

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

	Operating	Reserves	Total
CASH			
100100 - Citywide Banks	64,667.13	104,387.34	169,054.47
100300 - US Bank Payroll	0.00	106,294.57	106,294.57
100400 - Petty Cash	400.00	0.00	400.00
100500 - Centennial Bank Checking	3,314.90	0.00	3,314.90
100600 - Centennial Bank Savings	4.95	1,860.56	1,865.51
100700 - UBS Business Service Acct	0.00	48,358.51	48,358.51
100800 - Wells Fargo Market Linked CD	0.00	104,926.18	104,926.18
TOTAL CASH	68,386.98	365,827.16	434,214.14
DUE (TO)/FROM			
111200 - Due (To)/From Current Year	(106,793.63)	106,793.63	0.00
TOTAL DUE TO/FROM	(106,793.63)	106,793.63	0.00
NET	(38,406.65)	472,620.79	434,214.14
ACCOUNTS RECEIVABLE			
130100 - Assessments Receivable	24,920.31	0.00	24,920.31
TOTAL ACCOUNTS RECEIVABLE	24,920.31	0.00	24,920.31
FIXED ASSETS			
160100 - Community Center	300,000.00	0.00	300,000.00
160200 - Clubhouse Furniture	33,552.14	0.00	33,552.14
160400 - Office Furniture & Equipment	10,703.68	0.00	10,703.68
160500 - Maint Tools Equip & Machinery	19,491.10	0.00	19,491.10
160600 - Property Plant & Equipment	13,856.00	0.00	13,856.00
160800 - Accumulated Depreciation PP&E	(263,954.91)	0.00	(263,954.91)
TOTAL FIXED ASSETS	113,648.01	0.00	113,648.01
TOTAL ASSETS	100,161.67	472,620.79	572,782.46
LIABILITIES			
ACCOUNTS PAYABLE			
200100 - Prepaid Assessments	49,646.08	0.00	49,646.08
TOTAL ACCOUNTS PAYABLE	49,646.08	0.00	49,646.08
OTHER PAYABLES			
210100 - Other Payables	908.91	0.00	908.91
TOTAL OTHER PAYABLES	908.91	0.00	908.91
TOTAL LIABILITIES	50,554.99	0.00	50,554.99
EQUITY			
FUND BALANCES			
301200 - Retained Earnings	193,286.15	259,735.34	453,021.49
301300 - Inter Fund Transfers	(73,562.79)	73,562.79	0.00
Current Earnings	(70,116.68)	139,322.66	69,205.98
TOTAL EQUITY	49,606.68	472,620.79	522,227.47
TOTAL LIABILITIES & EQUITY	100,161.67	472,620.79	572,782.46

