

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

	Operating	Reserves	Total
CASH			
100100 - Citywide Banks	56,884.75	83,555.47	140,440.22
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	819.47	0.00	819.47
100600 - Centennial Bank Savings	504.68	1,920.25	2,424.93
100700 - UBS Business Service Acct	0.00	48,882.05	48,882.05
100800 - Wells Fargo Market Linked CD	0.00	104,027.21	104,027.21
TOTAL CASH	65,023.47	338,384.98	403,408.45
NET	65,023.47	338,384.98	403,408.45
ACCOUNTS RECEIVABLE			
130100 - Assessments Receivable	18,047.17	0.00	18,047.17
TOTAL ACCOUNTS RECEIVABLE	18,047.17	0.00	18,047.17
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	196,718.65	338,384.98	535,103.63
LIABILITIES			
ACCOUNTS PAYABLE			
200100 - Prepaid Assessments	43,203.15	0.00	43,203.15
TOTAL ACCOUNTS PAYABLE	43,203.15	0.00	43,203.15
OTHER PAYABLES			
210100 - Other Payables	908.91	0.00	908.91
TOTAL OTHER PAYABLES	908.91	0.00	908.91
TOTAL LIABILITIES	44,112.06	0.00	44,112.06
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	(4,352.78)	(29,353.75)	(33,706.53)
TOTAL EQUITY	152,606.59	338,384.98	490,991.57
TOTAL LIABILITIES & EQUITY	196,718.65	338,384.98	535,103.63

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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	(68.68)	0.00	(68.68)
420300 - Late Interest	139.97	0.00	139.97
430100 - Interest Income	0.00	2.99	2.99
445300 - Collection/NSF Fees	(210.00)	0.00	(210.00)
445800 - Working Capital	196.00	0.00	196.00
455700 - Laundry Income	1,647.90	0.00	1,647.90
TOTAL OTHER REVENUES	1,705.19	2.99	1,708.18
TOTAL REVENUES	91,845.36	14,518.82	106,364.18
EXPENSES			
BUILDING EXPENSES			
500100 - Building Maintenance	2,342.88	0.00	2,342.88
500300 - Building Maint-Exterior	0.00	6,860.14	6,860.14
500700 - Plumbing	1,648.00	0.00	1,648.00
500721 - Moen Valves	(300.00)	0.00	(300.00)
TOTAL BUILDING EXPENSES	3,690.88	6,860.14	10,551.02
MECHANICAL EQUIPMENT SYSTEMS			
525200 - HVAC/Boiler Repairs	4,022.38	0.00	4,022.38
535100 - Elevator Maint Contract	3,919.41	0.00	3,919.41
535400 - Elevator inspection Fee	840.00	0.00	840.00
TOTAL MECHANICAL EQUIPMENT SYSTEMS	8,781.79	0.00	8,781.79
FIRE ENTRY SECURITY SYS & SERVICES			
545050 - Fire/Entry/Security Systems	4,114.06	0.00	4,114.06
TOTAL FIRE ENTRY SECURITY SYS & SERVICES	4,114.06	0.00	4,114.06
RECREATION FACILITIES			
600600 - Pool Chemicals & Supplies	48.98	0.00	48.98
610100 - Exercise Equipment	22.69	0.00	22.69
620100 - Clubhouse	1,370.34	0.00	1,370.34
635145 - Community Center	962.73	0.00	962.73
TOTAL RECREATION FACILITIES	2,404.74	0.00	2,404.74
GROUNDS			
700150 - Grounds Maintenance	1,600.00	0.00	1,600.00
700400 - Trees	1,200.00	0.00	1,200.00
710450 - Parking Lot Maintenance	0.00	2,750.00	2,750.00
720100 - Concrete	0.00	5,148.00	5,148.00
TOTAL GROUNDS EXPENSE	2,800.00	7,898.00	10,698.00
UTILITIES			
800150 - Gas	7,061.19	0.00	7,061.19
800200 - Electricity	7,514.56	0.00	7,514.56
800300 - Water & Sewer	9,682.12	0.00	9,682.12
800800 - Trash Removal	5,241.48	0.00	5,241.48
TOTAL UTILITIES	29,499.35	0.00	29,499.35

