

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

	Operating	Reserves	Total
CASH			
100100 - Cash Citywide Banks	119,795.63	133,504.91	253,300.54
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	121,391.02	133,512.02	254,903.04
DUE (TO)/FROM			
111200 - Due (To)/From Current Year	(25,637.12)	25,637.12	0.00
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TOTAL DUE TO/FROM	(25,637.12)	25,637.12	0.00
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NET	95,753.90	159,149.14	254,903.04
ACCOUNTS RECEIVABLE			
130100 - Assessments Receivable	13,746.75	0.00	13,746.75
130200 - Allowance for Bad Debt Current	(2,227.00)	0.00	(2,227.00)
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TOTAL ACCOUNTS RECEIVABLE	11,519.75	0.00	11,519.75
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	130,910.68	159,149.14	290,059.82
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LIABILITIES			
ACCOUNTS PAYABLE			
200100 - Prepaid Assessments	42,548.96	0.00	42,548.96
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TOTAL ACCOUNTS PAYABLE	42,548.96	0.00	42,548.96
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	(233,474.28)	0.00	(233,474.28)
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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	81,363.09	47,427.97	128,791.06
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	Operating	Reserves	Total
TOTAL EQUITY	<u>364,384.96</u>	<u>159,149.14</u>	<u>523,534.10</u>
TOTAL LIABILITIES & EQUITY	<u>130,910.68</u>	<u>159,149.14</u>	<u>290,059.82</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	492,367	492,375	(8)	1,181,710
(22,926)	(22,926)	0	1.410900	(114,630)	(114,630)	0	(275,120)
75,547	75,549	(2)		377,737	377,745	(8)	906,590
OTHER OPERATING REVENUE							
(220)	0	(220)	1.420100	(100)	0	(100)	0
94	0	94	1.420300	491	0	491	0
0	0	0	1.445100	(200)	0	(200)	0
270	0	270	1.445300	865	0	865	0
250	0	250	1.445700	250	0	250	0
3,063	981	2,082	1.445800	6,188	4,140	2,048	12,000
0	0	0	1.446125	137	0	137	0
75	0	75	1.455600	450	0	450	0
3,531	981	2,550		8,081	4,140	3,941	12,000
79,079	76,530	2,549		385,818	381,885	3,933	918,590
OPERATING EXPENSES							
BUILDING							
0	1,375	1,375	1.500200	4,218	6,875	2,657	16,500
0	854	854	1.500300	4,768	4,270	(498)	10,250
1,225	2,500	1,275	1.500705	6,726	12,500	5,774	30,000
0	208	208	1.501310	680	1,040	360	2,500
0	1,000	1,000	1.502105	0	5,000	5,000	12,000
0	149	149	1.502300	822	745	(77)	1,790
0	62	62	1.503500	0	310	310	750
125	58	(67)	1.503700	1,897	290	(1,607)	700
1,350	6,206	4,856		19,112	31,030	11,918	74,490
FIRE ENTRY SECURITY SYSTEMS & SERVICES							
622	216	(406)	1.555700	2,142	1,080	(1,062)	2,600
622	216	(406)		2,142	1,080	(1,062)	2,600
TOTAL FIRE ENTRY SECURITY SYS & SRVS							
RECREATION FACILITIES							
863	750	(113)	1.600100	863	750	(113)	4,500
0	482	482	1.600600	0	482	482	2,900
250	66	(184)	1.620100	1,695	305	(1,390)	1,630
1,113	1,298	185		2,558	1,537	(1,021)	9,030
TOTAL RECREATION FACILITIES							
GROUNDS							
3,729	3,423	(306)	1.700100	17,178	17,115	(63)	41,085
507	428	(79)	1.700150	1,307	2,140	833	5,140
0	296	296	1.700250	0	1,480	1,480	3,560
0	0	0	1.700500	1,779	0	(1,779)	3,000
0	1,921	1,921	1.700900	828	1,921	1,093	11,000
0	0	0	1.701500	27,493	38,804	11,312	58,210
4,236	6,068	1,832		48,584	61,460	12,876	121,995
TOTAL GROUNDS EXPENSE							
UTILITIES							
1,056	971	(85)	1.800100	7,107	5,985	(1,122)	14,650
13,520	13,879	359	1.800300	66,320	68,588	2,268	190,520
3,184	3,044	(140)	1.800855	16,076	15,220	(856)	36,540
17,760	17,894	134		89,504	89,793	289	241,710
TOTAL UTILITIES EXPENSE							
ADMINISTRATIVE							
ADMINISTRATIVE GENERAL							
3,203	3,203	0	1.900100	16,017	16,015	(2)	38,440
60	712	652	1.900400	875	3,560	2,685	8,550
0	(582)	(582)	1.900500	5,167	(2,910)	(8,077)	(7,000)
0	111	111	1.900600	11	555	544	1,340
20,291	27,833	7,542	1.900700	104,701	139,165	34,464	334,000
0	0	0	1.900900	2,125	2,125	0	2,125
0	0	0	1.901500	225	250	25	2,000
0	252	252	1.902000	0	1,292	1,292	3,150
179	416	238	1.902200	2,508	2,080	(428)	5,000
75	0	(75)	1.902800	375	0	(375)	0
105	0	(105)	1.903200	140	0	(140)	0
0	0	0	1.903300	(16,824)	0	16,824	0
0	42	42	1.903400	0	210	210	500
450	562	112	1.904999	4,126	2,810	(1,316)	6,750
24,363	32,549	8,186		119,444	165,152	45,708	394,855
TOTAL GENERAL ADMIN EXP							
SALARIES							
3,924	5,166	1,242	1.910100	19,930	25,830	5,900	62,000
391	541	150	1.911100	2,053	2,705	652	6,500

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151	158	7	1.911200	599	790	191	1,900
0	251	251	1.911300	531	1,255	724	3,010
<u>4,466</u>	<u>6,116</u>	<u>1,650</u>	TOTAL SALARIES EXPENSE	<u>23,113</u>	<u>30,580</u>	<u>7,467</u>	<u>73,410</u>
<u>53,910</u>	<u>70,347</u>	<u>16,437</u>	TOTAL OPERATING EXPENSES	<u>304,455</u>	<u>380,632</u>	<u>76,177</u>	<u>918,090</u>
25,169	6,183	18,986	NET OPERATING INCOME/(LOSS)	<u>81,363</u>	<u>1,253</u>	<u>80,110</u>	<u>500</u>