

CIO LCM Property Management
1776 South Jackson Suite 300
Denver CO 80210

| | Operating | Reserves | Settlement | Total |
|---|--------------------|---------------------|-------------|---------------------|
| ASSETS | | | | |
| CASH | | | | |
| 100100 - Cash Citywide Banks | 108,659.29 | 237,905.51 | 0.00 | 346,564.80 |
| 100500 - Guaranty Bank | 0.00 | 213,756.47 | 0.00 | 213,756.47 |
| 100600 - Citywide Petty Cash | 127.75 | 0.00 | 0.00 | 127.75 |
| 100700 - Citywide Fullpays | 0.00 | 101,074.33 | 0.00 | 101,074.33 |
| 100900 - FirstBank of Cherry Creek | 0.00 | 258,461.41 | 0.00 | 258,461.41 |
| 101000 - FirstBank of Cherry Creek GR | 0.00 | 101,069.59 | 0.00 | 101,069.59 |
| TOTAL CASH | 108,787.04 | 912,267.31 | 0.00 | 1,021,054.35 |
| DUE (TO)/FROM | | | | |
| 111200 - Due (To)/From Current Year | 8,609.88 | (8,609.88) | 0.00 | 0.00 |
| 111250 - Due (To)/From Prior Years | 197,106.36 | (197,106.36) | 0.00 | 0.00 |
| TOTAL DUE TO/FROM | 205,716.24 | (205,716.24) | 0.00 | 0.00 |
| NET | 314,503.28 | 706,551.07 | 0.00 | 1,021,054.35 |
| ACCOUNTS RECEIVABLE | | | | |
| 130100 - Assessments Receivable | 9,675.52 | 0.00 | 0.00 | 9,675.52 |
| 130200 - Allowance for Bad Debt Current | (20,000.00) | 0.00 | 0.00 | (20,000.00) |
| TOTAL ACCOUNTS RECEIVABLE | (10,324.48) | 0.00 | 0.00 | (10,324.48) |
| 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 | 333,347.01 | 708,183.40 | 0.00 | 1,041,530.41 |
| LIABILITIES | | | | |
| ACCOUNTS PAYABLE | | | | |
| 200100 - Prepaid Assessments | 26,728.59 | 0.00 | 0.00 | 26,728.59 |
| 200200 - Accounts Payable | 10,049.00 | 0.00 | 0.00 | 10,049.00 |
| TOTAL ACCOUNTS PAYABLE | 36,777.59 | 0.00 | 0.00 | 36,777.59 |
| TOTAL LIABILITIES | 36,777.59 | 0.00 | 0.00 | 36,777.59 |
| EQUITY | | | | |
| FUND BALANCES | | | | |
| 301200 - Retained Earnings | 241,494.26 | 670,549.93 | 0.00 | 912,044.19 |
| Current Earnings | 55,075.16 | 37,633.47 | 0.00 | 92,708.63 |
| TOTAL EQUITY | 296,569.42 | 708,183.40 | 0.00 | 1,004,752.82 |

Hiland Hills Townhouse Owners Assn
Funds Balance Sheet
09/30/2018

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

| | Operating | Reserves | Settlement | Total |
|---------------------------------------|-------------------|-------------------|-------------|---------------------|
| TOTAL LIABILITIES & EQUITY | <u>333,347.01</u> | <u>708,183.40</u> | <u>0.00</u> | <u>1,041,530.41</u> |

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

| | Current Month Operating | Current Month Reserves | Current Month Settlement | Current Month Total |
|---|----------------------------|---------------------------|-----------------------------|------------------------|
| REVENUES | | | | |
| ASSESSMENTS | | | | |
| 400100 - Assessments | 53,064.00 | 17,941.67 | 0.00 | 71,005.67 |
| 410900 - Revenue Due To Reserves | (17,941.67) | 0.00 | 0.00 | (17,941.67) |
| TOTAL ASSESSMENTS | 35,122.33 | 17,941.67 | 0.00 | 53,064.00 |
| OTHER REVENUES | | | | |
| 420100 - Late Charges | 135.00 | 0.00 | 0.00 | 135.00 |
| 430100 - Interest Income | 0.00 | 429.92 | 0.00 | 429.92 |
| 455300 - Rental Income | 750.00 | 0.00 | 0.00 | 750.00 |
| 455600 - Clubhouse/Party Room Rent | 35.00 | 0.00 | 0.00 | 35.00 |
| TOTAL OTHER REVENUES | 920.00 | 429.92 | 0.00 | 1,349.92 |
| TOTAL REVENUES | 36,042.33 | 18,371.59 | 0.00 | 54,413.92 |
| EXPENSES | | | | |
| BUILDING EXPENSES | | | | |
| 500900 - Sewer Lines Repairs | 2,800.00 | 0.00 | 0.00 | 2,800.00 |
| 502100 - Roof | 528.19 | 0.00 | 0.00 | 528.19 |
| 503900 - Locks & Keys | 6.00 | 0.00 | 0.00 | 6.00 |
| 504100 - Light Bulbs | 35.10 | 0.00 | 0.00 | 35.10 |
| TOTAL BUILDING EXPENSES | 3,369.29 | 0.00 | 0.00 | 3,369.29 |
| FIRE ENTRY SECURITY SYS & SERVICES | | | | |
| 545400 - Fire Extinguishers | 87.40 | 0.00 | 0.00 | 87.40 |
| TOTAL FIRE ENTRY SECURITY SYS & SERVICES | 87.40 | 0.00 | 0.00 | 87.40 |
| RECREATION FACILITIES | | | | |
| 600100 - Pool Service Contract | 675.00 | 0.00 | 0.00 | 675.00 |
| 620100 - Clubhouse | 40.88 | 0.00 | 0.00 | 40.88 |
| TOTAL RECREATION FACILITIES | 715.88 | 0.00 | 0.00 | 715.88 |
| GROUNDS | | | | |
| 700100 - Landscape Contract | 1,950.00 | 0.00 | 0.00 | 1,950.00 |
| 700605 - Trees/Plants/Shrubs | 750.00 | 0.00 | 0.00 | 750.00 |
| 700800 - Weed Control/Fertilizer | (375.00) | 0.00 | 0.00 | (375.00) |
| 700900 - Sprinklers | 13.80 | 0.00 | 0.00 | 13.80 |
| 701200 - Vehicles/Gas/Vehc Maint/License | 18.67 | 0.00 | 0.00 | 18.67 |
| 710450 - Parking Lot Maintenance | 104.01 | 0.00 | 0.00 | 104.01 |
| 720300 - Fences | 300.00 | 0.00 | 0.00 | 300.00 |
| TOTAL GROUNDS EXPENSE | 2,761.48 | 0.00 | 0.00 | 2,761.48 |
| UTILITIES | | | | |
| 800150 - Gas | 193.60 | 0.00 | 0.00 | 193.60 |
| 800200 - Electricity | 793.25 | 0.00 | 0.00 | 793.25 |
| 800855 - Trash Removal & Recycling | 1,063.00 | 0.00 | 0.00 | 1,063.00 |
| TOTAL UTILITIES | 2,049.85 | 0.00 | 0.00 | 2,049.85 |
| GENERAL ADMINISTRATIVE | | | | |
| 900100 - Management | 840.00 | 0.00 | 0.00 | 840.00 |
| 900400 - Legal | 160.92 | 0.00 | 0.00 | 160.92 |
| 900500 - Reimbursed Legal | (290.00) | 0.00 | 0.00 | (290.00) |
| 902200 - Office Supplies & Expense | 99.04 | 0.00 | 0.00 | 99.04 |
| 902500 - Computers | 227.91 | 0.00 | 0.00 | 227.91 |
| 904999 - Other General Admin Expenses | 65.00 | 0.00 | 0.00 | 65.00 |

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

| | Current Month Operating | Current Month Reserves | Current Month Settlement | Current Month Total |
|-------------------------------------|----------------------------|---------------------------|-----------------------------|------------------------|
| TOTAL GENERAL ADMINISTRATIVE | 1,102.87 | 0.00 | 0.00 | 1,102.87 |
| EMPLOYMENT EXPENSE | | | | |
| 910100 - Wages/Sal - Manager | 4,020.80 | 0.00 | 0.00 | 4,020.80 |
| 911100 - Wages-Employer Taxes | 318.49 | 0.00 | 0.00 | 318.49 |
| 911200 - Wages-Payroll Processing | 193.94 | 0.00 | 0.00 | 193.94 |
| 911400 - Contract Labor | 436.80 | 0.00 | 0.00 | 436.80 |
| TOTAL EMPLOYMENT EXPENSE | 4,970.03 | 0.00 | 0.00 | 4,970.03 |
| TOTAL EXPENSES | 15,056.80 | 0.00 | 0.00 | 15,056.80 |
| NET INCOME/(LOSS) | 20,985.53 | 18,371.59 | 0.00 | 39,357.12 |

