

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

	Operating	Reserves	Settlement	Total
ASSETS				
CASH				
100100 - Cash Citywide Banks	86,111.36	166,248.88	0.00	252,360.24
100500 - Guaranty Bank	0.00	212,255.52	0.00	212,255.52
100600 - Citywide Petty Cash	217.50	0.00	0.00	217.50
100700 - Citywide Fullpays	0.00	60,786.66	0.00	60,786.66
100900 - FirstBank of Cherry Creek	0.00	213,120.73	0.00	213,120.73
101000 - FirstBank of Cherry Creek GR	0.00	100,563.48	0.00	100,563.48
TOTAL CASH	86,328.86	752,975.27	0.00	839,304.13
DUE (TO)/FROM				
111200 - Due (To)/From Current Year	86,988.26	(86,988.26)	0.00	0.00
111250 - Due (To)/From Prior Years	154,649.23	(154,649.23)	0.00	0.00
TOTAL DUE TO/FROM	241,637.49	(241,637.49)	0.00	0.00
NET	327,966.35	511,337.78	0.00	839,304.13
ACCOUNTS RECEIVABLE				
130100 - Assessments Receivable	9,170.10	0.00	0.00	9,170.10
130200 - Allowance for Bad Debt Current	(20,000.00)	0.00	0.00	(20,000.00)
TOTAL ACCOUNTS RECEIVABLE	(10,829.90)	0.00	0.00	(10,829.90)
OTHER RECEIVABLES				
140200 - Unidentified Deposits	312.50	0.00	0.00	312.50
TOTAL OTHER RECEIVABLES	312.50	0.00	0.00	312.50
OTHER CURRENT ASSETS				
150100 - Prepaid Insurance	26,050.71	0.00	0.00	26,050.71
150300 - Prepaids Expenses	2,805.00	0.00	0.00	2,805.00
TOTAL OTHER CURRENT ASSET	28,855.71	0.00	0.00	28,855.71
FIXED ASSETS				
160100 - Furniture & Fixtures	4,359.13	0.00	0.00	4,359.13
160200 - Equipment	17,450.06	0.00	0.00	17,450.06
160300 - Accumulated Depreciation	(21,809.19)	0.00	0.00	(21,809.19)
160400 - NCB Loan Fees	0.00	7,000.00	0.00	7,000.00
160500 - Accuml Amort NCB Loan Fees	0.00	(5,367.67)	0.00	(5,367.67)
TOTAL FIXED ASSETS	0.00	1,632.33	0.00	1,632.33
TOTAL ASSETS	346,304.66	512,970.11	0.00	859,274.77
LIABILITIES				
ACCOUNTS PAYABLE				
200100 - Prepaid Assessments	27,253.97	0.00	0.00	27,253.97
200200 - Accounts Payable	10,049.00	0.00	0.00	10,049.00
TOTAL ACCOUNTS PAYABLE	37,302.97	0.00	0.00	37,302.97
TOTAL LIABILITIES	37,302.97	0.00	0.00	37,302.97
EQUITY				
FUND BALANCES				
301200 - Retained Earnings	214,105.56	547,579.03	0.00	761,684.59
Current Earnings	94,896.13	(34,608.92)	0.00	60,287.21
TOTAL EQUITY	309,001.69	512,970.11	0.00	821,971.80

Hiland Hills Townhouse Owners Assn
Funds Balance Sheet
02/28/2018

C/O LCM Property Management
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Denver CO 80210

	Operating	Reserves	Settlement	Total
TOTAL LIABILITIES & EQUITY	<u>346,304.66</u>	<u>512,970.11</u>	<u>0.00</u>	<u>859,274.77</u>

