

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

	Operating	Reserves	Total
CASH			
100100 - Citywide Banks	78,473.82	116,398.93	194,872.75
100300 - US Bank Payroll	6,414.57	100,000.00	106,414.57
100400 - Petty Cash	400.00	0.00	400.00
100500 - Centennial Bank Checking	319.71	0.00	319.71
100600 - Centennial Bank Savings	504.68	1,920.23	2,424.91
100700 - UBS Business Service Acct	0.00	48,882.05	48,882.05
100800 - Wells Fargo Market Linked CD	0.00	104,025.33	104,025.33
TOTAL CASH	86,112.78	371,226.54	457,339.32
NET	86,112.78	371,226.54	457,339.32
ACCOUNTS RECEIVABLE			
130100 - Assessments Receivable	19,136.88	0.00	19,136.88
TOTAL ACCOUNTS RECEIVABLE	19,136.88	0.00	19,136.88
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	218,897.67	371,226.54	590,124.21
LIABILITIES			
ACCOUNTS PAYABLE			
200100 - Prepaid Assessments	35,755.08	0.00	35,755.08
TOTAL ACCOUNTS PAYABLE	35,755.08	0.00	35,755.08
OTHER PAYABLES			
210100 - Other Payables	554.91	0.00	554.91
TOTAL OTHER PAYABLES	554.91	0.00	554.91
TOTAL LIABILITIES	36,309.99	0.00	36,309.99
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	25,628.31	3,487.81	29,116.12
TOTAL EQUITY	182,587.68	371,226.54	553,814.22
TOTAL LIABILITIES & EQUITY	218,897.67	371,226.54	590,124.21

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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	63.00	0.00	63.00
420300 - Late Interest	153.05	0.00	153.05
430100 - Interest Income	0.00	2.68	2.68
445300 - Collection/NSF Fees	(125.00)	0.00	(125.00)
445800 - Working Capital	334.12	0.00	334.12
446100 - Easement Income	2,385.57	0.00	2,385.57
455700 - Laundry Income	1,045.36	0.00	1,045.36
TOTAL OTHER REVENUES	3,856.10	2.68	3,858.78
TOTAL REVENUES	93,996.27	14,518.51	108,514.78
EXPENSES			
BUILDING EXPENSES			
500100 - Building Maintenance	1,786.94	0.00	1,786.94
500700 - Plumbing	50.00	4,264.58	4,314.58
500721 - Moen Valves	(300.00)	0.00	(300.00)
TOTAL BUILDING EXPENSES	1,536.94	4,264.58	5,801.52
MECHANICAL EQUIPMENT SYSTEMS			
525200 - HVAC/Boiler Repairs	7,579.76	0.00	7,579.76
535100 - Elevator Maint Contract	1,322.00	0.00	1,322.00
TOTAL MECHANICAL EQUIPMENT SYSTEMS	8,901.76	0.00	8,901.76
FIRE ENTRY SECURITY SYS & SERVICES			
545050 - Fire/Entry/Security Systems	619.17	0.00	619.17
TOTAL FIRE ENTRY SECURITY SYS & SERVICES	619.17	0.00	619.17
RECREATION FACILITIES			
600200 - Pool	518.89	0.00	518.89
600600 - Pool Chemicals & Supplies	213.25	0.00	213.25
610100 - Exercise Equipment	177.36	0.00	177.36
620100 - Clubhouse	956.01	1,216.27	2,172.28
635145 - Community Center	911.88	0.00	911.88
TOTAL RECREATION FACILITIES	2,777.39	1,216.27	3,993.66
GROUNDS			
700150 - Grounds Maintenance	1,634.98	8,233.00	9,867.98
TOTAL GROUNDS EXPENSE	1,634.98	8,233.00	9,867.98
UTILITIES			
800150 - Gas	5,304.66	0.00	5,304.66
800200 - Electricity	3,962.56	0.00	3,962.56
800300 - Water & Sewer	14,959.94	0.00	14,959.94
800800 - Trash Removal	3,735.58	0.00	3,735.58
TOTAL UTILITIES	27,962.74	0.00	27,962.74
GENERAL ADMINISTRATIVE			
900100 - Management	1,953.00	0.00	1,953.00
900400 - Legal	211.25	0.00	211.25