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

| | YTD Operating | YTD Reserves | YTD Settlement | YTD Total |
|---|-------------------|------------------|-------------------|-------------------|
| REVENUES | | | | |
| ASSESSMENTS | | | | |
| 400100 - Assessments | 159,192.00 | 53,825.01 | 0.00 | 213,017.01 |
| 410900 - Revenue Due To Reserves | (53,825.01) | 0.00 | 0.00 | (53,825.01) |
| TOTAL ASSESSMENTS | 105,366.99 | 53,825.01 | 0.00 | 159,192.00 |
| OTHER REVENUES | | | | |
| 420100 - Late Charges | 140.00 | 0.00 | 0.00 | 140.00 |
| 420300 - Late Interest | (66.58) | 0.00 | 0.00 | (66.58) |
| 430100 - Interest Income | 0.00 | 1,258.46 | 0.00 | 1,258.46 |
| 445100 - Fines & Violations | 50.00 | 0.00 | 0.00 | 50.00 |
| 445300 - Collection/NSF Fees | 145.00 | 0.00 | 0.00 | 145.00 |
| 455300 - Rental Income | 2,250.00 | 0.00 | 0.00 | 2,250.00 |
| 455600 - Clubhouse/Party Room Rent | 35.00 | 0.00 | 0.00 | 35.00 |
| TOTAL OTHER REVENUES | 2,553.42 | 1,258.46 | 0.00 | 3,811.88 |
| TOTAL REVENUES | 107,920.41 | 55,083.47 | 0.00 | 163,003.88 |
| EXPENSES | | | | |
| BUILDING EXPENSES | | | | |
| 500700 - Plumbing | 602.41 | 0.00 | 0.00 | 602.41 |
| 500800 - Sewer Lines Snake | 125.00 | 0.00 | 0.00 | 125.00 |
| 500900 - Sewer Lines Repairs | 2,800.00 | 0.00 | 0.00 | 2,800.00 |
| 502100 - Roof | 2,186.53 | 0.00 | 0.00 | 2,186.53 |
| 503900 - Locks & Keys | 6.00 | 0.00 | 0.00 | 6.00 |
| 504000 - Building Supplies | 22.70 | 0.00 | 0.00 | 22.70 |
| 504100 - Light Bulbs | 35.10 | 0.00 | 0.00 | 35.10 |
| 504300 - Cleaning/Janitorial Supplies | 23.69 | 0.00 | 0.00 | 23.69 |
| TOTAL BUILDING EXPENSES | 5,801.43 | 0.00 | 0.00 | 5,801.43 |
| MECHANICAL EQUIPMENT SYSTEMS | | | | |
| 529999 - Other HVAC/Boiler Expenses | 8.99 | 0.00 | 0.00 | 8.99 |
| TOTAL MECHANICAL EQUIPMENT SYSTEMS | 8.99 | 0.00 | 0.00 | 8.99 |
| FIRE ENTRY SECURITY SYS & SERVICES | | | | |
| 545300 - Fire Alarm Monitor & Srvc Contr | 549.67 | 0.00 | 0.00 | 549.67 |
| 545400 - Fire Extinguishers | 87.40 | 0.00 | 0.00 | 87.40 |
| TOTAL FIRE ENTRY SECURITY SYS & SERVICES | 637.07 | 0.00 | 0.00 | 637.07 |
| RECREATION FACILITIES | | | | |
| 600100 - Pool Service Contract | 1,755.00 | 0.00 | 0.00 | 1,755.00 |
| 600300 - Pool Equipment | 118.00 | 0.00 | 0.00 | 118.00 |
| 600600 - Pool Chemicals & Supplies | 456.11 | 0.00 | 0.00 | 456.11 |
| 620100 - Clubhouse | 56.25 | 0.00 | 0.00 | 56.25 |
| TOTAL RECREATION FACILITIES | 2,385.36 | 0.00 | 0.00 | 2,385.36 |
| GROUNDS | | | | |
| 700100 - Landscape Contract | 3,800.00 | 0.00 | 0.00 | 3,800.00 |
| 700160 - Landscape Renovations | 8.90 | 0.00 | 0.00 | 8.90 |
| 700605 - Trees/Plants/Shrubs | 750.00 | 0.00 | 0.00 | 750.00 |
| 700800 - Weed Control/Fertilizer | 121.85 | 0.00 | 0.00 | 121.85 |
| 700805 - Pest Control | 30.59 | 0.00 | 0.00 | 30.59 |
| 700900 - Sprinklers | 1,530.24 | 0.00 | 0.00 | 1,530.24 |
| 701000 - Backflows | 900.00 | 0.00 | 0.00 | 900.00 |
| 701200 - Vehicles/Gas/Vehc Maint/License | 132.57 | 0.00 | 0.00 | 132.57 |
| 701350 - Grounds Tools | 54.35 | 0.00 | 0.00 | 54.35 |

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

| | YTD Operating | YTD Reserves | YTD Settlement | YTD Total |
|---------------------------------------|------------------|------------------|-------------------|------------------|
| 710100 - Lot Sweep | 1,325.00 | 0.00 | 0.00 | 1,325.00 |
| 710450 - Parking Lot Maintenance | 129.26 | 0.00 | 0.00 | 129.26 |
| 720200 - Asphalt | 0.00 | 17,450.00 | 0.00 | 17,450.00 |
| 720300 - Fences | 300.00 | 0.00 | 0.00 | 300.00 |
| TOTAL GROUNDS EXPENSE | 9,082.76 | 17,450.00 | 0.00 | 26,532.76 |
| UTILITIES | | | | |
| 800150 - Gas | 587.30 | 0.00 | 0.00 | 587.30 |
| 800200 - Electricity | 2,410.39 | 0.00 | 0.00 | 2,410.39 |
| 800350 - Water | 3,931.32 | 0.00 | 0.00 | 3,931.32 |
| 800400 - Sewer | 5,624.64 | 0.00 | 0.00 | 5,624.64 |
| 800855 - Trash Removal & Recycling | 3,219.00 | 0.00 | 0.00 | 3,219.00 |
| TOTAL UTILITIES | 15,772.65 | 0.00 | 0.00 | 15,772.65 |
| GENERAL ADMINISTRATIVE | | | | |
| 900100 - Management | 2,520.00 | 0.00 | 0.00 | 2,520.00 |
| 900400 - Legal | 290.00 | 0.00 | 0.00 | 290.00 |
| 900500 - Reimbursed Legal | (290.00) | 0.00 | 0.00 | (290.00) |
| 901350 - Meeting Expense | 102.32 | 0.00 | 0.00 | 102.32 |
| 901800 - Permits & Licenses | 218.00 | 0.00 | 0.00 | 218.00 |
| 902000 - Telephone/Pagers | 171.22 | 0.00 | 0.00 | 171.22 |
| 902200 - Office Supplies & Expense | 459.67 | 0.00 | 0.00 | 459.67 |
| 902500 - Computers | 621.11 | 0.00 | 0.00 | 621.11 |
| 902800 - Website | 149.75 | 0.00 | 0.00 | 149.75 |
| 903200 - Bank Charges | 16.36 | 0.00 | 0.00 | 16.36 |
| 904999 - Other General Admin Expenses | 130.00 | 0.00 | 0.00 | 130.00 |
| TOTAL GENERAL ADMINISTRATIVE | 4,388.43 | 0.00 | 0.00 | 4,388.43 |
| EMPLOYMENT EXPENSE | | | | |
| 910100 - Wages/Sal - Manager | 12,231.30 | 0.00 | 0.00 | 12,231.30 |
| 911100 - Wages-Employer Taxes | 947.44 | 0.00 | 0.00 | 947.44 |
| 911200 - Wages-Payroll Processing | 581.82 | 0.00 | 0.00 | 581.82 |
| 911400 - Contract Labor | 1,008.00 | 0.00 | 0.00 | 1,008.00 |
| TOTAL EMPLOYMENT EXPENSE | 14,768.56 | 0.00 | 0.00 | 14,768.56 |
| TOTAL EXPENSES | 52,845.25 | 17,450.00 | 0.00 | 70,295.25 |
| NET INCOME/(LOSS) | 55,075.16 | 37,633.47 | 0.00 | 92,708.63 |