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	Current Month Operating	Current Month Reserves	Current Month Settlement	Current Month Total
REVENUES				
ASSESSMENTS				
400100 - Assessments	51,848.00	17,580.12	0.00	69,428.12
410900 - Revenue Due To Reserves	(17,580.12)	0.00	0.00	(17,580.12)
TOTAL ASSESSMENTS	34,267.88	17,580.12	0.00	51,848.00
OTHER REVENUES				
420100 - Late Charges	55.00	0.00	0.00	55.00
420300 - Late Interest	23.31	0.00	0.00	23.31
430100 - Interest Income	0.00	161.64	0.00	161.64
445300 - Collection/NSF Fees	(20.00)	0.00	0.00	(20.00)
445500 - Key/FOB Fees	25.00	0.00	0.00	25.00
446100 - Easement Income	639.19	0.00	0.00	639.19
TOTAL OTHER REVENUES	722.50	161.64	0.00	884.14
TOTAL REVENUES	34,990.38	17,741.76	0.00	52,732.14
EXPENSES				
BUILDING EXPENSES				
502100 - Roof	619.31	0.00	0.00	619.31
504000 - Building Supplies	14.23	0.00	0.00	14.23
TOTAL BUILDING EXPENSES	633.54	0.00	0.00	633.54
RECREATION FACILITIES				
600100 - Pool Service Contract	540.00	0.00	0.00	540.00
620100 - Clubhouse	414.45	0.00	0.00	414.45
TOTAL RECREATION FACILITIES	954.45	0.00	0.00	954.45
GROUNDS				
701500 - Snow Removal	292.54	0.00	0.00	292.54
720300 - Fences	30.46	0.00	0.00	30.46
TOTAL GROUNDS EXPENSE	323.00	0.00	0.00	323.00
UTILITIES				
800150 - Gas	777.36	0.00	0.00	777.36
800200 - Electricity	402.16	0.00	0.00	402.16
800350 - Water	2,607.25	0.00	0.00	2,607.25
800400 - Sewer	1,990.80	0.00	0.00	1,990.80
800855 - Trash Removal & Recycling	1,078.00	0.00	0.00	1,078.00
TOTAL UTILITIES	6,855.57	0.00	0.00	6,855.57
GENERAL ADMINISTRATIVE				
900100 - Management	840.00	0.00	0.00	840.00
902000 - Telephone/Pagers	171.06	0.00	0.00	171.06
902200 - Office Supplies & Expense	764.63	0.00	0.00	764.63
902500 - Computers	228.11	0.00	0.00	228.11
TOTAL GENERAL ADMINISTRATIVE	2,003.80	0.00	0.00	2,003.80
EMPLOYMENT EXPENSE				
910200 - Wages/Sal - Maintenance	3,283.05	0.00	0.00	3,283.05
911100 - Wages-Employer Taxes	298.28	0.00	0.00	298.28
911200 - Wages-Payroll Processing	184.76	0.00	0.00	184.76
911300 - Wages-Workers Comp	(1,524.00)	0.00	0.00	(1,524.00)
911400 - Contract Labor	1,085.70	0.00	0.00	1,085.70
TOTAL EMPLOYMENT EXPENSE	3,327.79	0.00	0.00	3,327.79

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Hiland Hills Townhouse Owners Assn
Funds Income Statement For Current Month
02/28/2018

C/O LCM Property Management
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	Current Month Operating	Current Month Reserves	Current Month Settlement	Current Month Total
TOTAL EXPENSES	14,098.15	0.00	0.00	14,098.15
NET INCOME/(LOSS)	20,892.23	17,741.76	0.00	38,633.99

