

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

| | Operating | Reserves | Settlement | Total |
|---|-------------------|---------------------|-------------|---------------------|
| ASSETS | | | | |
| CASH | | | | |
| 100100 - Cash Citywide Banks | 113,541.30 | 241,345.10 | 0.00 | 354,886.40 |
| 100500 - Guaranty Bank | 0.00 | 213,800.39 | 0.00 | 213,800.39 |
| 100600 - Citywide Petty Cash | 127.75 | 0.00 | 0.00 | 127.75 |
| 100700 - Citywide Fullpays | 0.00 | 79,757.12 | 0.00 | 79,757.12 |
| 100900 - FirstBank of Cherry Creek | 0.00 | 258,659.68 | 0.00 | 258,659.68 |
| 101000 - FirstBank of Cherry Creek GR | 0.00 | 101,164.84 | 0.00 | 101,164.84 |
| TOTAL CASH | 113,669.05 | 894,727.13 | 0.00 | 1,008,396.18 |
| DUE (TO)/FROM | | | | |
| 111200 - Due (To)/From Current Year | (27,317.64) | 27,317.64 | 0.00 | 0.00 |
| 111250 - Due (To)/From Prior Years | 197,106.36 | (197,106.36) | 0.00 | 0.00 |
| TOTAL DUE TO/FROM | 169,788.72 | (169,788.72) | 0.00 | 0.00 |
| NET | 283,457.77 | 724,938.41 | 0.00 | 1,008,396.18 |
| ACCOUNTS RECEIVABLE | | | | |
| 130100 - Assessments Receivable | 10,667.33 | 0.00 | 0.00 | 10,667.33 |
| 130200 - Allowance for Bad Debt Current | (20,000.00) | 0.00 | 0.00 | (20,000.00) |
| TOTAL ACCOUNTS RECEIVABLE | (9,332.67) | 0.00 | 0.00 | (9,332.67) |
| 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 - Prepays 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 | 303,293.31 | 726,570.74 | 0.00 | 1,029,864.05 |
| LIABILITIES | | | | |
| ACCOUNTS PAYABLE | | | | |
| 200100 - Prepaid Assessments | 30,299.38 | 0.00 | 0.00 | 30,299.38 |
| 200200 - Accounts Payable | 10,049.00 | 0.00 | 0.00 | 10,049.00 |
| TOTAL ACCOUNTS PAYABLE | 40,348.38 | 0.00 | 0.00 | 40,348.38 |
| TOTAL LIABILITIES | 40,348.38 | 0.00 | 0.00 | 40,348.38 |
| EQUITY | | | | |
| FUND BALANCES | | | | |
| 301200 - Retained Earnings | 241,494.26 | 670,549.93 | 0.00 | 912,044.19 |
| Current Earnings | 21,450.67 | 56,020.81 | 0.00 | 77,471.48 |
| TOTAL EQUITY | 262,944.93 | 726,570.74 | 0.00 | 989,515.67 |

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|---------------------------------------|-------------------|-------------------|-------------|---------------------|
| TOTAL LIABILITIES & EQUITY | <u>303,293.31</u> | <u>726,570.74</u> | <u>0.00</u> | <u>1,029,864.05</u> |