Hiland Hills Townhouse Owners Assn
Budget Comparison - Operating Fund
09/30/2018

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 |
|---------------------|---------------------|-----------------------|----------|---|--------------------|----------------------|---------------------------|
| 53,064 | 53,058 | 6 | 1.400100 | ASSESSMENT REVENUE | | | |
| (17,942) | (17,942) | 0 | 1.410900 | 159,192 | 159,174 | 18 | 636,692 |
| | | | | (53,825) | (53,826) | 1 | (215,300) |
| 35,122 | 35,116 | 6 | | 105,367 | 105,348 | 19 | 421,392 |
| | | | | OTHER OPERATING REVENUE | | | |
| 135 | 148 | (13) | 1.420100 | | | | |
| 0 | 37 | (37) | 1.420300 | 140 | 444 | (304) | 1,770 |
| 0 | 0 | 0 | 1.445100 | (67) | 111 | (178) | 440 |
| 0 | 0 | 0 | 1.445300 | 50 | 0 | 50 | 0 |
| 750 | 750 | 0 | 1.455300 | 145 | 0 | 145 | 0 |
| 35 | 0 | 35 | 1.455600 | 2,250 | 2,250 | 0 | 9,000 |
| | | | | 35 | 0 | 35 | 0 |
| 920 | 935 | (15) | | 2,553 | 2,805 | (252) | 11,210 |
| 36,042 | 36,051 | (9) | | 107,920 | 108,153 | (233) | 432,602 |
| | | | | OPERATING EXPENSES | | | |
| | | | | BUILDING | | | |
| 0 | 58 | 58 | 1.500100 | | | | |
| 0 | 15 | 15 | 1.500600 | 0 | 174 | 174 | 690 |
| 0 | 167 | 167 | 1.500700 | 0 | 45 | 45 | 180 |
| 0 | 167 | 167 | 1.500800 | 602 | 501 | (101) | 2,000 |
| 2,800 | 417 | (2,383) | 1.500900 | 125 | 501 | 376 | 2,000 |
| 0 | 521 | 521 | 1.500910 | 2,800 | 1,251 | (1,549) | 5,000 |
| 0 | 42 | 42 | 1.501000 | 0 | 1,563 | 1,563 | 6,250 |
| 0 | 25 | 25 | 1.501310 | 0 | 126 | 126 | 500 |
| 528 | 417 | (111) | 1.502100 | 0 | 75 | 75 | 300 |
| 0 | 25 | 25 | 1.502960 | 2,187 | 1,251 | (936) | 5,000 |
| 6 | 8 | 2 | 1.503900 | 0 | 75 | 75 | 300 |
| 0 | 42 | 42 | 1.504000 | 6 | 24 | 18 | 100 |
| 35 | 25 | (10) | 1.504100 | 23 | 126 | 103 | 500 |
| 0 | 33 | 33 | 1.504300 | 35 | 75 | 40 | 300 |
| | | | | 24 | 99 | 75 | 400 |
| 3,369 | 1,962 | (1,407) | | 5,801 | 5,886 | 85 | 23,520 |
| | | | | MECHANICAL EQUIPMENT SYSTEMS | | | |
| 0 | 63 | 63 | 1.525200 | 0 | 189 | 189 | 750 |
| 0 | 0 | 0 | 1.525300 | 0 | 0 | 0 | 90 |
| 0 | 8 | 8 | 1.529999 | 9 | 24 | 15 | 100 |
| 0 | 71 | 71 | | 9 | 213 | 204 | 940 |
| | | | | TOTAL MECHANICAL/EQUIPMENT SYSTEMS | | | |
| 0 | 5 | 5 | 1.545150 | 0 | 15 | 15 | 62 |
| 0 | 171 | 171 | 1.545300 | 550 | 513 | (37) | 2,050 |
| 87 | 21 | (66) | 1.545400 | 87 | 63 | (24) | 250 |
| 87 | 197 | 110 | | 637 | 591 | (46) | 2,362 |
| | | | | TOTAL FIRE ENTRY SECURITY SYS & SRVS | | | |
| 675 | 585 | (90) | 1.800100 | | | | |
| 0 | 308 | 308 | 1.800300 | 1,755 | 1,755 | 0 | 7,020 |
| 0 | 63 | 63 | 1.800600 | 118 | 924 | 806 | 3,700 |
| 0 | 0 | 0 | 1.800700 | 456 | 189 | (267) | 750 |
| 41 | 83 | 42 | 1.620100 | 0 | 0 | 0 | 400 |
| | | | | 56 | 249 | 193 | 1,000 |
| 716 | 1,039 | 323 | | 2,385 | 3,117 | 732 | 12,870 |
| | | | | TOTAL RECREATION FACILITIES | | | |
| 1,950 | 1,000 | (950) | 1.700100 | | | | |
| 0 | 583 | 583 | 1.700160 | 3,800 | 3,000 | (800) | 12,000 |
| 750 | 2,000 | 1,250 | 1.700605 | 9 | 1,749 | 1,740 | 7,000 |
| 0 | 0 | 0 | 1.700700 | 750 | 6,000 | 5,250 | 10,000 |
| (375) | 100 | 475 | 1.700800 | 0 | 125 | 125 | 200 |
| 0 | 50 | 50 | 1.700805 | 122 | 300 | 178 | 600 |
| 14 | 150 | 136 | 1.700900 | 31 | 150 | 119 | 600 |
| 0 | 0 | 0 | 1.701000 | 1,530 | 450 | (1,080) | 750 |
| 0 | 0 | 0 | 1.701100 | 900 | 0 | (900) | 0 |
| 19 | 42 | 23 | 1.701200 | 0 | 600 | 600 | 600 |
| 0 | 42 | 42 | 1.701350 | 133 | 126 | (7) | 500 |
| 0 | 17 | 17 | 1.701400 | 54 | 126 | 72 | 500 |
| 0 | 0 | 0 | 1.701500 | 0 | 51 | 51 | 200 |
| 0 | 100 | 100 | 1.710100 | 0 | 0 | 0 | 6,000 |
| 104 | 0 | (104) | 1.710450 | 1,325 | 300 | (1,025) | 1,200 |
| 0 | 0 | 0 | 1.720205 | 129 | 0 | (129) | 300 |
| 0 | 0 | 0 | 1.720220 | 0 | 150 | 150 | 300 |
| 300 | 125 | (175) | 1.720300 | 0 | 0 | 0 | 2,000 |
| 0 | 25 | 25 | 1.720900 | 300 | 375 | 75 | 1,500 |
| 0 | 125 | 125 | 1.721000 | 0 | 75 | 75 | 300 |
| | | | | 0 | 375 | 375 | 1,500 |

Hiland Hills Townhouse Owners Assn
12 Month Act-Bud-Var-Operating Fund
09/30/2018