C/O LCM Property Management
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	YTD Operating	YTD Reserves	YTD Settlement	YTD Total
REVENUES				
ASSESSMENTS				
400100 - Assessments	414,784.00	140,640.96	0.00	555,424.96
410900 - Revenue Due To Reserves	(140,640.96)	0.00	0.00	(140,640.96)
TOTAL ASSESSMENTS	274,143.04	140,640.96	0.00	414,784.00
OTHER REVENUES				
420100 - Late Charges	1,239.00	0.00	0.00	1,239.00
420300 - Late Interest	312.48	0.00	0.00	312.48
430100 - Interest Income	0.00	852.62	0.00	852.62
445500 - Key/FOB Fees	50.00	0.00	0.00	50.00
445700 - Repairs & Maint Reimbursements	180.00	0.00	0.00	180.00
446100 - Easement Income	1,677.89	0.00	0.00	1,677.89
455100 - Parking Income	225.00	0.00	0.00	225.00
455600 - Clubhouse/Party Room Rent	35.00	0.00	0.00	35.00
TOTAL OTHER REVENUES	3,719.37	852.62	0.00	4,571.99
TOTAL REVENUES	277,862.41	141,493.58	0.00	419,355.99
EXPENSES				
BUILDING EXPENSES				
500100 - Building Maintenance	518.67	0.00	0.00	518.67
500600 - Painting-Exterior	131.98	0.00	0.00	131.98
500800 - Sewer Lines Snake	4,587.00	0.00	0.00	4,587.00
500900 - Sewer Lines Repairs	6,133.85	7,500.00	0.00	13,633.85
501000 - Electrical	20.51	0.00	0.00	20.51
501310 - Lighting	163.14	0.00	0.00	163.14
502100 - Roof	3,520.84	0.00	0.00	3,520.84
502960 - Mailboxes	559.83	0.00	0.00	559.83
503600 - Carports	0.00	1,980.00	0.00	1,980.00
503900 - Locks & Keys	145.87	0.00	0.00	145.87
504000 - Building Supplies	78.55	0.00	0.00	78.55
504100 - Light Bulbs	134.13	0.00	0.00	134.13
504300 - Cleaning/Janitorial Supplies	97.99	0.00	0.00	97.99
TOTAL BUILDING EXPENSES	16,092.36	9,480.00	0.00	25,572.36
MECHANICAL EQUIPMENT SYSTEMS				
525300 - HVAC/Boiler Inspection Fees	90.00	0.00	0.00	90.00
TOTAL MECHANICAL EQUIPMENT SYSTEMS	90.00	0.00	0.00	90.00
FIRE ENTRY SECURITY SYS & SERVICES				
545150 - Fire Sprinklers	62.00	0.00	0.00	62.00
545300 - Fire Alarm Monitor & Srvc Contr	1,533.96	0.00	0.00	1,533.96
545400 - Fire Extinguishers	103.94	0.00	0.00	103.94
TOTAL FIRE ENTRY SECURITY SYS & SERVICES	1,699.90	0.00	0.00	1,699.90
RECREATION FACILITIES				
600100 - Pool Service Contract	3,780.00	0.00	0.00	3,780.00
600300 - Pool Equipment	735.72	0.00	0.00	735.72
600600 - Pool Chemicals & Supplies	427.23	0.00	0.00	427.23
600700 - Pool License Fee	400.00	0.00	0.00	400.00
620100 - Clubhouse	627.13	0.00	0.00	627.13
TOTAL RECREATION FACILITIES	5,970.08	0.00	0.00	5,970.08
GROUNDS				
700100 - Landscape Contract	5,760.00	0.00	0.00	5,760.00

Highland Hills Townhouse Owners Assn
Funds Income Statement YTD
02/28/2018

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	YTD Operating	YTD Reserves	YTD Settlement	YTD Total
700160 - Landscape Renovations	486.47	0.00	0.00	486.47
700605 - Trees/Plants/Shrubs	6,755.00	0.00	0.00	6,755.00
700800 - Weed Control/Fertilizer	107.45	0.00	0.00	107.45
700900 - Sprinklers	722.73	0.00	0.00	722.73
701100 - Backflow Testing	70.00	0.00	0.00	70.00
701200 - Vehicles/Gas/Vehc Maint/License	340.85	0.00	0.00	340.85
701350 - Grounds Tools	312.12	0.00	0.00	312.12
701500 - Snow Removal	412.00	0.00	0.00	412.00
720205 - Concrete & Asphalt Repairs	252.02	80,458.30	0.00	80,710.32
720220 - Drainage	1,050.00	0.00	0.00	1,050.00
720300 - Fences	85.51	0.00	0.00	85.51
721000 - Signs	97.84	0.00	0.00	97.84
TOTAL GROUNDS EXPENSE	16,451.99	80,458.30	0.00	96,910.29
UTILITIES				
800150 - Gas	3,978.29	0.00	0.00	3,978.29
800200 - Electricity	6,037.25	0.00	0.00	6,037.25
800350 - Water	38,962.25	0.00	0.00	38,962.25
800400 - Sewer	15,385.44	0.00	0.00	15,385.44
800500 - Storm Drains	8,682.38	0.00	0.00	8,682.38
800855 - Trash Removal & Recycling	8,744.00	0.00	0.00	8,744.00
TOTAL UTILITIES	81,789.61	0.00	0.00	81,789.61
GENERAL ADMINISTRATIVE				
900100 - Management	6,720.00	0.00	0.00	6,720.00
900400 - Legal	3,921.50	0.00	0.00	3,921.50
900500 - Reimbursed Legal	(390.50)	0.00	0.00	(390.50)
900600 - Collection Expense Risk Share	2,011.87	0.00	0.00	2,011.87
900700 - Insurance	113.01	86,164.20	0.00	86,277.21
900900 - Audit/Tax Prep	400.00	0.00	0.00	400.00
901800 - Permits & Licenses	174.00	0.00	0.00	174.00
902000 - Telephone/Pagers	1,349.80	0.00	0.00	1,349.80
902200 - Office Supplies & Expense	1,911.08	0.00	0.00	1,911.08
902500 - Computers	1,768.19	0.00	0.00	1,768.19
904990 - Miscellaneous Exp	85.00	0.00	0.00	85.00
904999 - Other General Admin Expenses	101.13	0.00	0.00	101.13
TOTAL GENERAL ADMINISTRATIVE	18,165.08	86,164.20	0.00	104,329.28
EMPLOYMENT EXPENSE				
910200 - Wages/Sal - Maintenance	29,991.00	0.00	0.00	29,991.00
911100 - Wages-Employer Taxes	2,393.45	0.00	0.00	2,393.45
911200 - Wages-Payroll Processing	1,648.46	0.00	0.00	1,648.46
911300 - Wages-Workers Comp	701.00	0.00	0.00	701.00
911400 - Contract Labor	7,973.35	0.00	0.00	7,973.35
TOTAL EMPLOYMENT EXPENSE	42,707.26	0.00	0.00	42,707.26
TOTAL EXPENSES	182,966.28	176,102.50	0.00	359,068.78
NET INCOME/(LOSS)	94,896.13	(34,608.92)	0.00	60,287.21