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900700 - Insurance	15,162.41	0.00	15,162.41
901350 - Meeting Expense	190.15	0.00	190.15
901500 - Holidays/Entertainment	35.62	0.00	35.62
902000 - Telephone/Pagers	1,120.07	0.00	1,120.07
902200 - Office Supplies & Expense	963.18	0.00	963.18
902800 - Website	16.95	0.00	16.95
902900 - Online Services	1,740.22	0.00	1,740.22
904999 - Other General Admin Expenses	777.25	0.00	777.25
TOTAL GENERAL ADMINISTRATIVE	22,170.10	0.00	22,170.10
EMPLOYMENT EXPENSE			
910250 - Wages - Office	7,081.38	0.00	7,081.38
911100 - Wages-Employer Taxes	556.66	0.00	556.66
911200 - Wages-Payroll Processing	180.00	0.00	180.00
911405 - Manager Subcontract	20,833.33	0.00	20,833.33
TOTAL EMPLOYMENT EXPENSE	28,651.37	0.00	28,651.37
TOTAL EXPENSES	94,254.45	13,713.85	107,968.30
NET INCOME/(LOSS)	(258.18)	804.66	546.48

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	YTD Operating	YTD Reserves	YTD Total
REVENUES			
ASSESSMENTS			
400100 - Assessments	732,592.00	0.00	732,592.00
410900 - Revenue Due To Reserves	(101,610.81)	0.00	(101,610.81)
402200 - Assessments Reserves	0.00	101,610.81	101,610.81
TOTAL ASSESSMENTS	630,981.19	101,610.81	732,592.00
OTHER REVENUES			
420100 - Late Charges	539.37	0.00	539.37
420300 - Late Interest	952.97	0.00	952.97
430100 - Interest Income	0.00	22.94	22.94
445300 - Collection/NSF Fees	230.00	0.00	230.00
445800 - Working Capital	3,108.78	0.00	3,108.78
446100 - Easement Income	15,140.66	0.00	15,140.66
455700 - Laundry Income	11,138.90	0.00	11,138.90
TOTAL OTHER REVENUES	31,110.68	22.94	31,133.62
TOTAL REVENUES	662,091.87	101,633.75	763,725.62
EXPENSES			
BUILDING EXPENSES			
500100 - Building Maintenance	17,787.25	0.00	17,787.25
500300 - Building Maint-Exterior	0.00	11,450.00	11,450.00
500700 - Plumbing	5,901.01	(735.42)	5,165.59
500721 - Moen Valves	(635.00)	0.00	(635.00)
502100 - Roof	3,551.09	9,824.00	13,375.09
504200 - Cleaning/Janitorial	(2,520.00)	0.00	(2,520.00)
TOTAL BUILDING EXPENSES	24,084.35	20,538.58	44,622.93
MECHANICAL EQUIPMENT SYSTEMS			
525200 - HVAC/Boiler Repairs	12,350.54	8,122.00	20,472.54
535100 - Elevator Maint Contract	9,546.50	0.00	9,546.50
TOTAL MECHANICAL EQUIPMENT SYSTEMS	21,897.04	8,122.00	30,019.04
FIRE ENTRY SECURITY SYS & SERVICES			
545050 - Fire/Entry/Security Systems	6,926.13	0.00	6,926.13
TOTAL FIRE ENTRY SECURITY SYS & SERVICES	6,926.13	0.00	6,926.13
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	2,027.64	1,560.00	3,587.64
600600 - Pool Chemicals & Supplies	1,779.80	0.00	1,779.80
610100 - Exercise Equipment	1,121.91	3,009.60	4,131.51
610200 - Exercise Room	1,110.36	0.00	1,110.36
620100 - Clubhouse	4,921.96	1,640.91	6,562.87
635145 - Community Center	5,475.56	0.00	5,475.56
TOTAL RECREATION FACILITIES	16,437.23	6,210.51	22,647.74
GROUNDS			
700100 - Landscape Contract	6,006.00	0.00	6,006.00
700150 - Grounds Maintenance	7,207.96	12,414.45	19,622.41
700400 - Trees	2,805.00	0.00	2,805.00
700900 - Sprinklers	4,823.40	0.00	4,823.40
710450 - Parking Lot Maintenance	0.00	28,550.00	28,550.00