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	Current Month Operating	Prior Month Operating	Difference Operating
REVENUES			
ASSESSMENTS			
400100 - Assessments	130,902.00	130,902.00	0.00
410900 - Revenue Due To Reserves	(34,976.00)	(34,976.00)	0.00
TOTAL ASSESSMENTS	95,926.00	95,926.00	0.00
OTHER REVENUES			
420100 - Late Charges	200.00	86.00	114.00
420300 - Late Interest	206.82	215.72	(8.90)
445300 - Collection/NSF Fees	0.00	(20.00)	20.00
455700 - Laundry Income	0.00	1,304.77	(1,304.77)
TOTAL OTHER REVENUES	406.82	1,586.49	(1,179.67)
TOTAL REVENUES	96,332.82	97,512.49	(1,179.67)
EXPENSES			
BUILDING EXPENSES			
500100 - Building Maintenance	(50.00)	618.66	(668.66)
500700 - Plumbing	851.48	6,989.00	(6,137.52)
500721 - Moen Valves	(300.00)	0.00	(300.00)
502100 - Roof	0.00	905.76	(905.76)
504200 - Cleaning/Janitorial	3,916.66	3,916.66	0.00
TOTAL BUILDING EXPENSES	4,418.14	12,430.08	(8,011.94)
MECHANICAL EQUIPMENT SYSTEMS			
525100 - HVAC/Boiler Contract	0.00	2,236.00	(2,236.00)
525200 - HVAC/Boiler Repairs	1,022.47	450.00	572.47
535100 - Elevator Maint Contract	0.00	2,063.19	(2,063.19)
535400 - Elevator inspection Fee	0.00	90.00	(90.00)
TOTAL MECHANICAL EQUIPMENT SYSTEMS	1,022.47	4,839.19	(3,816.72)
FIRE ENTRY SECURITY SYS & SERVICES			
545050 - Fire/Entry/Security Systems	0.00	3,200.86	(3,200.86)
TOTAL FIRE ENTRY SECURITY SYS & SERVICES	0.00	3,200.86	(3,200.86)
RECREATION FACILITIES			
610100 - Exercise Equipment	0.00	762.33	(762.33)
610200 - Exercise Room	106.94	2,745.00	(2,638.06)
635145 - Community Center	1,388.18	1,161.72	226.46
TOTAL RECREATION FACILITIES	1,495.12	4,669.05	(3,173.93)
GROUNDS			
700100 - Landscape Contract	3,003.33	3,003.33	0.00
700150 - Grounds Maintenance	0.00	383.63	(383.63)
701500 - Snow Removal	0.00	17,235.00	(17,235.00)
TOTAL GROUNDS EXPENSE	3,003.33	20,621.96	(17,618.63)
UTILITIES			
800150 - Gas	26,804.36	17,645.27	9,159.09
800200 - Electricity	4,561.35	4,590.69	(29.34)
800300 - Water & Sewer	10,018.87	9,329.09	689.78
800800 - Trash Removal	0.00	2,985.05	(2,985.05)
TOTAL UTILITIES	41,384.58	34,550.10	6,834.48
GENERAL ADMINISTRATIVE			
900100 - Management	0.00	1,953.00	(1,953.00)
900400 - Legal	0.00	65.00	(65.00)

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	Current Month Operating	Prior Month Operating	Difference Operating
900700 - Insurance	0.00	32,506.50	(32,506.50)
901350 - Meeting Expense	0.00	13.97	(13.97)
902000 - Telephone/Pagers	78.35	(10.36)	88.71
902200 - Office Supplies & Expense	253.46	1,320.51	(1,067.05)
902800 - Website	17.95	299.94	(281.99)
902900 - Online Services	279.23	267.65	11.58
904999 - Other General Admin Expenses	3,071.17	0.00	3,071.17
TOTAL GENERAL ADMINISTRATIVE EMPLOYMENT EXPENSE	3,700.16	36,416.21	(32,716.05)
910250 - Wages - Office	8,474.14	7,659.86	814.28
911100 - Wages-Employer Taxes	787.16	722.31	64.85
911405 - Manager Subcontract	14,950.84	14,950.84	0.00
TOTAL EMPLOYMENT EXPENSE	24,212.14	23,333.01	879.13
TOTAL EXPENSES	79,235.94	140,060.46	(60,824.52)
NET INCOME/(LOSS)	17,096.88	(42,547.97)	59,644.85

