

## **Tall Pines Condominiums Association**

03/31/2024

**Prepared By:**

**LCM Property Management, Inc.  
1776 South Jackson Street, Suite 300  
Denver, CO 80210**

**Prepared For:**

**Tall Pines Condos Board of Directors**

**Included Reports**

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	Operating	Reserves	Total
<b>CASH</b>			
100100 - Cash Citywide Banks	86,118.09	194,831.51	280,949.60
100200 - First Citizens Bank	0.00	7.11	7.11
100500 - Petty Cash	600.00	0.00	600.00
100501 - Cash Debit Card	1,804.91	0.00	1,804.91
<b>TOTAL CASH</b>	<b>88,523.00</b>	<b>194,838.62</b>	<b>283,361.62</b>
<b>DUE (TO)/FROM</b>			
111200 - Due (To)/From Current Year	(8,419.35)	8,419.35	0.00
<b>TOTAL DUE TO/FROM</b>	<b>(8,419.35)</b>	<b>8,419.35</b>	<b>0.00</b>
<b>NET</b>	<b>80,103.65</b>	<b>203,257.97</b>	<b>283,361.62</b>
<b>ACCOUNTS RECEIVABLE</b>			
130100 - Assessments Receivable	20,100.79	0.00	20,100.79
130200 - Allowance for Bad Debt Current	(2,227.00)	0.00	(2,227.00)
<b>TOTAL ACCOUNTS RECEIVABLE</b>	<b>17,873.79</b>	<b>0.00</b>	<b>17,873.79</b>
<b>OTHER CURRENT ASSETS</b>			
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
<b>TOTAL OTHER CURRENT ASSET</b>	<b>21,629.00</b>	<b>0.00</b>	<b>21,629.00</b>
<b>FIXED ASSETS</b>			
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)
<b>TOTAL FIXED ASSETS</b>	<b>2,008.03</b>	<b>0.00</b>	<b>2,008.03</b>
<b>TOTAL ASSETS</b>	<b>121,614.47</b>	<b>203,257.97</b>	<b>324,872.44</b>
<b>LIABILITIES</b>			
<b>ACCOUNTS PAYABLE</b>			
200100 - Prepaid Assessments	51,552.37	0.00	51,552.37
<b>TOTAL ACCOUNTS PAYABLE</b>	<b>51,552.37</b>	<b>0.00</b>	<b>51,552.37</b>
<b>OTHER PAYABLES</b>			
210400 - Other Payable	870.81	0.00	870.81
<b>TOTAL OTHER PAYABLES</b>	<b>870.81</b>	<b>0.00</b>	<b>870.81</b>
<b>UNEXPENDED INS PROCEEDS</b>			
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)
<b>TOT UNEXPENDED INS PROCEEDS</b>	<b>(276,894.05)</b>	<b>0.00</b>	<b>(276,894.05)</b>
<b>TOTAL LIABILITIES</b>	<b>(224,470.87)</b>	<b>0.00</b>	<b>(224,470.87)</b>
<b>EQUITY</b>			
<b>FUND BALANCES</b>			
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	(6,528.75)	60,342.28	53,813.53