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	Current Month Operating	Current Month Reserves	Current Month Total
GENERAL ADMINISTRATIVE			
900100 - Management	3,906.00	0.00	3,906.00
900700 - Insurance	25,297.98	0.00	25,297.98
901350 - Meeting Expense	13.88	0.00	13.88
902000 - Telephone/Pagers	1,119.96	0.00	1,119.96
902200 - Office Supplies & Expense	971.37	0.00	971.37
902800 - Website	16.95	0.00	16.95
902900 - Online Services	(101.74)	0.00	(101.74)
903000 - Engineers/Consultants	9,000.00	0.00	9,000.00
904999 - Other General Admin Expenses	640.00	0.00	640.00
TOTAL GENERAL ADMINISTRATIVE	40,864.40	0.00	40,864.40
EMPLOYMENT EXPENSE			
910250 - Wages - Office	7,622.30	0.00	7,622.30
911100 - Wages-Employer Taxes	597.60	0.00	597.60
911200 - Wages-Payroll Processing	156.00	0.00	156.00
911300 - Wages-Workers Comp	462.00	0.00	462.00
911405 - Manager Subcontract	20,833.33	0.00	20,833.33
TOTAL EMPLOYMENT EXPENSE	29,671.23	0.00	29,671.23
TOTAL EXPENSES	121,826.45	14,758.14	136,584.59
NET INCOME/(LOSS)	(29,981.09)	(239.32)	(30,220.41)

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	YTD Operating	YTD Reserves	YTD Total
REVENUES			
ASSESSMENTS			
400100 - Assessments	837,248.00	0.00	837,248.00
410900 - Revenue Due To Reserves	(116,126.64)	0.00	(116,126.64)
402200 - Assessments Reserves	0.00	116,126.64	116,126.64
TOTAL ASSESSMENTS	721,121.36	116,126.64	837,248.00
OTHER REVENUES			
420100 - Late Charges	470.69	0.00	470.69
420300 - Late Interest	1,092.94	0.00	1,092.94
430100 - Interest Income	0.00	25.93	25.93
445300 - Collection/NSF Fees	20.00	0.00	20.00
445800 - Working Capital	3,304.78	0.00	3,304.78
446100 - Easement Income	15,140.66	0.00	15,140.66
455700 - Laundry Income	12,786.80	0.00	12,786.80
TOTAL OTHER REVENUES	32,815.87	25.93	32,841.80
TOTAL REVENUES	753,937.23	116,152.57	870,089.80
EXPENSES			
BUILDING EXPENSES			
500100 - Building Maintenance	20,130.13	0.00	20,130.13
500300 - Building Maint-Exterior	0.00	18,310.14	18,310.14
500700 - Plumbing	7,549.01	(735.42)	6,813.59
500721 - Moen Valves	(935.00)	0.00	(935.00)
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	27,775.23	27,398.72	55,173.95
MECHANICAL EQUIPMENT SYSTEMS			
525200 - HVAC/Boiler Repairs	16,372.92	8,122.00	24,494.92
535100 - Elevator Maint Contract	13,465.91	0.00	13,465.91
535400 - Elevator inspection Fee	840.00	0.00	840.00
TOTAL MECHANICAL EQUIPMENT SYSTEMS	30,678.83	8,122.00	38,800.83
FIRE ENTRY SECURITY SYS & SERVICES			
545050 - Fire/Entry/Security Systems	11,040.19	0.00	11,040.19
TOTAL FIRE ENTRY SECURITY SYS & SERVICES	11,040.19	0.00	11,040.19
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	1,828.78	0.00	1,828.78
610100 - Exercise Equipment	1,144.60	3,009.60	4,154.20
610200 - Exercise Room	1,110.36	0.00	1,110.36
620100 - Clubhouse	6,292.30	1,640.91	7,933.21
635145 - Community Center	6,438.29	0.00	6,438.29
TOTAL RECREATION FACILITIES	18,841.97	6,210.51	25,052.48
GROUNDS			
700100 - Landscape Contract	6,006.00	0.00	6,006.00
700150 - Grounds Maintenance	8,807.96	12,414.45	21,222.41
700400 - Trees	4,005.00	0.00	4,005.00
700900 - Sprinklers	4,823.40	0.00	4,823.40