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

| | Jul 2018 | Aug 2018 | Sep 2018 | Oct 2018 | Nov 2018 | Dec 2018 | Jan 2019 | Feb 2019 | Mar 2019 | Apr 2019 | May 2019 | Jun** 2019 | Y-T-D *** ACT | Y-T-D *** BUD | Y-T-D ** VAR | |
|---|---------------|---------------|---------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|---------------|------------------|------------------|-----------------|-------|
| ASSESSMENT REVENUE | | | | | | | | | | | | | | | | |
| 1.400100 Assessments | 53,064 | 53,064 | 53,064 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 159,192 | 159,174 | 18 | |
| 1.410900 Revenue Due To Reserves | (17,942) | (17,942) | (17,942) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | (53,825) | (53,826) | 1 | |
| TOTAL OPERATING ASSESSMENTS | 35,122 | 35,122 | 35,122 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 105,367 | 105,348 | 19 | |
| OTHER OPERATING REVENUE | | | | | | | | | | | | | | | | |
| 1.420100 Late Charges | 65 | (60) | 135 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 140 | 444 | (304) | |
| 1.420300 Late Interest | 28 | (95) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | (87) | 111 | (178) | |
| 1.445100 Fines & Violations | 0 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 0 | 50 | |
| 1.445300 Collection/NSF Fees | 145 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 145 | 0 | 145 | |
| 1.455300 Rent Income | 750 | 750 | 750 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,250 | 2,250 | 0 | |
| 1.455800 Club House/Party Room Rental | 0 | 0 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 35 | 0 | 35 | |
| TOTAL OTHER OPERATING INCOME | 988 | 645 | 920 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,553 | 2,805 | (252) | |
| TOTAL OPERATING REVENUE | 36,111 | 35,767 | 36,042 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 107,920 | 108,153 | (233) | |
| OPERATING EXPENSES | | | | | | | | | | | | | | | | |
| BUILDING | | | | | | | | | | | | | | | | |
| 1.500100 Building Maintenance | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 174 | 174 | |
| 1.500600 Painting-Exterior | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 45 | 45 | |
| 1.500700 Plumbing | 0 | 602 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 602 | 501 | (101) | |
| 1.500800 Sewer Lines Snake | 125 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 125 | 501 | 376 | |
| 1.500900 Sewer Lines Repairs | 0 | 0 | 2,800 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,800 | 1,251 | (1,549) | |
| 1.500910 Sewer Preventative | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,563 | 1,563 | |
| 1.501000 Electrical | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 126 | 126 | |
| 1.501310 Lighting | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 75 | 75 | |
| 1.502100 Roof | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 75 | 75 | |
| 1.502960 Mailboxes | 1,014 | 645 | 528 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,187 | 1,251 | (936) |
| 1.503900 Doors Locks & Keys | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 75 | 75 | |
| 1.504000 Building Supplies | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 75 | 75 | |
| 1.504100 Light Bulbs | 7 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 24 | 18 | |
| 1.504300 Cleaning/Janitorial Supplies | 0 | 0 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 23 | 126 | 103 | |
| TOTAL BUILDING EXPENSES | 1,145 | 1,287 | 3,369 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 24 | 99 | 75 | |
| MECHANICAL EQUIPMENT SYSTEMS | | | | | | | | | | | | | | | | |
| 1.525200 HVAC/Boiler Repairs | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,801 | 5,886 | 85 | |
| 1.529999 Other HVAC/Boiler Expenses | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 189 | 189 | |
| TOTAL MECHANICAL/EQUIPMENT SYSTEMS | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 24 | 15 | |
| FIRE ENTRY SECURITY SYSTEMS & SERVICES | | | | | | | | | | | | | | | | |
| 1.545150 Fire Sprinklers | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 213 | 204 | |
| 1.545300 Fire Alarm Monitoring & Svc Contract | 550 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 15 | |
| 1.545400 Fire Extinguishers | 0 | 0 | 87 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 550 | 513 | (37) | |
| TOTAL FIRE ENTRY SECURITY SYS & SRVS | 550 | 0 | 87 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 87 | 63 | (24) | |
| RECREATION FACILITIES | | | | | | | | | | | | | | | | |
| 1.600100 Pool Service Contract | 540 | 540 | 675 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 637 | 591 | (46) | |
| 1.600300 Pool Equipment | 118 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,755 | 1,755 | 0 | |
| 1.600600 Pool Chemicals & Supplies | 203 | 253 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 118 | 924 | 806 | |
| 1.620100 Clubhouse | 15 | 0 | 41 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 456 | 189 | (267) | |
| TOTAL RECREATION FACILITIES | 876 | 793 | 716 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 56 | 249 | 193 | |
| GROUNDS | | | | | | | | | | | | | | | | |
| 1.700100 Landscape Contract | 0 | 1,850 | 1,950 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,385 | 3,117 | 732 | |
| 1.700160 Landscape Renovations | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 1.700605 Trees/Plants/Shrubs | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,800 | 3,000 | (800) | |
| 1.700700 Flowers, Beds & Shrubs | 0 | 0 | 750 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 1,749 | 1,740 | |
| 1.700800 Weed & Pest Control / Fertilizer | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 750 | 6,000 | 5,250 | |
| 1.700805 Pest Control | 488 | 9 | (375) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 125 | 125 | |
| 1.700900 Sprinklers | 31 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 122 | 300 | 178 | |
| | 10 | 1,506 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 31 | 150 | 119 | |
| | | | | | | | | | | | | | 1,530 | 450 | (1,080) | |

Hiland Hills Townhouse Owners Assn
12 Month Act-Bud-Var-Operating Fund
09/30/2018

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

| | Jul 2018 | Aug 2018 | Sep 2018 | Oct 2018 | Nov 2018 | Dec 2018 | Jan 2019 | Feb 2019 | Mar 2019 | Apr 2019 | May 2019 | Jun** 2019 | Y-T-D ACT | Y-T-D BUD | Y-T-D VAR |
|---|---------------|---------------|---------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|---------------|---------------|----------------|---------------|
| 1.701000 Backflows | 900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 900 | 0 | (900) |
| 1.701100 Backflow Testing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 600 | 600 |
| 1.701200 Vehicles/Gas/Vehc Maint/Licenses | 114 | 0 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 126 | (7) |
| 1.701350 Grounds Tools | 0 | 54 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 133 | 126 | 72 |
| 1.701400 Grounds Supplies | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 54 | 126 | 72 |
| 1.710100 Lot/Street Sweeping | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 51 | 51 |
| 1.710450 Parking Lot Maintenance | 0 | 1,325 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 129 | (129) |
| 1.720205 Concrete & Asphalt Repairs | 0 | 25 | 104 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,325 | 300 | (1,025) |
| 1.720300 Fences | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1.720900 Lighting | 0 | 0 | 300 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 150 | 150 |
| 1.721000 Signage | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 300 | 375 | 75 |
| TOTAL GROUNDS EXPENSE | 1,551 | 4,770 | 2,761 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 375 | 375 |
| UTILITIES | | | | | | | | | | | | | | | |
| 1.800150 Gas | 235 | 159 | 194 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,083 | 13,952 | 4,869 |
| 1.800200 Electricity | 819 | 798 | 793 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 587 | 1,632 | 1,045 |
| 1.800350 Water | 1,927 | 2,004 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,410 | 2,460 | 50 |
| 1.800400 Sewer | 2,812 | 2,812 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,931 | 14,172 | 10,241 |
| 1.800500 Storm Drains | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,625 | 5,964 | 339 |
| 1.800855 Trash Removal & Recycling | 1,063 | 1,093 | 1,063 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,979 | 2,979 |
| TOTAL UTILITIES EXPENSE | 6,856 | 6,866 | 2,050 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,219 | 3,372 | 153 |
| ADMINISTRATIVE | | | | | | | | | | | | | | | |
| ADMINISTRATIVE GENERAL | | | | | | | | | | | | | | | |
| 1.900100 Management | 840 | 840 | 840 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15,773 | 30,579 | 14,806 |
| 1.900400 Legal | 0 | 129 | 161 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,520 | 2,625 | 105 |
| 1.900500 Reimbursed Legal | 0 | 0 | (290) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 290 | 1,500 | 1,210 |
| 1.900600 Collection Expense Risk Share | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | (290) | 0 | 290 |
| 1.900700 Insurance | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 807 | 807 |
| 1.901000 Income Taxes-Fed | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22,500 | 22,500 |
| 1.901100 Income Taxes-St | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 800 | 800 |
| 1.901350 Meeting Expenses | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 50 |
| 1.901800 Permits & Licenses | 0 | 102 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 102 | 126 | 24 |
| 1.902000 Telephones | 171 | 218 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 50 |
| 1.902200 Office Supplies & Expense | 96 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 218 | 150 | (68) |
| 1.902500 Computers | 0 | 265 | 99 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 171 | 507 | 336 |
| 1.902800 Website | 0 | 393 | 228 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 480 | 873 | 413 |
| 1.903200 Bank Charges | 0 | 150 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 621 | 591 | (30) |
| 1.904990 Miscellaneous Expense | 0 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 150 | 48 | (102) |
| 1.904999 Other General Admin Expenses | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16 | 21 | 5 |
| TOTAL GENERAL ADMIN EXP | 1,107 | 2,179 | 1,103 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 130 | 36 | (94) |
| SALARIES | | | | | | | | | | | | | | | |
| 1.910100 Wages/Sal - Manager | 4,927 | 3,283 | 4,021 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,388 | 30,861 | 26,273 |
| 1.910200 Wages/Sal - Maintenance | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12,231 | 11,049 | (1,182) |
| 1.910800 Wages/Sal -Bonuses | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,800 | 7,800 |
| 1.911100 Wages/Sal - Employer Taxes | 377 | 252 | 318 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 51 | 51 |
| 1.911200 Wages/Sal - Payroll Processing | 194 | 194 | 194 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 947 | 1,050 | 103 |
| 1.911300 Wages - Workers Comp | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 582 | 624 | 42 |
| 1.911400 Contract Labor | 0 | 571 | 437 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,236 | 1,236 |
| TOTAL SALARIES EXPENSE | 5,499 | 4,300 | 4,970 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,008 | 249 | (759) |
| TOTAL OPERATING EXPENSES | 17,584 | 20,204 | 15,057 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14,769 | 22,059 | 7,290 |
| NET OPERATING INCOME/(LOSS) | 18,526 | 15,563 | 20,986 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 52,845 | 107,058 | 54,213 |
| | | | | | | | | | | | | | 55,075 | 1,095 | 53,980 |

