

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

	Operating	Reserves	Total
CASH			
100100 - Citywide Banks	117,397.83	222,868.25	340,266.08
100300 - US Bank Payroll	6,414.57	0.00	6,414.57
100400 - Petty Cash	400.00	0.00	400.00
100500 - Centennial Bank Checking	1,153.53	0.00	1,153.53
100600 - Centennial Bank Savings	504.68	1,920.17	2,424.85
100700 - UBS Business Service Acct	0.00	49,144.41	49,144.41
100800 - Wells Fargo Market Linked CD	0.00	104,194.23	104,194.23
TOTAL CASH	125,870.61	378,127.06	503,997.67
NET	125,870.61	378,127.06	503,997.67
ACCOUNTS RECEIVABLE			
130100 - Assessments Receivable	16,594.44	0.00	16,594.44
TOTAL ACCOUNTS RECEIVABLE	16,594.44	0.00	16,594.44
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	256,113.06	378,127.06	634,240.12
LIABILITIES			
ACCOUNTS PAYABLE			
200100 - Prepaid Assessments	45,058.93	0.00	45,058.93
TOTAL ACCOUNTS PAYABLE	45,058.93	0.00	45,058.93
OTHER PAYABLES			
210100 - Other Payables	947.00	0.00	947.00
TOTAL OTHER PAYABLES	947.00	0.00	947.00
TOTAL LIABILITIES	46,005.93	0.00	46,005.93
EQUITY			
FUND BALANCES			
301200 - Retained Earnings	112,762.85	347,663.46	460,426.31
301300 - Inter Fund Transfers	(73,562.79)	73,562.79	0.00
301550 - Prior Period Adjustments	117,759.31	(53,487.52)	64,271.79
Current Earnings	53,147.76	10,388.33	63,536.09
TOTAL EQUITY	210,107.13	378,127.06	588,234.19
TOTAL LIABILITIES & EQUITY	256,113.06	378,127.06	634,240.12

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	Current Month Operating	Current Month Reserves	Current Month Total
REVENUES			
ASSESSMENTS			
400100 - Assessments	104,656.00	0.00	104,656.00
410900 - Revenue Due To Reserves	(14,515.83)	0.00	(14,515.83)
402200 - Assessments Reserves	0.00	14,515.83	14,515.83
TOTAL ASSESSMENTS	90,140.17	14,515.83	104,656.00
OTHER REVENUES			
420100 - Late Charges	200.00	0.00	200.00
420300 - Late Interest	142.90	0.00	142.90
430100 - Interest Income	0.00	1.77	1.77
445800 - Working Capital	494.96	0.00	494.96
446100 - Easement Income	1,746.14	0.00	1,746.14
455700 - Laundry Income	1,306.32	0.00	1,306.32
TOTAL OTHER REVENUES	3,890.32	1.77	3,892.09
TOTAL REVENUES	94,030.49	14,517.60	108,548.09
EXPENSES			
BUILDING EXPENSES			
500100 - Building Maintenance	980.51	0.00	980.51
500300 - Building Maint-Exterior	0.00	950.00	950.00
500700 - Plumbing	1,201.01	0.00	1,201.01
TOTAL BUILDING EXPENSES	2,181.52	950.00	3,131.52
MECHANICAL EQUIPMENT SYSTEMS			
525200 - HVAC/Boiler Repairs	260.82	0.00	260.82
TOTAL MECHANICAL EQUIPMENT SYSTEMS	260.82	0.00	260.82
RECREATION FACILITIES			
600600 - Pool Chemicals & Supplies	885.04	0.00	885.04
610200 - Exercise Room	40.16	0.00	40.16
635145 - Community Center	631.32	0.00	631.32
TOTAL RECREATION FACILITIES	1,556.52	0.00	1,556.52
GROUNDS			
720100 - Concrete	0.00	4,900.00	4,900.00
TOTAL GROUNDS EXPENSE	0.00	4,900.00	4,900.00
UTILITIES			
800150 - Gas	3,968.80	0.00	3,968.80
800200 - Electricity	3,806.26	0.00	3,806.26
800300 - Water & Sewer	1,113.03	0.00	1,113.03
TOTAL UTILITIES	8,888.09	0.00	8,888.09
GENERAL ADMINISTRATIVE			
902200 - Office Supplies & Expense	517.36	0.00	517.36
902800 - Website	16.95	0.00	16.95
902900 - Online Services	(10.00)	0.00	(10.00)
TOTAL GENERAL ADMINISTRATIVE	524.31	0.00	524.31
EMPLOYMENT EXPENSE			
910250 - Wages - Office	8,557.84	0.00	8,557.84
911100 - Wages-Employer Taxes	700.47	0.00	700.47
911405 - Manager Subcontract	20,833.33	0.00	20,833.33
TOTAL EMPLOYMENT EXPENSE	30,091.64	0.00	30,091.64