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710450 - Parking Lot Maintenance	0.00	31,300.00	31,300.00
720100 - Concrete	0.00	10,048.00	10,048.00
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	25,711.98	75,732.45	101,444.43
UTILITIES			
800150 - Gas	53,457.07	0.00	53,457.07
800200 - Electricity	31,178.68	0.00	31,178.68
800300 - Water & Sewer	108,132.59	0.00	108,132.59
800800 - Trash Removal	20,130.89	0.00	20,130.89
TOTAL UTILITIES	212,899.23	0.00	212,899.23
GENERAL ADMINISTRATIVE			
900100 - Management	15,624.00	0.00	15,624.00
900400 - Legal	568.75	0.00	568.75
900700 - Insurance	134,380.69	0.00	134,380.69
900900 - Audit/Tax Prep	2,950.00	0.00	2,950.00
901350 - Meeting Expense	636.69	0.00	636.69
901500 - Holidays/Entertainment	118.95	0.00	118.95
902000 - Telephone/Pagers	9,023.75	0.00	9,023.75
902200 - Office Supplies & Expense	5,901.07	0.00	5,901.07
902800 - Website	135.60	0.00	135.60
902900 - Online Services	4,460.40	0.00	4,460.40
903000 - Engineers/Consultants	17,000.00	0.00	17,000.00
903200 - Bank Charges	370.00	440.40	810.40
904999 - Other General Admin Expenses	3,946.60	0.00	3,946.60
TOTAL GENERAL ADMINISTRATIVE	195,116.50	440.40	195,556.90
EMPLOYMENT EXPENSE			
910250 - Wages - Office	67,759.71	0.00	67,759.71
911100 - Wages-Employer Taxes	5,762.39	0.00	5,762.39
911200 - Wages-Payroll Processing	1,119.46	0.00	1,119.46
911300 - Wages-Workers Comp	924.00	0.00	924.00
911405 - Manager Subcontract	160,660.52	0.00	160,660.52
TOTAL EMPLOYMENT EXPENSE	236,226.08	0.00	236,226.08
TOTAL EXPENSES	758,290.01	112,904.08	871,194.09
NET INCOME/(LOSS)	(4,352.78)	3,248.49	(1,104.29)