10

Hiland Hills Townhouse Owners Assn
12 Month Act/Bud-Operating Fund
09/30/2018

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

| | Actual Jul 2018 | Actual Aug 2018 | Actual Sep 2018 | Budget Oct 2018 | Budget Nov 2018 | Budget Dec 2018 | Budget Jan 2019 | Budget Feb 2019 | Budget Mar 2019 | Budget Apr 2019 | Budget May 2019 | Budget Jun 2019 | TOTAL | ANNUAL BUDGET | VARIANCE |
|---|---------------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------|------------------|--------------|
| ASSESSMENT REVENUE | | | | | | | | | | | | | | | |
| 1.400100 | Assessments | | | | | | | | | | | | | | |
| 1.410900 | Revenue Due To Reserves | | | | | | | | | | | | | | |
| | 53,064 | 53,064 | 53,064 | 53,058 | 53,058 | 53,058 | 53,058 | 53,058 | 53,058 | 53,058 | 53,058 | 53,054 | 636,710 | 636,692 | 18 |
| | (17,942) | (17,942) | (17,942) | (17,942) | (17,942) | (17,942) | (17,942) | (17,942) | (17,942) | (17,942) | (17,942) | (17,938) | (215,299) | (215,300) | 1 |
| | 35,122 | 35,122 | 35,122 | 35,116 | 35,116 | 35,116 | 35,116 | 35,116 | 35,116 | 35,116 | 35,116 | 35,116 | 421,411 | 421,392 | 19 |
| OTHER OPERATING REVENUE | | | | | | | | | | | | | | | |
| 1.420100 | Late Charges | | | | | | | | | | | | | | |
| 1.420300 | Late Interest | | | | | | | | | | | | | | |
| 1.445100 | Fines & Violations | | | | | | | | | | | | | | |
| 1.445300 | Collection/NSF Fees | | | | | | | | | | | | | | |
| 1.455300 | Rent Income | | | | | | | | | | | | | | |
| 1.455600 | Club House/Party Room Rental | | | | | | | | | | | | | | |
| | 65 | (60) | 135 | 148 | 148 | 148 | 148 | 148 | 148 | 148 | 148 | 142 | 1,466 | 1,770 | (304) |
| | 28 | (95) | 0 | 37 | 37 | 37 | 37 | 37 | 37 | 37 | 37 | 33 | 262 | 440 | (178) |
| | 0 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 0 | 50 |
| | 145 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 145 | 0 | 145 |
| | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 9,000 | 9,000 | 0 |
| | 0 | 0 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 35 | 0 | 35 |
| | 988 | 645 | 920 | 935 | 935 | 935 | 935 | 935 | 935 | 935 | 935 | 925 | 10,958 | 11,210 | (252) |
| | 36,111 | 35,767 | 36,042 | 36,051 | 36,051 | 36,051 | 36,051 | 36,051 | 36,051 | 36,051 | 36,051 | 36,041 | 432,369 | 432,602 | (233) |
| OPERATING EXPENSES | | | | | | | | | | | | | | | |
| BUILDING | | | | | | | | | | | | | | | |
| 1.500100 | Building Maintenance | | | | | | | | | | | | | | |
| 1.500600 | Painting-Exterior | | | | | | | | | | | | | | |
| 1.500700 | Plumbing | | | | | | | | | | | | | | |
| 1.500800 | Sewer Lines Snake | | | | | | | | | | | | | | |
| 1.500900 | Sewer Lines Repairs | | | | | | | | | | | | | | |
| 1.500910 | Sewer Preventative | | | | | | | | | | | | | | |
| 1.501000 | Electrical | | | | | | | | | | | | | | |
| 1.501310 | Lighting | | | | | | | | | | | | | | |
| 1.502100 | Roof | | | | | | | | | | | | | | |
| 1.502960 | Mailboxes | | | | | | | | | | | | | | |
| 1.503900 | Doors Locks & Keys | | | | | | | | | | | | | | |
| 1.504000 | Building Supplies | | | | | | | | | | | | | | |
| 1.504100 | Light Bulbs | | | | | | | | | | | | | | |
| 1.504300 | Cleaning/Janitorial Supplies | | | | | | | | | | | | | | |
| | 0 | 0 | 0 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 52 | 516 | 690 | 174 |
| | 0 | 0 | 0 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 135 | 180 | 45 |
| | 0 | 602 | 0 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 163 | 2,101 | 2,000 | (101) |
| | 125 | 0 | 0 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 163 | 1,624 | 2,000 | 376 |
| | 0 | 0 | 2,800 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 413 | 6,549 | 5,000 | (1,549) |
| | 0 | 0 | 0 | 521 | 521 | 521 | 521 | 521 | 521 | 521 | 521 | 519 | 4,687 | 6,250 | 1,563 |
| | 0 | 0 | 0 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 38 | 374 | 500 | 126 |
| | 1,014 | 645 | 528 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 413 | 225 | 300 | 75 |
| | 0 | 0 | 0 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 5,936 | 5,000 | (936) |
| | 0 | 0 | 0 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 225 | 300 | 75 |
| | 0 | 0 | 6 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 225 | 300 | 75 |
| | 7 | 16 | 0 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 38 | 82 | 100 | 18 |
| | 0 | 0 | 35 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 397 | 500 | 103 |
| | 0 | 24 | 0 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 37 | 260 | 300 | 40 |
| | 1,145 | 1,287 | 3,369 | 1,962 | 1,962 | 1,962 | 1,962 | 1,962 | 1,962 | 1,962 | 1,962 | 1,938 | 325 | 400 | 75 |
| MECHANICAL/EQUIPMENT SYSTEMS | | | | | | | | | | | | | | | |
| 1.525200 | HVAC/Boiler Repairs | | | | | | | | | | | | | | |
| 1.525300 | HVAC/Boiler Inspection Fee | | | | | | | | | | | | | | |
| 1.529999 | Other HVAC/Boiler Expenses | | | | | | | | | | | | | | |
| | 0 | 0 | 0 | 63 | 63 | 63 | 63 | 63 | 63 | 63 | 63 | 57 | 561 | 750 | 189 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 90 | 0 | 0 | 0 | 0 | 0 | 90 | 90 | 0 |
| | 0 | 9 | 0 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 12 | 85 | 100 | 15 |
| | 0 | 9 | 0 | 71 | 71 | 71 | 161 | 71 | 71 | 71 | 71 | 69 | 736 | 940 | 204 |
| FIRE ENTRY SECURITY SYSTEMS & SERVICES | | | | | | | | | | | | | | | |
| 1.545150 | Fire Sprinklers | | | | | | | | | | | | | | |
| 1.545300 | Fire Alarm Monitoring & Srvc Contract | | | | | | | | | | | | | | |
| 1.545400 | Fire Extinguishers | | | | | | | | | | | | | | |
| | 0 | 0 | 0 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 7 | 47 | 62 | 15 |
| | 550 | 0 | 0 | 171 | 171 | 171 | 171 | 171 | 171 | 171 | 171 | 169 | 2,087 | 2,050 | (37) |
| | 0 | 0 | 87 | 21 | 21 | 21 | 21 | 21 | 21 | 21 | 21 | 19 | 274 | 250 | (24) |
| | 550 | 0 | 87 | 197 | 197 | 197 | 197 | 197 | 197 | 197 | 197 | 195 | 2,408 | 2,362 | (46) |
| RECREATION FACILITIES | | | | | | | | | | | | | | | |
| 1.600100 | Pool Service Contract | | | | | | | | | | | | | | |
| 1.600300 | Pool Equipment | | | | | | | | | | | | | | |
| 1.600600 | Pool Chemicals & Supplies | | | | | | | | | | | | | | |
| 1.600700 | Pool License Fee | | | | | | | | | | | | | | |
| 1.620100 | Clubhouse | | | | | | | | | | | | | | |
| | 540 | 540 | 675 | 585 | 585 | 585 | 585 | 585 | 585 | 585 | 585 | 585 | 7,020 | 7,020 | 0 |
| | 118 | 0 | 0 | 308 | 308 | 308 | 308 | 308 | 308 | 308 | 308 | 312 | 2,894 | 3,700 | 806 |
| | 203 | 253 | 0 | 63 | 63 | 63 | 63 | 63 | 63 | 63 | 63 | 57 | 1,017 | 750 | (267) |
| | 0 | 0 | 0 | 400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 400 | 400 | 0 |
| | 15 | 0 | 41 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 87 | 807 | 1,000 | 193 |
| | 876 | 793 | 716 | 1,439 | 1,039 | 1,039 | 1,039 | 1,039 | 1,039 | 1,039 | 1,039 | 1,041 | 12,138 | 12,870 | 732 |
| GROUNDS | | | | | | | | | | | | | | | |
| 1.700100 | Landscape Contract | | | | | | | | | | | | | | |
| 1.700160 | Landscape Renovations | | | | | | | | | | | | | | |
| 1.700605 | Trees/Plants/Shrubs | | | | | | | | | | | | | | |
| 1.700700 | Flowers, Beds & Shrubs | | | | | | | | | | | | | | |
| 1.700800 | Weed & Pest Control / Fertilizer | | | | | | | | | | | | | | |
| | 0 | 1,850 | 1,950 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 12,800 | 12,000 | (800) |
| | 9 | 0 | 0 | 583 | 583 | 583 | 583 | 583 | 583 | 583 | 583 | 587 | 5,260 | 7,000 | 1,740 |
| | 0 | 0 | 750 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,750 | 10,000 | 5,250 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,000 | 2,000 | 4,750 | 10,000 | 5,250 |
| | 488 | 9 | (375) | 100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 75 | 75 | 200 | 125 |
| | | | | | | | | | | | | 100 | 422 | 600 | 178 |