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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
<b>ASSESSMENT REVENUE</b>							
105,367	105,369	(2)	1.400100	316,100	316,107	(7)	1,264,430
(25,858)	(25,858)	0	1.410900	(77,574)	(77,574)	0	(310,310)
<b>79,509</b>	<b>79,511</b>	<b>(2)</b>		<b>238,526</b>	<b>238,533</b>	<b>(7)</b>	<b>954,120</b>
<b>OTHER OPERATING REVENUE</b>							
640	0	640	1.420100	2,100	0	2,100	0
153	0	153	1.420300	381	0	381	0
250	0	250	1.445100	0	0	0	0
20	0	20	1.445300	345	0	345	0
70	0	70	1.445500	80	0	80	0
458	0	458	1.445700	5,883	0	5,883	0
1,522	1,048	474	1.445800	4,165	3,144	1,021	12,580
165	0	165	1.446125	165	0	165	0
0	96	(96)	1.455600	75	288	(213)	1,160
<b>3,278</b>	<b>1,144</b>	<b>2,134</b>		<b>13,193</b>	<b>3,432</b>	<b>9,761</b>	<b>13,740</b>
<b>82,786</b>	<b>80,655</b>	<b>2,131</b>		<b>251,719</b>	<b>241,965</b>	<b>9,754</b>	<b>967,860</b>
<b>OPERATING EXPENSES</b>							
<b>BUILDING</b>							
411	1,375	964	1.500200	11,048	4,125	(6,923)	16,500
399	1,633	1,234	1.500300	2,175	4,899	2,724	19,610
0	2,500	2,500	1.500705	5,638	7,500	1,862	30,000
120	83	(37)	1.501310	453	249	(204)	1,000
0	633	633	1.502105	3,809	1,899	(1,910)	7,600
203	117	(86)	1.502300	1,103	351	(752)	1,410
0	16	16	1.503500	175	48	(127)	200
1,840	248	(1,592)	1.503700	2,315	744	(1,571)	3,000
(150)	0	150	1.519999	0	0	0	0
<b>2,822</b>	<b>6,605</b>	<b>3,783</b>		<b>26,715</b>	<b>19,815</b>	<b>(6,900)</b>	<b>79,320</b>
<b>FIRE ENTRY SECURITY SYSTEMS &amp; SERVICES</b>							
175	249	74	1.555700	525	747	222	3,000
<b>175</b>	<b>249</b>	<b>74</b>		<b>525</b>	<b>747</b>	<b>222</b>	<b>3,000</b>
<b>RECREATION FACILITIES</b>							
0	0	0	1.600100	0	0	0	4,780
0	0	0	1.600600	0	0	0	2,900
320	184	(136)	1.620100	1,743	476	(1,267)	4,500
<b>320</b>	<b>184</b>	<b>(136)</b>		<b>1,743</b>	<b>476</b>	<b>(1,267)</b>	<b>12,180</b>
<b>GROUNDS</b>							
3,729	3,749	20	1.700100	14,916	11,247	(3,669)	45,000
0	344	344	1.700150	665	1,032	367	4,140
0	83	83	1.700250	0	249	249	1,000
0	0	0	1.700500	0	0	0	2,500
3,729	0	(3,729)	1.700900	3,729	0	(3,729)	13,700
7,087	10,165	3,078	1.701500	24,596	30,495	5,899	61,000
<b>14,545</b>	<b>14,341</b>	<b>(204)</b>		<b>43,906</b>	<b>43,023</b>	<b>(883)</b>	<b>127,340</b>
<b>UTILITIES</b>							
1,807	1,417	(390)	1.800100	5,277	3,878	(1,399)	15,000
14,663	13,438	(1,225)	1.800300	44,741	40,613	(4,128)	190,000
3,258	3,327	69	1.800855	13,882	9,981	(3,901)	39,940
<b>19,728</b>	<b>18,182</b>	<b>(1,546)</b>		<b>63,900</b>	<b>54,472</b>	<b>(9,428)</b>	<b>244,940</b>
<b>ADMINISTRATIVE</b>							
<b>ADMINISTRATIVE GENERAL</b>							
3,299	3,298	(1)	1.900100	13,101	9,894	(3,207)	39,590
720	0	(720)	1.900330	3,000	0	(3,000)	0
178	539	361	1.900400	178	1,617	1,439	6,480
(35)	(415)	(380)	1.900500	(35)	(1,245)	(1,210)	(5,000)
107	0	(107)	1.900600	248	0	(248)	0
25,495	32,007	6,512	1.900700	79,396	96,021	16,625	384,100
2,400	0	(2,400)	1.900900	2,400	0	(2,400)	3,300
47	0	(47)	1.901500	392	250	(142)	2,000
0	0	0	1.901700	90	0	(90)	0
216	166	(50)	1.902200	1,808	498	(1,310)	2,000
75	100	25	1.902800	300	300	0	1,200
75	333	258	1.904999	2,645	999	(1,646)	4,000
<b>32,578</b>	<b>36,028</b>	<b>3,450</b>		<b>103,521</b>	<b>108,334</b>	<b>4,813</b>	<b>437,670</b>
<b>SALARIES</b>							
4,000	4,466	466	1.910100	14,380	13,398	(982)	53,600
408	441	33	1.911100	1,496	1,323	(173)	5,300

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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
170	124	(46)	1.911200	472	372	(100)	1,500
0	251	251	1.911300	1,590	753	(837)	3,010
<u>4,577</u>	<u>5,282</u>	<u>705</u>		<u>17,937</u>	<u>15,846</u>	<u>(2,091)</u>	<u>63,410</u>
<b>74,745</b>	<b>80,871</b>	<b>6,126</b>		<b>258,248</b>	<b>242,713</b>	<b>(15,535)</b>	<b>967,860</b>
8,041	(216)	8,257		(6,529)	(748)	(5,781)	0
<u>8,041</u>	<u>(216)</u>	<u>8,257</u>		<u>(6,529)</u>	<u>(748)</u>	<u>(5,781)</u>	<u>0</u>