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TOTAL EXPENSES	<u>43,502.90</u>	<u>5,850.00</u>	<u>49,352.90</u>
NET INCOME/(LOSS)	<u>50,527.59</u>	<u>8,667.60</u>	<u>59,195.19</u>

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	YTD Operating	YTD Reserves	YTD Total
REVENUES			
ASSESSMENTS			
400100 - Assessments	418,624.00	0.00	418,624.00
410900 - Revenue Due To Reserves	(58,063.32)	0.00	(58,063.32)
402200 - Assessments Reserves	0.00	58,063.32	58,063.32
TOTAL ASSESSMENTS	360,560.68	58,063.32	418,624.00
OTHER REVENUES			
420100 - Late Charges	223.37	0.00	223.37
420300 - Late Interest	516.42	0.00	516.42
430100 - Interest Income	0.00	9.01	9.01
445300 - Collection/NSF Fees	105.00	0.00	105.00
445800 - Working Capital	1,954.76	0.00	1,954.76
446100 - Easement Income	12,755.09	0.00	12,755.09
455700 - Laundry Income	7,074.53	0.00	7,074.53
TOTAL OTHER REVENUES	22,629.17	9.01	22,638.18
TOTAL REVENUES	383,189.85	58,072.33	441,262.18
EXPENSES			
BUILDING EXPENSES			
500100 - Building Maintenance	5,499.71	0.00	5,499.71
500300 - Building Maint-Exterior	0.00	11,450.00	11,450.00
500700 - Plumbing	3,551.01	(5,000.00)	(1,448.99)
502100 - Roof	1,523.00	9,824.00	11,347.00
504200 - Cleaning/Janitorial	(2,520.00)	0.00	(2,520.00)
TOTAL BUILDING EXPENSES	8,053.72	16,274.00	24,327.72
MECHANICAL EQUIPMENT SYSTEMS			
525200 - HVAC/Boiler Repairs	2,620.78	0.00	2,620.78
535100 - Elevator Maint Contract	3,852.00	0.00	3,852.00
TOTAL MECHANICAL EQUIPMENT SYSTEMS	6,472.78	0.00	6,472.78
FIRE ENTRY SECURITY SYS & SERVICES			
545050 - Fire/Entry/Security Systems	329.16	0.00	329.16
TOTAL FIRE ENTRY SECURITY SYS & SERVICES	329.16	0.00	329.16
LAUNDRY OPERATIONS & APPLIANCES			
560215 - Laundry Facilities	0.00	(5,000.00)	(5,000.00)
TOTAL LAUNDRY OPERATIONS & APPLIANCES	0.00	(5,000.00)	(5,000.00)
RECREATION FACILITIES			
600200 - Pool	550.00	0.00	550.00
600600 - Pool Chemicals & Supplies	1,566.55	0.00	1,566.55
610100 - Exercise Equipment	180.06	0.00	180.06
610200 - Exercise Room	965.16	0.00	965.16
620100 - Clubhouse	3,965.95	0.00	3,965.95
635145 - Community Center	3,134.37	0.00	3,134.37
TOTAL RECREATION FACILITIES	10,362.09	0.00	10,362.09
GROUNDS			
700100 - Landscape Contract	6,006.00	0.00	6,006.00
700150 - Grounds Maintenance	4,830.83	0.00	4,830.83
700900 - Sprinklers	4,346.32	0.00	4,346.32
710450 - Parking Lot Maintenance	0.00	28,550.00	28,550.00
720100 - Concrete	0.00	4,900.00	4,900.00
720335 - Trash Enclosures	0.00	2,960.00	2,960.00