11

Hiland Hills Townhouse Owners Assn
12 Month Act/Bud-Operating Fund
09/30/2018

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

| | Actual Jul 2018 | Actual Aug 2018 | Actual Sep 2018 | Budget Oct 2018 | Budget Nov 2018 | Budget Dec 2018 | Budget Jan 2019 | Budget Feb 2019 | Budget Mar 2019 | Budget Apr 2019 | Budget May 2019 | Budget Jun 2019 | TOTAL | ANNUAL BUDGET | VARIANCE |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------|------------------|---------------|
| 1.700805 Pest Control | 31 | 0 | 0 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 481 | 600 | 119 |
| 1.700900 Sprinklers | 10 | 1,506 | 14 | 150 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 150 | 1,830 | 750 | (1,080) |
| 1.701000 Backflows | 900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 900 | 0 | (900) |
| 1.701100 Backflow Testing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1.701200 Vehicles/Gas/Vehc Maint/Licenses | 114 | 0 | 19 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 38 | 507 | 600 | 72 |
| 1.701350 Grounds Tools | 0 | 54 | 0 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 38 | 507 | 500 | (7) |
| 1.701400 Grounds Supplies | 0 | 0 | 0 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 13 | 428 | 500 | 72 |
| 1.701500 Snow Removal | 0 | 0 | 0 | 0 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 17 | 149 | 200 | 51 |
| 1.710100 Lot/Street Sweeping | 0 | 1,325 | 0 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 6,000 | 6,000 | 0 |
| 1.710450 Parking Lot Maintenance | 0 | 25 | 104 | 150 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100 | 2,225 | 1,200 | (1,025) |
| 1.720205 Concrete & Asphalt Repairs | 0 | 0 | 0 | 150 | 0 | 0 | 0 | 0 | 0 | 0 | 150 | 0 | 429 | 300 | (129) |
| 1.720220 Drainage | 0 | 0 | 0 | 0 | 2,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 150 | 300 | 150 |
| 1.720300 Fences | 0 | 0 | 300 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 2,000 | 2,000 | 0 |
| 1.720900 Lighting | 0 | 0 | 0 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 1,425 | 1,500 | 75 |
| 1.721000 Signage | 0 | 0 | 0 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 225 | 300 | 75 |
| TOTAL GROUNDS EXPENSE UTILITIES | 1,551 | 4,770 | 2,761 | 2,659 | 5,109 | 3,109 | 3,109 | 3,109 | 3,109 | 3,209 | 4,258 | 4,426 | 41,181 | 46,050 | 4,869 |
| 1.800150 Gas | 235 | 159 | 194 | 544 | 544 | 544 | 544 | 544 | 544 | 544 | 544 | 546 | 5,485 | 6,530 | 1,045 |
| 1.800200 Electricity | 819 | 798 | 793 | 820 | 820 | 820 | 820 | 820 | 820 | 820 | 820 | 820 | 9,790 | 9,840 | 50 |
| 1.800350 Water | 1,927 | 2,004 | 0 | 4,724 | 4,724 | 4,724 | 4,724 | 4,724 | 4,724 | 4,724 | 4,724 | 4,726 | 46,449 | 56,690 | 10,241 |
| 1.800400 Sewer | 2,812 | 2,812 | 0 | 1,988 | 1,988 | 1,988 | 1,988 | 1,988 | 1,988 | 1,988 | 1,988 | 1,992 | 23,521 | 23,860 | 339 |
| 1.800500 Storm Drains | 0 | 0 | 0 | 993 | 993 | 993 | 993 | 993 | 993 | 993 | 993 | 997 | 8,941 | 11,920 | 2,979 |
| 1.800855 Trash Removal & Recycling | 1,063 | 1,093 | 1,063 | 1,124 | 1,124 | 1,124 | 1,124 | 1,124 | 1,124 | 1,124 | 1,124 | 1,126 | 13,337 | 13,490 | 153 |
| TOTAL UTILITIES EXPENSE ADMINISTRATIVE | 6,856 | 6,866 | 2,050 | 10,193 | 10,193 | 10,193 | 10,193 | 10,193 | 10,193 | 10,193 | 10,193 | 10,207 | 107,524 | 122,330 | 14,806 |
| ADMINISTRATIVE GENERAL | | | | | | | | | | | | | | | |
| 1.900100 Management | 840 | 840 | 840 | 875 | 875 | 875 | 875 | 875 | 875 | 875 | 875 | 875 | 10,395 | 10,500 | 105 |
| 1.900400 Legal | 0 | 129 | 161 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 4,790 | 6,000 | 1,210 |
| 1.900500 Reimbursed Legal | 0 | 0 | (290) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | (290) | 0 | 290 |
| 1.900600 Collection Expense Risk Share | 0 | 0 | 0 | 269 | 269 | 269 | 269 | 269 | 269 | 269 | 269 | 271 | 2,423 | 3,230 | 807 |
| 1.900700 Insurance | 0 | 0 | 0 | 7,500 | 7,500 | 7,500 | 7,500 | 7,500 | 7,500 | 7,500 | 7,500 | 7,500 | 67,500 | 90,000 | 22,500 |
| 1.900900 Audit/Review/Tax Prep | 0 | 0 | 0 | 5,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,000 | 5,000 | 0 |
| 1.901000 Income Taxes-Fed | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1.901100 Income Taxes-St | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 800 | 800 |
| 1.901350 Meeting Expenses | 0 | 102 | 0 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 38 | 476 | 500 | 24 |
| 1.901800 Permits & Licenses | 0 | 218 | 0 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 668 | 600 | (68) |
| 1.902000 Telephones | 171 | 0 | 0 | 169 | 169 | 169 | 169 | 169 | 169 | 169 | 169 | 171 | 1,694 | 2,030 | 336 |
| 1.902200 Office Supplies & Expense | 96 | 265 | 99 | 291 | 291 | 291 | 291 | 291 | 291 | 291 | 291 | 289 | 3,077 | 3,490 | 413 |
| 1.902500 Computers | 0 | 393 | 228 | 197 | 197 | 197 | 197 | 197 | 197 | 197 | 197 | 193 | 2,390 | 2,360 | (30) |
| 1.902800 Website | 0 | 150 | 0 | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 14 | 292 | 190 | (102) |
| 1.903200 Bank Charges | 0 | 16 | 0 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 3 | 75 | 80 | 5 |
| 1.904990 Miscellaneous Expense | 0 | 0 | 0 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 11 | 83 | 110 | 27 |
| 1.904999 Other General Admin Expenses | 0 | 65 | 65 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 8 | 234 | 140 | (94) |
| TOTAL GENERAL ADMIN EXP SALARIES | 1,107 | 2,179 | 1,103 | 14,937 | 9,937 | 9,937 | 9,937 | 9,937 | 9,937 | 9,937 | 9,937 | 9,923 | 98,807 | 125,080 | 26,273 |
| 1.910100 Wages/Sal - Manager | 4,927 | 3,283 | 4,021 | 3,683 | 3,683 | 3,683 | 3,683 | 3,683 | 3,683 | 3,683 | 3,683 | 3,687 | 45,382 | 44,200 | (1,182) |
| 1.910200 Wages/Sal - Maintenance | 0 | 0 | 0 | 2,600 | 2,600 | 2,600 | 2,600 | 2,600 | 2,600 | 2,600 | 2,600 | 2,600 | 23,400 | 31,200 | 7,800 |
| 1.910800 Wages/Sal -Bonuses | 0 | 0 | 0 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 13 | 149 | 200 | 51 |
| 1.911100 Wages/Sal - Employer Taxes | 377 | 252 | 318 | 350 | 350 | 350 | 350 | 350 | 350 | 350 | 350 | 350 | 4,097 | 4,200 | 103 |
| 1.911200 Wages/Sal - Payroll Processing | 194 | 194 | 194 | 208 | 208 | 208 | 208 | 208 | 208 | 208 | 208 | 212 | 2,458 | 2,500 | 42 |
| 1.911300 Wages - Workers Comp | 0 | 0 | 0 | 412 | 412 | 412 | 412 | 412 | 412 | 412 | 412 | 408 | 3,704 | 4,940 | 1,236 |
| 1.911400 Contract Labor | 0 | 571 | 437 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 87 | 1,759 | 1,000 | (759) |
| TOTAL SALARIES EXPENSE | 5,499 | 4,300 | 4,970 | 7,353 | 7,353 | 7,353 | 7,353 | 7,353 | 7,353 | 7,353 | 7,353 | 7,357 | 80,950 | 88,240 | 7,290 |
| TOTAL OPERATING EXPENSES | 17,584 | 20,204 | 15,057 | 38,811 | 35,861 | 33,861 | 33,951 | 33,861 | 33,861 | 33,981 | 35,011 | 35,156 | 367,179 | 421,382 | 54,213 |
| NET OPERATING INCOME/(LOSS) | 18,526 | 15,563 | 20,988 | (2,760) | 190 | 2,190 | 2,100 | 2,190 | 2,190 | 2,090 | 1,040 | 885 | 65,190 | 11,210 | 53,980 |