Hiland Hills Townhouse Owners Assn
Budget Comparison - Operating Fund
02/28/2018

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

Current Mnth Actual	Current Mnth Budget	Current Mnth Variance		Current YTD Actual	Current YTD Budget	Current YTD Variance	Current Year Total Budget
51,848	51,848	0	1.400100	ASSESSMENT REVENUE			
(17,580)	(17,580)	0	1.410900	414,784	414,784	0	622,176
				(140,641)	(140,640)	(1)	(210,961)
34,268	34,268	0		274,143	274,144	(1)	411,215
				TOTAL OPERATING ASSESSMENTS			
				OTHER OPERATING REVENUE			
55	127	(72)	1.420100	1,239	1,016	223	1,520
23	112	(89)	1.420300	312	896	(584)	1,340
(20)	0	(20)	1.445300	0	0	0	0
25	0	25	1.445500	50	0	50	0
0	0	0	1.445700	180	0	180	0
639	0	639	1.446100	1,678	0	1,678	0
0	0	0	1.455100	225	0	225	0
0	0	0	1.455600	35	0	35	0
723	239	484		3,719	1,912	1,807	2,860
34,990	34,507	483		277,862	276,056	1,806	414,075
				TOTAL OPERATING REVENUE			
				OPERATING EXPENSES			
				BUILDING			
0	42	42	1.500100	519	336	(183)	500
0	13	13	1.500600	132	104	(28)	150
0	167	167	1.500700	0	1,336	1,336	2,000
0	83	83	1.500800	4,587	664	(3,923)	1,000
0	417	417	1.500900	6,134	3,336	(2,798)	5,000
0	417	417	1.500910	0	3,336	3,336	5,000
0	42	42	1.501000	21	336	315	500
0	25	25	1.501310	163	200	37	300
619	250	(369)	1.502100	3,521	2,000	(1,521)	3,000
0	0	0	1.502960	560	0	(560)	0
0	6	6	1.503900	146	48	(98)	70
14	42	28	1.504000	79	336	257	500
0	25	25	1.504100	134	200	66	300
0	33	33	1.504300	98	264	166	400
634	1,562	928		16,092	12,496	(3,596)	18,720
				TOTAL BUILDING EXPENSES			
				MECHANICAL EQUIPMENT SYSTEMS			
0	63	63	1.525200	0	504	504	750
0	0	0	1.525300	90	300	210	300
0	8	8	1.529999	0	64	64	100
0	71	71		90	868	778	1,150
				TOTAL MECHANICAL/EQUIPMENT SYSTEMS			
				FIRE ENTRY SECURITY SYSTEMS & SERVICES			
0	7	7	1.545150	62	56	(6)	80
0	158	158	1.545300	1,534	1,264	(270)	1,900
0	22	22	1.545400	104	176	72	260
0	187	187		1,700	1,496	(204)	2,240
				TOTAL FIRE ENTRY SECURITY SYS & SRVS			
				RECREATION FACILITIES			
540	585	45	1.600100	3,780	4,680	900	7,020
0	42	42	1.600300	736	336	(400)	500
0	63	63	1.600600	427	504	77	750
0	0	0	1.600700	400	400	0	400
414	83	(331)	1.620100	627	664	37	1,000
954	773	(181)		5,970	6,584	614	8,670
				TOTAL RECREATION FACILITIES			
				GROUNDS			
0	708	708	1.700100	5,760	5,664	(96)	8,500
0	0	0	1.700160	486	1,000	514	2,000
0	0	0	1.700605	6,755	6,000	(755)	10,000
0	0	0	1.700700	0	125	125	200
0	0	0	1.700800	107	200	93	300
0	50	50	1.700805	0	400	400	600
0	0	0	1.700900	723	200	(523)	400
0	0	0	1.701100	70	600	530	600
0	43	43	1.701200	341	344	3	520
0	42	42	1.701350	312	336	24	500
0	8	8	1.701400	0	64	64	100
293	1,000	707	1.701500	412	4,000	3,588	6,000
0	0	0	1.710100	0	550	550	1,100
0	0	0	1.710450	0	125	125	250
0	0	0	1.720205	252	200	(52)	200
30	0	(30)	1.720220	1,080	0	(1,080)	0
0	25	25	1.720300	86	2,625	2,539	3,500
0			1.720900	0	200	200	300