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	YTD Operating	YTD Reserves	YTD Total
721100 - Water Lines	680.00	0.00	680.00
721400 - Courtesy Patrol	1,389.62	0.00	1,389.62
TOTAL GROUNDS EXPENSE	17,252.77	36,410.00	53,662.77
UTILITIES			
800150 - Gas	32,078.88	0.00	32,078.88
800200 - Electricity	14,159.67	0.00	14,159.67
800300 - Water & Sewer	33,986.36	0.00	33,986.36
800800 - Trash Removal	5,432.40	0.00	5,432.40
TOTAL UTILITIES	85,657.31	0.00	85,657.31
GENERAL ADMINISTRATIVE			
900100 - Management	5,859.00	0.00	5,859.00
900400 - Legal	357.50	0.00	357.50
900700 - Insurance	63,595.48	0.00	63,595.48
900900 - Audit/Tax Prep	2,950.00	0.00	2,950.00
901350 - Meeting Expense	208.70	0.00	208.70
901500 - Holidays/Entertainment	50.00	0.00	50.00
902000 - Telephone/Pagers	3,440.19	0.00	3,440.19
902200 - Office Supplies & Expense	2,537.51	0.00	2,537.51
902800 - Website	67.80	0.00	67.80
902900 - Online Services	1,993.10	0.00	1,993.10
903000 - Engineers/Consultants	5,400.00	0.00	5,400.00
903200 - Bank Charges	370.00	0.00	370.00
904999 - Other General Admin Expenses	2,529.35	0.00	2,529.35
TOTAL GENERAL ADMINISTRATIVE	89,358.63	0.00	89,358.63
EMPLOYMENT EXPENSE			
910250 - Wages - Office	32,223.33	0.00	32,223.33
911100 - Wages-Employer Taxes	2,689.64	0.00	2,689.64
911200 - Wages-Payroll Processing	315.46	0.00	315.46
911405 - Manager Subcontract	77,327.20	0.00	77,327.20
TOTAL EMPLOYMENT EXPENSE	112,555.63	0.00	112,555.63
TOTAL EXPENSES	330,042.09	47,684.00	377,726.09
NET INCOME/(LOSS)	53,147.76	10,388.33	63,536.09