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720100 - Concrete	0.00	4,900.00	4,900.00
720335 - Trash Enclosures	0.00	2,960.00	2,960.00
721100 - Water Lines	680.00	0.00	680.00
721200 - Hydrants	0.00	19,010.00	19,010.00
721400 - Courtesy Patrol	1,389.62	0.00	1,389.62
TOTAL GROUNDS EXPENSE	22,911.98	67,834.45	90,746.43
UTILITIES			
800150 - Gas	46,395.88	0.00	46,395.88
800200 - Electricity	23,664.12	0.00	23,664.12
800300 - Water & Sewer	98,450.47	0.00	98,450.47
800800 - Trash Removal	14,889.41	0.00	14,889.41
TOTAL UTILITIES	183,399.88	0.00	183,399.88
GENERAL ADMINISTRATIVE			
900100 - Management	11,718.00	0.00	11,718.00
900400 - Legal	568.75	0.00	568.75
900700 - Insurance	109,082.71	0.00	109,082.71
900900 - Audit/Tax Prep	2,950.00	0.00	2,950.00
901350 - Meeting Expense	622.81	0.00	622.81
901500 - Holidays/Entertainment	118.95	0.00	118.95
902000 - Telephone/Pagers	7,903.79	0.00	7,903.79
902200 - Office Supplies & Expense	4,929.70	0.00	4,929.70
902800 - Website	118.65	0.00	118.65
902900 - Online Services	4,562.14	0.00	4,562.14
903000 - Engineers/Consultants	8,000.00	0.00	8,000.00
903200 - Bank Charges	370.00	440.40	810.40
904999 - Other General Admin Expenses	3,306.60	0.00	3,306.60
TOTAL GENERAL ADMINISTRATIVE	154,252.10	440.40	154,692.50
EMPLOYMENT EXPENSE			
910250 - Wages - Office	60,137.41	0.00	60,137.41
911100 - Wages-Employer Taxes	5,164.79	0.00	5,164.79
911200 - Wages-Payroll Processing	963.46	0.00	963.46
911300 - Wages-Workers Comp	462.00	0.00	462.00
911405 - Manager Subcontract	139,827.19	0.00	139,827.19
TOTAL EMPLOYMENT EXPENSE	206,554.85	0.00	206,554.85
TOTAL EXPENSES	636,463.56	98,145.94	734,609.50
NET INCOME/(LOSS)	25,628.31	3,487.81	29,116.12

Golden Ridge Condominium Association
Budget Comparison - Operating Fund
11/30/2021

C/O LCM Property Management
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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	732,592	732,655	(63)	1,255,990
(14,516)	(14,515)	(1)	1.410900	(101,611)	(101,605)	(6)	(174,190)
90,140	90,150	(10)		630,981	631,050	(69)	1,081,800
TOTAL OPERATING ASSESSMENTS							
OTHER OPERATING REVENUE							
63	55	8	1.420100	539	385	154	660
153	113	40	1.420300	953	791	162	1,350
(125)	0	(125)	1.445300	230	0	230	0
0	83	(83)	1.445755	0	581	(581)	1,000
334	185	149	1.445800	3,109	1,295	1,814	2,230
2,386	0	2,386	1.446100	15,141	0	15,141	0
1,045	607	438	1.455700	11,139	4,249	6,890	7,290
3,856	1,043	2,813		31,111	7,301	23,810	12,530
93,996	91,193	2,803		662,092	638,351	23,741	1,094,330
OPERATING EXPENSES							
BUILDING							
0	416	416	1.500050	0	2,912	2,912	5,000
1,787	2,878	1,091	1.500100	17,787	20,146	2,359	34,540
50	560	510	1.500700	5,901	3,920	(1,981)	6,730
(300)	0	300	1.500721	(635)	0	635	0
0	0	0	1.501450	0	3,000	3,000	3,000
0	83	83	1.502100	3,551	581	(2,970)	1,000
0	53	53	1.503700	0	371	371	640
0	4,124	4,124	1.504200	(2,520)	28,868	31,388	49,500
1,537	8,114	6,577		24,084	59,798	35,714	100,410
TOTAL BUILDING EXPENSES							
MECHANICAL EQUIPMENT SYSTEMS							
7,580	1,249	(6,331)	1.525200	12,351	8,743	(3,608)	15,000
0	195	195	1.525300	0	1,365	1,365	2,350
1,322	1,215	(107)	1.535100	9,547	8,505	(1,042)	14,580
0	208	208	1.535200	0	1,456	1,456	2,500
0	0	0	1.535400	0	840	840	840
8,902	2,867	(6,035)		21,897	20,909	(988)	35,270
TOTAL MECHANICAL/EQUIPMENT SYSTEMS							
FIRE ENTRY SECURITY SYSTEMS & SERVICES							
619	1,544	925	1.545050	6,926	10,808	3,882	18,535
619	1,544	925		6,926	10,808	3,882	18,535
TOTAL FIRE ENTRY SECURITY SYS & SRVS							
RECREATION FACILITIES							
519	85	(434)	1.600200	2,028	595	(1,433)	1,020
0	42	42	1.600300	0	294	294	500
213	283	70	1.600600	1,780	1,981	201	3,390
177	24	(153)	1.610100	1,122	168	(954)	290
0	16	16	1.610200	1,110	112	(998)	200
956	34	(922)	1.620100	4,922	238	(4,684)	410
912	990	78	1.635145	5,476	6,930	1,454	11,890
2,777	1,474	(1,303)		16,437	10,318	(6,119)	17,700
TOTAL RECREATION FACILITIES							
GROUNDS							
0	3,003	3,003	1.700100	6,006	21,021	15,015	36,040
1,635	433	(1,202)	1.700150	7,208	3,031	(4,177)	5,200
0	0	0	1.700400	2,805	5,000	2,195	5,000
0	0	0	1.700900	4,823	5,000	177	5,000
0	5,374	5,374	1.701500	0	5,374	5,374	26,870
0	208	208	1.721100	680	1,456	776	2,500
0	700	700	1.721400	1,390	4,900	3,510	8,400
1,635	9,718	8,083		22,912	45,782	22,870	89,010
TOTAL GROUNDS EXPENSE							
UTILITIES							
5,305	3,513	(1,792)	1.800150	46,396	35,791	(10,605)	82,480
3,963	3,819	(144)	1.800200	23,664	26,733	3,069	45,830
14,960	14,874	(86)	1.800300	98,450	105,000	6,550	161,275
3,736	2,587	(1,149)	1.800800	14,889	18,109	3,220	31,050
27,963	24,793	(3,170)		183,400	185,633	2,233	320,635
TOTAL UTILITIES EXPENSE							
ADMINISTRATIVE							
ADMINISTRATIVE GENERAL							
1,953	1,953	0	1.900100	11,718	13,671	1,953	23,440
211	375	164	1.900400	569	2,625	2,056	4,500
0	(139)	(139)	1.900500	0	(973)	(973)	(1,670)
15,162	15,259	97	1.900700	109,083	106,813	(2,270)	183,110
0	0	0	1.900900	2,950	2,925	(25)	2,925
0	170	170	1.901101	0	170	170	170