Highland Hills Townhouse Owners Assn
 Budget Comparison - Operating Fund
 02/28/2018

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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	25	25	1.721000	Signage	98	200	102	300
323	1,901	1,578		TOTAL GROUNDS EXPENSE	16,452	22,833	6,381	35,370
				UTILITIES				
777	1,040	263	1.800150	Gas	3,978	5,130	1,152	7,230
402	878	476	1.800200	Electricity	6,037	7,024	987	10,540
2,607	1,900	(707)	1.800350	Water	38,962	24,220	(14,742)	35,920
1,991	5,832	3,841	1.800400	Sewer	15,385	46,656	31,271	69,980
0	0	0	1.800500	Storm Drains	8,682	17,365	8,683	17,365
1,078	1,106	28	1.800855	Trash Removal & Recycling	8,744	8,848	104	13,270
6,856	10,756	3,900		TOTAL UTILITIES EXPENSE	61,790	109,243	27,453	154,305
				ADMINISTRATIVE				
				ADMINISTRATIVE GENERAL				
840	840	0	1.900100	Management	6,720	6,720	0	10,080
0	750	750	1.900400	Legal	3,922	6,000	2,079	9,000
0	0	0	1.900500	Reimbursed Legal	(391)	0	391	0
0	362	362	1.900600	Collection Expense Risk Share	2,012	2,896	884	4,340
0	0	0	1.900700	Insurance	113	80,000	79,887	80,000
0	0	0	1.900900	Audit/Review/Tax Prep	400	2,000	1,600	2,000
0	0	0	1.901000	Income Taxes-Fed	0	970	970	970
0	42	42	1.901100	Income Taxes-St	0	160	160	160
0	50	50	1.901350	Meeting Expenses	0	336	336	500
171	129	(42)	1.901800	Permits & Licenses	174	400	226	600
765	225	(540)	1.902000	Telephones	1,350	1,032	(318)	1,550
228	188	(40)	1.902200	Office Supplies & Expense	1,911	1,800	(111)	2,700
0	16	16	1.902500	Computers	1,768	1,504	(264)	2,250
0	0	0	1.902800	Website	0	128	128	190
0	41	41	1.904990	Miscellaneous Expense	85	0	(85)	0
			1.904999	Other General Admin Expenses	101	328	227	490
2,004	2,643	639		TOTAL GENERAL ADMIN EXP	18,165	104,274	86,109	114,830
				SALARIES				
3,283	5,417	2,134	1.910200	Wages/Sal - Maintenance	29,991	43,336	13,345	65,000
0	17	17	1.910800	Wages/Sal -Bonuses	0	136	136	200
298	349	51	1.911100	Wages/Sal - Employer Taxes	2,393	2,792	399	4,190
185	205	20	1.911200	Wages/Sal - Payroll Processing	1,648	1,640	(8)	2,460
(1,524)	412	1,936	1.911300	Wages - Workers Comp	701	3,296	2,595	4,940
1,086	83	(1,003)	1.911400	Contract Labor	7,973	664	(7,309)	1,000
3,328	6,483	3,155		TOTAL SALARIES EXPENSE	42,707	51,864	9,157	77,790
14,098	24,376	10,278		TOTAL OPERATING EXPENSES	182,966	309,658	126,892	414,075
20,892	10,131	10,761		NET OPERATING INCOME/(LOSS)	94,896	(33,802)	128,498	0