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Hiland Hills Townhouse Owners Assn
12 Month Budget - Operating
09/30/2018

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

| Acct# | Description | Jul 2018 | Aug 2018 | Sep 2018 | Oct 2018 | Nov 2018 | Dec 2018 | Jan 2019 | Feb 2019 | Mar 2019 | Apr 2019 | May 2019 | Jun 2019 | ANNUAL BUDGET |
|---|---------------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|
| ASSESSMENT REVENUE | | | | | | | | | | | | | | |
| 1.400100 | Assessments | 53,058 | 53,058 | 53,058 | 53,058 | 53,058 | 53,058 | 53,058 | 53,058 | 53,058 | 53,058 | 53,058 | 53,054 | 636,692 |
| 1.410900 | Revenue Due To Reserves | (17,942) | (17,942) | (17,942) | (17,942) | (17,942) | (17,942) | (17,942) | (17,942) | (17,942) | (17,942) | (17,942) | (17,938) | (215,300) |
| TOTAL OPERATING ASSESSMENTS | | 35,116 | 35,116 | 35,116 | 35,116 | 35,116 | 35,116 | 35,116 | 35,116 | 35,116 | 35,116 | 35,116 | 35,116 | 421,392 |
| OTHER OPERATING REVENUE | | | | | | | | | | | | | | |
| 1.420100 | Late Charges | 148 | 148 | 148 | 148 | 148 | 148 | 148 | 148 | 148 | 148 | 148 | 142 | 1,770 |
| 1.420300 | Late Interest | 37 | 37 | 37 | 37 | 37 | 37 | 37 | 37 | 37 | 37 | 37 | 33 | 440 |
| 1.455300 | Rent Income | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 9,000 |
| TOTAL OTHER OPERATING INCOME | | 935 | 935 | 935 | 935 | 935 | 935 | 935 | 935 | 935 | 935 | 935 | 925 | 11,210 |
| TOTAL OPERATING REVENUE | | 36,051 | 36,051 | 36,051 | 36,051 | 36,051 | 36,051 | 36,051 | 36,051 | 36,051 | 36,051 | 36,051 | 36,041 | 432,602 |
| OPERATING EXPENSES | | | | | | | | | | | | | | |
| BUILDING | | | | | | | | | | | | | | |
| 1.500100 | Building Maintenance | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 52 | 690 |
| 1.500600 | Painting-Exterior | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 180 |
| 1.500700 | Plumbing | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 163 | 2,000 |
| 1.500800 | Sewer Lines Snake | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 163 | 2,000 |
| 1.500900 | Sewer Lines Repairs | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 413 | 5,000 |
| 1.500910 | Sewer Preventative | 521 | 521 | 521 | 521 | 521 | 521 | 521 | 521 | 521 | 521 | 521 | 519 | 6,250 |
| 1.501000 | Electrical | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 38 | 500 |
| 1.501310 | Lighting | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 300 |
| 1.502100 | Roof | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 413 | 5,000 |
| 1.502960 | Mailboxes | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 300 |
| 1.503900 | Doors Locks & Keys | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 100 |
| 1.504000 | Building Supplies | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 38 | 500 |
| 1.504100 | Light Bulbs | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 300 |
| 1.504300 | Cleaning/Janitorial Supplies | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 37 | 400 |
| TOTAL BUILDING EXPENSES | | 1,962 | 1,962 | 1,962 | 1,962 | 1,962 | 1,962 | 1,962 | 1,962 | 1,962 | 1,962 | 1,962 | 1,938 | 23,520 |
| MECHANICAL EQUIPMENT SYSTEMS | | | | | | | | | | | | | | |
| 1.525200 | HVAC/Boiler Repairs | 63 | 63 | 63 | 63 | 63 | 63 | 63 | 63 | 63 | 63 | 63 | 57 | 750 |
| 1.525300 | HVAC/Boiler Inspection Fee | 0 | 0 | 0 | 0 | 0 | 0 | 90 | 0 | 0 | 0 | 0 | 0 | 90 |
| 1.529999 | Other HVAC/Boiler Expenses | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 12 | 100 |
| TOTAL MECHANICAL/EQUIPMENT SYSTEMS | | 71 | 71 | 71 | 71 | 71 | 71 | 161 | 71 | 71 | 71 | 71 | 69 | 940 |
| FIRE ENTRY SECURITY SYSTEMS & SERVICES | | | | | | | | | | | | | | |
| 1.545150 | Fire Sprinklers | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 7 | 62 |
| 1.545300 | Fire Alarm Monitoring & Srvc Contract | 171 | 171 | 171 | 171 | 171 | 171 | 171 | 171 | 171 | 171 | 171 | 169 | 2,050 |
| 1.545400 | Fire Extinguishers | 21 | 21 | 21 | 21 | 21 | 21 | 21 | 21 | 21 | 21 | 21 | 19 | 250 |
| TOTAL FIRE ENTRY SECURITY SYS & SRVS | | 197 | 197 | 197 | 197 | 197 | 197 | 197 | 197 | 197 | 197 | 197 | 195 | 2,362 |
| RECREATION FACILITIES | | | | | | | | | | | | | | |
| 1.600100 | Pool Service Contract | 585 | 585 | 585 | 585 | 585 | 585 | 585 | 585 | 585 | 585 | 585 | 585 | 7,020 |
| 1.600300 | Pool Equipment | 308 | 308 | 308 | 308 | 308 | 308 | 308 | 308 | 308 | 308 | 308 | 312 | 3,700 |
| 1.600600 | Pool Chemicals & Supplies | 63 | 63 | 63 | 63 | 63 | 63 | 63 | 63 | 63 | 63 | 63 | 57 | 750 |
| 1.600700 | Pool License Fee | 0 | 0 | 0 | 400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 400 |
| 1.620100 | Clubhouse | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 87 | 1,000 |
| TOTAL RECREATION FACILITIES | | 1,039 | 1,039 | 1,039 | 1,439 | 1,039 | 1,039 | 1,039 | 1,039 | 1,039 | 1,039 | 1,039 | 1,041 | 12,870 |
| GROUNDS | | | | | | | | | | | | | | |
| 1.700100 | Landscape Contract | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 12,000 |
| 1.700160 | Landscape Renovations | 583 | 583 | 583 | 583 | 583 | 583 | 583 | 583 | 583 | 583 | 583 | 587 | 7,000 |

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Hiland Hills Townhouse Owners Assn
12 Month Budget - Operating
09/30/2018