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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							
104,656	104,665	(9)	1.400100	418,624	418,660	(36)	1,255,990
(14,516)	(14,515)	(1)	1.410900	(58,063)	(58,060)	(3)	(174,190)
90,140	90,150	(10)		360,561	360,600	(39)	1,081,800
TOTAL OPERATING ASSESSMENTS							
OTHER OPERATING REVENUE							
200	55	145	1.420100	223	220	3	660
143	113	30	1.420300	516	452	64	1,350
0	0	0	1.445300	105	0	105	0
0	83	(83)	1.445755	0	332	(332)	1,000
495	185	310	1.445800	1,955	740	1,215	2,230
1,746	0	1,746	1.446100	12,755	0	12,755	0
1,306	607	699	1.455700	7,075	2,428	4,647	7,290
3,890	1,043	2,847		22,629	4,172	18,457	12,530
94,030	91,193	2,837		383,190	364,772	18,418	1,094,330
OPERATING EXPENSES							
BUILDING							
0	416	416	1.500050	0	1,664	1,664	5,000
981	2,878	1,897	1.500100	5,500	11,512	6,012	34,540
1,201	560	(641)	1.500700	3,551	2,240	(1,311)	6,730
0	0	0	1.501450	0	3,000	3,000	3,000
0	83	83	1.502100	1,523	332	(1,191)	1,000
0	53	53	1.503700	0	212	212	640
0	4,124	4,124	1.504200	(2,520)	16,496	19,016	49,500
2,182	8,114	5,932		8,054	35,456	27,402	100,410
MECHANICAL EQUIPMENT SYSTEMS							
261	1,249	988	1.525200	2,621	4,996	2,375	15,000
0	195	195	1.525300	0	780	780	2,350
0	1,215	1,215	1.535100	3,852	4,860	1,008	14,580
0	208	208	1.535200	0	832	832	2,500
0	0	0	1.535400	0	840	840	840
261	2,867	2,606		6,473	12,308	5,835	35,270
FIRE ENTRY SECURITY SYSTEMS & SERVICES							
0	1,544	1,544	1.545050	329	6,176	5,847	18,535
0	1,544	1,544		329	6,176	5,847	18,535
RECREATION FACILITIES							
0	85	85	1.600200	550	340	(210)	1,020
0	42	42	1.600300	0	168	168	500
885	283	(602)	1.600600	1,567	1,132	(435)	3,390
0	24	24	1.610100	180	96	(84)	290
40	16	(24)	1.610200	965	64	(901)	200
0	34	34	1.620100	3,966	136	(3,830)	410
631	990	359	1.635145	3,134	3,960	826	11,890
1,557	1,474	(83)		10,362	5,896	(4,466)	17,700
TOTAL RECREATION FACILITIES							
GROUNDS							
0	3,003	3,003	1.700100	6,006	12,012	6,006	36,040
0	433	433	1.700150	4,831	1,732	(3,099)	5,200
0	0	0	1.700400	0	2,500	2,500	5,000
0	833	833	1.700900	4,346	3,332	(1,014)	5,000
0	0	0	1.701500	0	0	0	26,870
0	208	208	1.721100	680	832	152	2,500
0	700	700	1.721400	1,390	2,800	1,410	8,400
0	5,177	5,177		17,253	23,208	5,955	89,010
TOTAL GROUNDS EXPENSE							
UTILITIES							
3,969	3,513	(456)	1.800150	32,079	25,252	(6,827)	82,480
3,806	3,819	13	1.800200	14,160	15,276	1,116	45,830
1,113	16,038	14,925	1.800300	33,986	54,716	20,730	161,275
0	2,587	2,587	1.800800	5,432	10,348	4,916	31,050
8,888	25,957	17,069		85,657	105,592	19,935	320,635
TOTAL UTILITIES EXPENSE							
ADMINISTRATIVE							
ADMINISTRATIVE GENERAL							
0	1,953	1,953	1.900100	5,859	7,812	1,953	23,440
0	375	375	1.900400	358	1,500	1,143	4,500
0	(139)	(139)	1.900500	0	(556)	(556)	(1,670)
0	15,259	15,259	1.900700	63,595	61,036	(2,559)	183,110
0	2,925	2,925	1.900900	2,950	2,925	(25)	2,925
0	0	0	1.901101	0	0	0	170
0	69	69	1.901350	209	276	67	830

Golden Ridge Condominium Association
Budget Comparison - Operating Fund
08/31/2021

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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	
0	0	0	1.901500	Holidays/Entertainment	50	0	(50)	340
0	106	106	1.901905	Concession Expense	0	424	424	1,270
0	1,213	1,213	1.902000	Telephones	3,440	4,852	1,412	14,560
517	545	28	1.902200	Office Supplies & Expense	2,538	2,180	(358)	6,540
17	82	65	1.902800	Website	68	328	260	980
(10)	461	471	1.902900	Online Services	1,993	1,844	(149)	5,530
0	0	0	1.903000	Engineers/Consultants	5,400	0	(5,400)	0
0	30	30	1.903200	Bank Charges	370	120	(250)	360
0	198	198	1.903400	Bad Debt	0	792	792	2,390
0	468	468	1.904999	Other General Admin Expenses	2,529	1,872	(657)	5,620
524	23,545	23,021		TOTAL GENERAL ADMIN EXP	89,359	85,405	(3,954)	250,895
				SALARIES				
8,558	8,456	(102)	1.910250	Wages - Office	32,223	33,824	1,601	101,480
0	0	0	1.910800	Wages/Sal -Bonuses	0	0	0	1,000
700	699	(1)	1.911100	Wages/Sal - Employer Taxes	2,690	2,796	106	8,390
0	162	162	1.911200	Wages/Sal - Payroll Processing	315	648	333	1,950
0	162	162	1.911300	Wages - Workers Comp	0	648	648	1,950
20,833	12,259	(8,574)	1.911405	Manager Subcontract	77,327	49,036	(28,291)	147,105
30,092	21,738	(8,354)		TOTAL SALARIES EXPENSE	112,556	86,952	(25,604)	261,875
43,503	90,416	46,913		TOTAL OPERATING EXPENSES	330,042	360,993	30,951	1,094,330
50,528	777	49,751		NET OPERATING INCOME/(LOSS)	53,148	3,779	49,369	0