Golden Ridge Condominium Association
Budget Comparison - Operating Fund
11/30/2021

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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
190	69	(121)	1.901350 Meeting Expenses	623	483	(140)	830
36	0	(36)	1.901500 Holidays/Entertainment	119	340	221	340
0	106	106	1.901905 Concession Expense	0	742	742	1,270
1,120	1,213	93	1.902000 Telephones	7,904	8,491	587	14,560
963	545	(418)	1.902200 Office Supplies & Expense	4,930	3,815	(1,115)	6,540
17	82	65	1.902800 Website	119	574	455	980
1,740	461	(1,279)	1.902900 Online Services	4,562	3,227	(1,335)	5,530
0	0	0	1.903000 Engineers/Consultants	8,000	0	(8,000)	0
0	30	30	1.903200 Bank Charges	370	210	(160)	360
0	198	198	1.903400 Bad Debt	0	1,386	1,386	2,390
777	468	(309)	1.904999 Other General Admin Expenses	3,307	3,276	(31)	5,620
22,170	20,790	(1,380)	TOTAL GENERAL ADMIN EXP	154,252	147,775	(6,477)	250,895
			SALARIES				
7,081	8,456	1,375	1.910250 Wages - Office	60,137	59,192	(945)	101,480
0	0	0	1.910800 Wages/Sal -Bonuses	0	0	0	1,000
557	699	142	1.911100 Wages/Sal - Employer Taxes	5,165	4,893	(272)	8,390
180	162	(18)	1.911200 Wages/Sal - Payroll Processing	963	1,134	171	1,950
0	162	162	1.911300 Wages - Workers Comp	462	1,134	672	1,950
20,833	12,259	(8,574)	1.911405 Manager Subcontract	139,827	85,813	(54,014)	147,105
28,651	21,738	(6,913)	TOTAL SALARIES EXPENSE	206,555	152,166	(54,389)	261,875
94,254	91,038	(3,216)	TOTAL OPERATING EXPENSES	636,464	633,189	(3,275)	1,094,330
(258)	155	(413)	NET OPERATING INCOME/(LOSS)	25,628	5,162	20,466	0