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	Current Month Operating	Current Month Reserves	Current Month Total
REVENUES			
ASSESSMENTS			
400100 - Assessments	130,902.00	0.00	130,902.00
410900 - Revenue Due To Reserves	(34,976.00)	0.00	(34,976.00)
402200 - Assessments Reserves	0.00	34,976.00	34,976.00
TOTAL ASSESSMENTS	95,926.00	34,976.00	130,902.00
OTHER REVENUES			
420100 - Late Charges	200.00	0.00	200.00
420300 - Late Interest	206.82	0.00	206.82
430100 - Interest Income	0.00	4.69	4.69
TOTAL OTHER REVENUES	406.82	4.69	411.51
TOTAL REVENUES	96,332.82	34,980.69	131,313.51
EXPENSES			
BUILDING EXPENSES			
500100 - Building Maintenance	(50.00)	0.00	(50.00)
500700 - Plumbing	851.48	0.00	851.48
500721 - Moen Valves	(300.00)	0.00	(300.00)
504200 - Cleaning/Janitorial	3,916.66	0.00	3,916.66
TOTAL BUILDING EXPENSES	4,418.14	0.00	4,418.14
MECHANICAL EQUIPMENT SYSTEMS			
525200 - HVAC/Boiler Repairs	1,022.47	0.00	1,022.47
TOTAL MECHANICAL EQUIPMENT SYSTEMS	1,022.47	0.00	1,022.47
RECREATION FACILITIES			
610200 - Exercise Room	106.94	0.00	106.94
635145 - Community Center	1,388.18	0.00	1,388.18
TOTAL RECREATION FACILITIES	1,495.12	0.00	1,495.12
GROUNDS			
700100 - Landscape Contract	3,003.33	0.00	3,003.33
TOTAL GROUNDS EXPENSE	3,003.33	0.00	3,003.33
UTILITIES			
800150 - Gas	26,804.36	0.00	26,804.36
800200 - Electricity	4,561.35	0.00	4,561.35
800300 - Water & Sewer	10,018.87	0.00	10,018.87
TOTAL UTILITIES	41,384.58	0.00	41,384.58
GENERAL ADMINISTRATIVE			
902000 - Telephone/Pagers	78.35	0.00	78.35
902200 - Office Supplies & Expense	253.46	0.00	253.46
902800 - Website	17.95	0.00	17.95
902900 - Online Services	279.23	0.00	279.23
904999 - Other General Admin Expenses	3,071.17	0.00	3,071.17
TOTAL GENERAL ADMINISTRATIVE	3,700.16	0.00	3,700.16
EMPLOYMENT EXPENSE			
910250 - Wages - Office	8,474.14	0.00	8,474.14
911100 - Wages-Employer Taxes	787.16	0.00	787.16
911405 - Manager Subcontract	14,950.84	0.00	14,950.84
TOTAL EMPLOYMENT EXPENSE	24,212.14	0.00	24,212.14

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Golden Ridge Condominium Association
Funds Income Statement For Current Month
02/28/2023

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	Current Month Operating	Current Month Reserves	Current Month Total
TOTAL EXPENSES	79,235.94	0.00	79,235.94
NET INCOME/(LOSS)	<u>17,096.88</u>	<u>34,980.69</u>	<u>52,077.57</u>

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	YTD Operating	YTD Reserves	YTD Total
REVENUES			
ASSESSMENTS			
400100 - Assessments	1,309,080.00	0.00	1,309,080.00
410900 - Revenue Due To Reserves	(349,760.00)	0.00	(349,760.00)
402200 - Assessments Reserves	0.00	349,760.00	349,760.00
TOTAL ASSESSMENTS	959,320.00	349,760.00	1,309,080.00
OTHER REVENUES			
420100 - Late Charges	501.00	0.00	501.00
420300 - Late Interest	1,734.67	0.00	1,734.67
430100 - Interest Income	0.00	1,090.85	1,090.85
445800 - Working Capital	2,783.96	0.00	2,783.96
446100 - Easement Income	7,586.91	0.00	7,586.91
455700 - Laundry Income	12,899.37	0.00	12,899.37
TOTAL OTHER REVENUES	25,505.91	1,090.85	26,596.76
TOTAL REVENUES	984,825.91	350,850.85	1,335,676.76
EXPENSES			
BUILDING EXPENSES			
500100 - Building Maintenance	27,489.36	5,286.59	32,775.95
500113 - Building Repair	0.00	400.00	400.00
500300 - Building Maint-Exterior	0.00	15,215.00	15,215.00
500700 - Plumbing	23,237.47	6,800.00	30,037.47
500721 - Moen Valves	(3,670.00)	0.00	(3,670.00)
501310 - Lighting	0.00	4,556.51	4,556.51
501450 - Carpet Cleaning	2,885.00	0.00	2,885.00
502100 - Roof	4,472.16	0.00	4,472.16
503700 - Pest Control	2,000.00	0.00	2,000.00
504200 - Cleaning/Janitorial	39,166.60	0.00	39,166.60
TOTAL BUILDING EXPENSES	95,580.59	32,258.10	127,838.69
MECHANICAL EQUIPMENT SYSTEMS			
525100 - HVAC/Boiler Contract	15,394.00	0.00	15,394.00
525200 - HVAC/Boiler Repairs	13,502.42	127,403.68	140,906.10
525300 - Domestic Water Sys Maint/Repr	1,830.00	0.00	1,830.00
535100 - Elevator Maint Contract	8,112.93	0.00	8,112.93
535200 - Elevator Repairs	555.62	0.00	555.62
535400 - Elevator inspection Fee	840.00	0.00	840.00
TOTAL MECHANICAL EQUIPMENT SYSTEMS	40,234.97	127,403.68	167,638.65
FIRE ENTRY SECURITY SYS & SERVICES			
545050 - Fire/Entry/Security Systems	15,693.86	0.00	15,693.86
TOTAL FIRE ENTRY SECURITY SYS & SERVICES	15,693.86	0.00	15,693.86
RECREATION FACILITIES			
600200 - Pool	1,519.41	0.00	1,519.41
600300 - Pool Equipment	120.01	1,433.53	1,553.54
600600 - Pool Chemicals & Supplies	773.21	0.00	773.21
610100 - Exercise Equipment	5,175.81	0.00	5,175.81
610200 - Exercise Room	2,851.94	0.00	2,851.94
620100 - Clubhouse	2,483.52	1,135.00	3,618.52
635145 - Community Center	11,915.14	0.00	11,915.14
TOTAL RECREATION FACILITIES	24,839.04	2,568.53	27,407.57
GROUNDS			
700100 - Landscape Contract	30,033.30	0.00	30,033.30