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

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| Acct# | Description | Jul 2018 | Aug 2018 | Sep 2018 | Oct 2018 | Nov 2018 | Dec 2018 | Jan 2019 | Feb 2019 | Mar 2019 | Apr 2019 | May 2019 | Jun 2019 | ANNUAL BUDGET |
|----------|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|
| 1.700605 | Trees/Plants/Shrubs | | | | | | | | | | | | | |
| 1.700700 | Flowers, Beds & Shrubs | 2,000 | 2,000 | 2,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,000 | 2,000 | 10,000 |
| 1.700800 | Weed & Pest Control / Fertilizer | 62 | 63 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 75 | 200 |
| 1.700805 | Pest Control | 100 | 100 | 100 | 100 | 0 | 0 | 0 | 0 | 0 | 100 | 0 | 100 | 600 |
| 1.700900 | Sprinklers | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 600 |
| 1.701100 | Backflow Testing | 150 | 150 | 150 | 150 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 150 | 600 |
| 1.701200 | Vehicles/Gas/Vehc Maint/Licenses | 0 | 600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 150 | 750 |
| 1.701350 | Grounds Tools | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 38 | 600 |
| 1.701400 | Grounds Supplies | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 38 | 500 |
| 1.701500 | Snow Removal | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 13 | 500 |
| 1.710100 | Lot/Street Sweeping | 0 | 0 | 0 | 0 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 0 | 0 | 200 |
| 1.710450 | Parking Lot Maintenance | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 6,000 |
| 1.720205 | Concrete & Asphalt Repairs | 0 | 0 | 0 | 150 | 0 | 0 | 0 | 0 | 0 | 0 | 150 | 0 | 1,200 |
| 1.720220 | Drainage | 0 | 150 | 0 | 150 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 300 |
| 1.720300 | Fences | 0 | 0 | 0 | 0 | 2,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 300 |
| 1.720900 | Lighting | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 2,000 |
| 1.721000 | Signage | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 1,500 |
| | | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 300 |
| | TOTAL GROUNDS EXPENSE UTILITIES | 4,421 | 5,172 | 4,359 | 2,659 | 5,109 | 3,109 | 3,109 | 3,109 | 3,109 | 3,209 | 4,259 | 4,426 | 46,050 |
| 1.800150 | Gas | | | | | | | | | | | | | |
| 1.800200 | Electricity | 544 | 544 | 544 | 544 | 544 | 544 | 544 | 544 | 544 | 544 | 544 | 546 | 6,530 |
| 1.800350 | Water | 820 | 820 | 820 | 820 | 820 | 820 | 820 | 820 | 820 | 820 | 820 | 820 | 9,840 |
| 1.800400 | Sewer | 4,724 | 4,724 | 4,724 | 4,724 | 4,724 | 4,724 | 4,724 | 4,724 | 4,724 | 4,724 | 4,724 | 4,726 | 56,690 |
| 1.800500 | Storm Drains | 1,988 | 1,988 | 1,988 | 1,988 | 1,988 | 1,988 | 1,988 | 1,988 | 1,988 | 1,988 | 1,988 | 1,992 | 23,860 |
| 1.800855 | Trash Removal & Recycling | 993 | 993 | 993 | 993 | 993 | 993 | 993 | 993 | 993 | 993 | 993 | 997 | 11,920 |
| | | 1,124 | 1,124 | 1,124 | 1,124 | 1,124 | 1,124 | 1,124 | 1,124 | 1,124 | 1,124 | 1,124 | 1,126 | 13,490 |
| | TOTAL UTILITIES EXPENSE ADMINISTRATIVE | 10,193 | 10,193 | 10,193 | 10,193 | 10,193 | 10,193 | 10,193 | 10,193 | 10,193 | 10,193 | 10,193 | 10,207 | 122,330 |
| | ADMINISTRATIVE GENERAL | | | | | | | | | | | | | |
| 1.900100 | Management | | | | | | | | | | | | | |
| 1.900400 | Legal | 875 | 875 | 875 | 875 | 875 | 875 | 875 | 875 | 875 | 875 | 875 | 875 | 10,500 |
| 1.900600 | Collection Expense Risk Share | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 6,000 |
| 1.900700 | Insurance | 269 | 269 | 269 | 269 | 269 | 269 | 269 | 269 | 269 | 269 | 269 | 271 | 3,230 |
| 1.900900 | Audit/Review/Tax Prep | 7,500 | 7,500 | 7,500 | 7,500 | 7,500 | 7,500 | 7,500 | 7,500 | 7,500 | 7,500 | 7,500 | 7,500 | 90,000 |
| 1.901000 | Income Taxes-Fed | 0 | 0 | 0 | 5,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,000 |
| 1.901100 | Income Taxes-St | 0 | 0 | 800 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 800 |
| 1.901350 | Meeting Expenses | 0 | 0 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50 |
| 1.901800 | Permits & Licenses | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 38 | 500 |
| 1.902000 | Telephones | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 600 |
| 1.902200 | Office Supplies & Expense | 169 | 169 | 169 | 169 | 169 | 169 | 169 | 169 | 169 | 169 | 169 | 171 | 2,030 |
| 1.902500 | Computers | 291 | 291 | 291 | 291 | 291 | 291 | 291 | 291 | 291 | 291 | 291 | 289 | 3,490 |
| 1.902800 | Website | 197 | 197 | 197 | 197 | 197 | 197 | 197 | 197 | 197 | 197 | 197 | 193 | 2,360 |
| 1.903200 | Bank Charges | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 14 | 190 |
| 1.904990 | Miscellaneous Expense | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 3 | 80 |
| 1.904999 | Other General Admin Expenses | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 11 | 110 |
| | | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 8 | 140 |
| | TOTAL GENERAL ADMIN EXP SALARIES | 9,937 | 9,937 | 10,787 | 14,937 | 9,937 | 9,937 | 9,937 | 9,937 | 9,937 | 9,937 | 9,937 | 9,923 | 125,080 |
| 1.910100 | Wages/Sal - Manager | | | | | | | | | | | | | |
| 1.910200 | Wages/Sal - Maintenance | 3,683 | 3,683 | 3,683 | 3,683 | 3,683 | 3,683 | 3,683 | 3,683 | 3,683 | 3,683 | 3,683 | 3,687 | 44,200 |
| 1.910800 | Wages/Sal -Bonuses | 2,600 | 2,600 | 2,600 | 2,600 | 2,600 | 2,600 | 2,600 | 2,600 | 2,600 | 2,600 | 2,600 | 2,600 | 31,200 |
| 1.911100 | Wages/Sal - Employer Taxes | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 13 | 200 |
| 1.911200 | Wages/Sal - Payroll Processing | 350 | 350 | 350 | 350 | 350 | 350 | 350 | 350 | 350 | 350 | 350 | 350 | 4,200 |
| 1.911300 | Wages - Workers Comp | 208 | 208 | 208 | 208 | 208 | 208 | 208 | 208 | 208 | 208 | 208 | 212 | 2,500 |
| 1.911400 | Contract Labor | 412 | 412 | 412 | 412 | 412 | 412 | 412 | 412 | 412 | 412 | 412 | 408 | 4,940 |
| | | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 87 | 1,000 |

Hiland Hills Townhouse Owners Assn
 12 Month Budget - Operating
 09/30/2018

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

| Acct# | Description | Jul 2018 | Aug 2018 | Sep 2018 | Oct 2018 | Nov 2018 | Dec 2018 | Jan 2019 | Feb 2019 | Mar 2019 | Apr 2019 | May 2019 | Jun 2019 | ANNUAL BUDGET |
|-------|------------------------------------|---------------|---------------|---------------|----------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|------------------|
| | TOTAL SALARIES EXPENSE | <u>7,353</u> | <u>7,353</u> | <u>7,353</u> | <u>7,353</u> | <u>7,353</u> | <u>7,353</u> | <u>7,353</u> | <u>7,353</u> | <u>7,353</u> | <u>7,353</u> | <u>7,353</u> | <u>7,357</u> | <u>88,240</u> |
| | TOTAL OPERATING EXPENSES | <u>35,173</u> | <u>35,924</u> | <u>35,961</u> | <u>38,811</u> | <u>35,861</u> | <u>33,861</u> | <u>33,951</u> | <u>33,861</u> | <u>33,861</u> | <u>33,961</u> | <u>35,011</u> | <u>35,156</u> | <u>421,392</u> |
| | NET OPERATING INCOME/(LOSS) | <u>878</u> | <u>127</u> | <u>90</u> | <u>(2,760)</u> | <u>190</u> | <u>2,190</u> | <u>2,100</u> | <u>2,190</u> | <u>2,190</u> | <u>2,090</u> | <u>1,040</u> | <u>885</u> | <u>11,210</u> |