C/O LCM Property Management
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| | 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 | 515.00 | 0.00 | 0.00 | 515.00 |
| 430100 - Interest Income | 0.00 | 445.67 | 0.00 | 445.67 |
| 445100 - Fines & Violations | 50.00 | 0.00 | 0.00 | 50.00 |
| 445300 - Collection/NSF Fees | 125.00 | 0.00 | 0.00 | 125.00 |
| 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 | 1,475.00 | 445.67 | 0.00 | 1,920.67 |
| TOTAL REVENUES | 36,597.33 | 18,387.34 | 0.00 | 54,984.67 |
| EXPENSES | | | | |
| BUILDING EXPENSES | | | | |
| 500700 - Plumbing | (602.41) | 0.00 | 0.00 | (602.41) |
| 500800 - Sewer Lines Snake | 620.00 | 0.00 | 0.00 | 620.00 |
| 500910 - Sewer Preventative | 2,700.00 | 0.00 | 0.00 | 2,700.00 |
| 502100 - Roof | 1,653.29 | 0.00 | 0.00 | 1,653.29 |
| 503900 - Locks & Keys | 12.00 | 0.00 | 0.00 | 12.00 |
| 504300 - Cleaning/Janitorial Supplies | 63.29 | 0.00 | 0.00 | 63.29 |
| TOTAL BUILDING EXPENSES | 4,446.17 | 0.00 | 0.00 | 4,446.17 |
| MECHANICAL EQUIPMENT SYSTEMS | | | | |
| 529999 - Other HVAC/Boiler Expenses | 766.74 | 0.00 | 0.00 | 766.74 |
| TOTAL MECHANICAL EQUIPMENT SYSTEMS | 766.74 | 0.00 | 0.00 | 766.74 |
| FIRE ENTRY SECURITY SYS & SERVICES | | | | |
| 545300 - Fire Alarm Monitor & Srvc Contr | 549.67 | 0.00 | 0.00 | 549.67 |
| TOTAL FIRE ENTRY SECURITY SYS & SERVICES | 549.67 | 0.00 | 0.00 | 549.67 |
| RECREATION FACILITIES | | | | |
| 600100 - Pool Service Contract | 1,080.00 | 0.00 | 0.00 | 1,080.00 |
| 600300 - Pool Equipment | 125.86 | 0.00 | 0.00 | 125.86 |
| 600600 - Pool Chemicals & Supplies | 109.36 | 0.00 | 0.00 | 109.36 |
| TOTAL RECREATION FACILITIES | 1,315.22 | 0.00 | 0.00 | 1,315.22 |
| GROUNDS | | | | |
| 700100 - Landscape Contract | 2,300.00 | 0.00 | 0.00 | 2,300.00 |
| 700160 - Landscape Renovations | 444.91 | 0.00 | 0.00 | 444.91 |
| 700605 - Trees/Plants/Shrubs | 4,500.00 | 0.00 | 0.00 | 4,500.00 |
| 700900 - Sprinklers | 169.20 | 0.00 | 0.00 | 169.20 |
| 701100 - Backflow Testing | 75.00 | 0.00 | 0.00 | 75.00 |
| 710450 - Parking Lot Maintenance | 27,087.40 | 0.00 | 0.00 | 27,087.40 |
| TOTAL GROUNDS EXPENSE | 34,576.51 | 0.00 | 0.00 | 34,576.51 |
| UTILITIES | | | | |
| 800150 - Gas | 262.24 | 0.00 | 0.00 | 262.24 |
| 800200 - Electricity | 814.70 | 0.00 | 0.00 | 814.70 |
| 800350 - Water | 3,758.16 | 0.00 | 0.00 | 3,758.16 |
| 800400 - Sewer | 5,624.64 | 0.00 | 0.00 | 5,624.64 |
| 800500 - Storm Drains | 9,631.12 | 0.00 | 0.00 | 9,631.12 |

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|---------------------------------------|----------------------------|---------------------------|-----------------------------|------------------------|
| 800855 - Trash Removal & Recycling | 1,123.00 | 0.00 | 0.00 | 1,123.00 |
| TOTAL UTILITIES | 21,213.86 | 0.00 | 0.00 | 21,213.86 |
| GENERAL ADMINISTRATIVE | | | | |
| 900100 - Management | 840.00 | 0.00 | 0.00 | 840.00 |
| 901800 - Permits & Licenses | 400.00 | 0.00 | 0.00 | 400.00 |
| 902000 - Telephone/Pagers | 353.35 | 0.00 | 0.00 | 353.35 |
| 902200 - Office Supplies & Expense | 196.18 | 0.00 | 0.00 | 196.18 |
| 902500 - Computers | 227.91 | 0.00 | 0.00 | 227.91 |
| 902800 - Website | 71.80 | 0.00 | 0.00 | 71.80 |
| 903200 - Bank Charges | 153.23 | 0.00 | 0.00 | 153.23 |
| 904999 - Other General Admin Expenses | 142.39 | 0.00 | 0.00 | 142.39 |
| TOTAL GENERAL ADMINISTRATIVE | 2,384.86 | 0.00 | 0.00 | 2,384.86 |
| EMPLOYMENT EXPENSE | | | | |
| 910100 - Wages/Sal - Manager | 3,988.30 | 0.00 | 0.00 | 3,988.30 |
| 911100 - Wages-Employer Taxes | 315.55 | 0.00 | 0.00 | 315.55 |
| 911200 - Wages-Payroll Processing | 193.94 | 0.00 | 0.00 | 193.94 |
| 911300 - Wages-Workers Comp | 471.00 | 0.00 | 0.00 | 471.00 |
| TOTAL EMPLOYMENT EXPENSE | 4,968.79 | 0.00 | 0.00 | 4,968.79 |
| TOTAL EXPENSES | 70,221.82 | 0.00 | 0.00 | 70,221.82 |
| NET INCOME/(LOSS) | (33,624.49) | 18,387.34 | 0.00 | (15,237.15) |