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	YTD Operating	YTD Reserves	YTD Total
700150 - Grounds Maintenance	4,060.54	4,139.75	8,200.29
700400 - Trees	11,775.00	0.00	11,775.00
700900 - Sprinklers	7,071.32	0.00	7,071.32
701500 - Snow Removal	17,635.00	0.00	17,635.00
710450 - Parking Lot Maintenance	0.00	37,425.00	37,425.00
720100 - Concrete	0.00	4,215.25	4,215.25
720335 - Trash Enclosures	0.00	3,012.88	3,012.88
TOTAL GROUNDS EXPENSE	70,575.16	48,792.88	119,368.04
UTILITIES			
800150 - Gas	128,915.94	0.00	128,915.94
800200 - Electricity	47,488.38	0.00	47,488.38
800300 - Water & Sewer	139,329.06	0.00	139,329.06
800800 - Trash Removal	31,119.23	0.00	31,119.23
TOTAL UTILITIES	346,852.61	0.00	346,852.61
GENERAL ADMINISTRATIVE			
900100 - Management	17,577.00	0.00	17,577.00
900400 - Legal	5,652.71	0.00	5,652.71
900500 - Reimbursed Legal	(3,018.00)	0.00	(3,018.00)
900700 - Insurance	162,869.43	0.00	162,869.43
900900 - Audit/Tax Prep	3,150.00	0.00	3,150.00
901101 - Income Tax Expense	21.22	0.00	21.22
901350 - Meeting Expense	731.02	0.00	731.02
902000 - Telephone/Pagers	11,593.00	0.00	11,593.00
902200 - Office Supplies & Expense	7,965.13	0.00	7,965.13
902800 - Website	369.74	0.00	369.74
902900 - Online Services	2,745.53	0.00	2,745.53
903000 - Engineers/Consultants	9,747.00	0.00	9,747.00
903200 - Bank Charges	30.00	505.00	535.00
904999 - Other General Admin Expenses	3,272.58	0.00	3,272.58
TOTAL GENERAL ADMINISTRATIVE	222,706.36	505.00	223,211.36
EMPLOYMENT EXPENSE			
910250 - Wages - Office	83,282.08	0.00	83,282.08
911100 - Wages-Employer Taxes	7,024.75	0.00	7,024.75
911200 - Wages-Payroll Processing	1,152.61	0.00	1,152.61
911300 - Wages-Workers Comp	(2,070.34)	0.00	(2,070.34)
911405 - Manager Subcontract	149,070.90	0.00	149,070.90
TOTAL EMPLOYMENT EXPENSE	238,460.00	0.00	238,460.00
TOTAL EXPENSES	1,054,942.59	211,528.19	1,266,470.78
NET INCOME/(LOSS)	(70,116.68)	139,322.66	69,205.98