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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	837,248	837,320	(72)	1,255,990
(14,516)	(14,515)	(1)	1.410900	(116,127)	(116,120)	(7)	(174,190)
90,140	90,150	(10)		721,121	721,200	(79)	1,081,800
OTHER OPERATING REVENUE							
(69)	55	(124)	1.420100	471	440	31	660
140	113	27	1.420300	1,093	904	189	1,350
(210)	0	(210)	1.445300	20	0	20	0
0	83	(83)	1.445755	0	664	(664)	1,000
196	185	11	1.445800	3,305	1,480	1,825	2,230
0	0	0	1.446100	15,141	0	15,141	0
1,648	607	1,041	1.455700	12,787	4,856	7,931	7,290
1,705	1,043	662		32,816	8,344	24,472	12,530
91,845	91,193	652		753,937	729,544	24,393	1,094,330
OPERATING EXPENSES							
BUILDING							
0	416	416	1.500050	0	3,328	3,328	5,000
2,343	2,878	535	1.500100	20,130	23,024	2,894	34,540
1,648	560	(1,088)	1.500700	7,549	4,480	(3,069)	6,730
(300)	0	300	1.500721	(935)	0	935	0
0	0	0	1.501450	0	3,000	3,000	3,000
0	83	83	1.502100	3,551	664	(2,887)	1,000
0	53	53	1.503700	0	424	424	640
0	4,124	4,124	1.504200	(2,520)	32,992	35,512	49,500
3,691	8,114	4,423		27,775	67,912	40,137	100,410
MECHANICAL EQUIPMENT SYSTEMS							
4,022	1,249	(2,773)	1.525200	16,373	9,992	(6,381)	15,000
0	195	195	1.525300	0	1,560	1,560	2,350
3,919	1,215	(2,704)	1.535100	13,466	9,720	(3,746)	14,580
0	208	208	1.535200	0	1,664	1,664	2,500
840	0	(840)	1.535400	840	840	0	840
8,782	2,867	(5,915)		30,679	23,776	(6,903)	35,270
FIRE ENTRY SECURITY SYSTEMS & SERVICES							
4,114	1,544	(2,570)	1.545050	11,040	12,352	1,312	18,535
4,114	1,544	(2,570)		11,040	12,352	1,312	18,535
RECREATION FACILITIES							
0	85	85	1.600200	2,028	680	(1,348)	1,020
0	42	42	1.600300	0	336	336	500
49	283	234	1.600600	1,829	2,264	435	3,390
23	24	1	1.610100	1,145	192	(953)	290
0	16	16	1.610200	1,110	128	(982)	200
1,370	34	(1,336)	1.620100	6,292	272	(6,020)	410
963	990	27	1.635145	6,438	7,920	1,482	11,890
2,405	1,474	(931)		18,842	11,792	(7,050)	17,700
GROUND							
0	3,003	3,003	1.700100	6,006	24,024	18,018	36,040
1,600	433	(1,167)	1.700150	8,808	3,464	(5,344)	5,200
1,200	0	(1,200)	1.700400	4,005	5,000	995	5,000
0	0	0	1.700900	4,823	5,000	177	5,000
0	5,374	5,374	1.701500	0	10,748	10,748	26,870
0	208	208	1.721100	680	1,664	984	2,500
0	700	700	1.721400	1,390	5,600	4,210	8,400
2,800	9,718	6,918		25,712	55,500	29,788	89,010
UTILITIES							
7,061	6,873	(188)	1.800150	53,457	42,664	(10,793)	82,480
7,515	3,819	(3,696)	1.800200	31,179	30,552	(627)	45,830
9,682	11,809	2,127	1.800300	108,133	116,809	8,676	161,275
5,241	2,587	(2,654)	1.800800	20,131	20,696	565	31,050
29,499	25,088	(4,411)		212,899	210,721	(2,178)	320,635
ADMINISTRATIVE							
ADMINISTRATIVE GENERAL							
3,906	1,953	(1,953)	1.900100	15,624	15,624	0	23,440
0	375	375	1.900400	569	3,000	2,431	4,500
0	(139)	(139)	1.900500	0	(1,112)	(1,112)	(1,670)
25,298	15,259	(10,039)	1.900700	134,381	122,072	(12,309)	183,110
0	0	0	1.900900	2,950	2,925	(25)	2,925
0	0	0	1.901101	0	170	170	170

Golden Ridge Condominium Association
Budget Comparison - Operating Fund
12/31/2021

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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
14	69	55	1.901350	637	552	(85)	830
0	0	0	1.901500	119	340	221	340
0	106	106	1.901905	0	848	848	1,270
1,120	1,213	93	1.902000	9,024	9,704	680	14,560
971	545	(426)	1.902200	5,901	4,360	(1,541)	6,540
17	82	65	1.902800	136	656	520	980
(102)	461	563	1.902900	4,460	3,688	(772)	5,530
9,000	0	(9,000)	1.903000	17,000	0	(17,000)	0
0	30	30	1.903200	370	240	(130)	360
0	198	198	1.903400	0	1,584	1,584	2,390
640	468	(172)	1.904999	3,947	3,744	(203)	5,620
40,864	20,620	(20,244)		195,117	168,395	(26,722)	250,895
7,622	8,456	834	1.910250	67,760	67,648	(112)	101,480
0	1,000	1,000	1.910800	0	1,000	1,000	1,000
598	699	101	1.911100	5,762	5,592	(170)	8,390
156	162	6	1.911200	1,119	1,296	177	1,950
462	162	(300)	1.911300	924	1,296	372	1,950
20,833	12,259	(8,574)	1.911405	160,661	98,072	(62,589)	147,105
29,671	22,738	(6,933)		236,226	174,904	(61,322)	261,875
121,826	92,163	(29,663)		758,290	725,352	(32,938)	1,094,330
(29,981)	(970)	(29,011)		(4,353)	4,192	(8,545)	0