855
SALARIES							
5,157	5,166	9	1.910100	12,748	15,498	2,750	62,000
371	541	170	1.911100	1,332	1,623	291	6,500
302	158	(144)	1.911200	448	474	26	1,900
0	251	251	1.911300	531	753	222	3,010

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<u>5,830</u>	<u>6,116</u>	<u>286</u>	TOTAL SALARIES EXPENSE	<u>15,059</u>	<u>18,348</u>	<u>3,289</u>	<u>73,410</u>
<u>62,693</u>	<u>76,905</u>	<u>14,212</u>	TOTAL OPERATING EXPENSES	<u>177,827</u>	<u>230,875</u>	<u>53,048</u>	<u>918,090</u>
<u>13,470</u>	<u>225</u>	<u>13,245</u>	NET OPERATING INCOME/(LOSS)	<u>50,998</u>	<u>(2,253)</u>	<u>53,251</u>	<u>500</u>