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 | 212,256.00 | 71,766.68 | 0.00 | 284,022.68 |
| 410900 - Revenue Due To Reserves | (71,766.68) | 0.00 | 0.00 | (71,766.68) |
| TOTAL ASSESSMENTS | 140,489.32 | 71,766.68 | 0.00 | 212,256.00 |
| OTHER REVENUES | | | | |
| 420100 - Late Charges | 655.00 | 0.00 | 0.00 | 655.00 |
| 420300 - Late Interest | (66.58) | 0.00 | 0.00 | (66.58) |
| 430100 - Interest Income | 0.00 | 1,704.13 | 0.00 | 1,704.13 |
| 445100 - Fines & Violations | 100.00 | 0.00 | 0.00 | 100.00 |
| 445300 - Collection/NSF Fees | 270.00 | 0.00 | 0.00 | 270.00 |
| 455300 - Rental Income | 3,000.00 | 0.00 | 0.00 | 3,000.00 |
| 455600 - Clubhouse/Party Room Rent | 70.00 | 0.00 | 0.00 | 70.00 |
| TOTAL OTHER REVENUES | 4,028.42 | 1,704.13 | 0.00 | 5,732.55 |
| TOTAL REVENUES | 144,517.74 | 73,470.81 | 0.00 | 217,988.55 |
| EXPENSES | | | | |
| BUILDING EXPENSES | | | | |
| 500800 - Sewer Lines Snake | 745.00 | 0.00 | 0.00 | 745.00 |
| 500900 - Sewer Lines Repairs | 2,800.00 | 0.00 | 0.00 | 2,800.00 |
| 500910 - Sewer Preventative | 2,700.00 | 0.00 | 0.00 | 2,700.00 |
| 502100 - Roof | 3,839.82 | 0.00 | 0.00 | 3,839.82 |
| 503900 - Locks & Keys | 18.00 | 0.00 | 0.00 | 18.00 |
| 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 | 86.98 | 0.00 | 0.00 | 86.98 |
| TOTAL BUILDING EXPENSES | 10,247.60 | 0.00 | 0.00 | 10,247.60 |
| MECHANICAL EQUIPMENT SYSTEMS | | | | |
| 529999 - Other HVAC/Boiler Expenses | 775.73 | 0.00 | 0.00 | 775.73 |
| TOTAL MECHANICAL EQUIPMENT SYSTEMS | 775.73 | 0.00 | 0.00 | 775.73 |
| FIRE ENTRY SECURITY SYS & SERVICES | | | | |
| 545300 - Fire Alarm Monitor & Srvc Contr | 1,099.34 | 0.00 | 0.00 | 1,099.34 |
| 545400 - Fire Extinguishers | 87.40 | 0.00 | 0.00 | 87.40 |
| TOTAL FIRE ENTRY SECURITY SYS & SERVICES | 1,186.74 | 0.00 | 0.00 | 1,186.74 |
| RECREATION FACILITIES | | | | |
| 600100 - Pool Service Contract | 2,835.00 | 0.00 | 0.00 | 2,835.00 |
| 600300 - Pool Equipment | 243.86 | 0.00 | 0.00 | 243.86 |
| 600600 - Pool Chemicals & Supplies | 565.47 | 0.00 | 0.00 | 565.47 |
| 620100 - Clubhouse | 56.25 | 0.00 | 0.00 | 56.25 |
| TOTAL RECREATION FACILITIES | 3,700.58 | 0.00 | 0.00 | 3,700.58 |
| GROUND | | | | |
| 700100 - Landscape Contract | 6,100.00 | 0.00 | 0.00 | 6,100.00 |
| 700160 - Landscape Renovations | 453.81 | 0.00 | 0.00 | 453.81 |
| 700605 - Trees/Plants/Shrubs | 5,250.00 | 0.00 | 0.00 | 5,250.00 |
| 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 | 1,699.44 | 0.00 | 0.00 | 1,699.44 |
| 701000 - Backflows | 900.00 | 0.00 | 0.00 | 900.00 |
| 701100 - Backflow Testing | 75.00 | 0.00 | 0.00 | 75.00 |
| 701200 - Vehicles/Gas/Vehc Maint/License | 132.57 | 0.00 | 0.00 | 132.57 |

Hiland Hills Townhouse Owners Assn
Funds Income Statement YTD
10/31/2018

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

| | YTD Operating | YTD Reserves | YTD Settlement | YTD Total |
|---------------------------------------|-------------------|------------------|-------------------|-------------------|
| 701350 - Grounds Tools | 54.35 | 0.00 | 0.00 | 54.35 |
| 710100 - Lot Sweep | 1,325.00 | 0.00 | 0.00 | 1,325.00 |
| 710450 - Parking Lot Maintenance | 27,216.66 | 0.00 | 0.00 | 27,216.66 |
| 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 | 43,659.27 | 17,450.00 | 0.00 | 61,109.27 |
| UTILITIES | | | | |
| 800150 - Gas | 849.54 | 0.00 | 0.00 | 849.54 |
| 800200 - Electricity | 3,225.09 | 0.00 | 0.00 | 3,225.09 |
| 800350 - Water | 7,689.48 | 0.00 | 0.00 | 7,689.48 |
| 800400 - Sewer | 11,249.28 | 0.00 | 0.00 | 11,249.28 |
| 800500 - Storm Drains | 9,631.12 | 0.00 | 0.00 | 9,631.12 |
| 800855 - Trash Removal & Recycling | 4,342.00 | 0.00 | 0.00 | 4,342.00 |
| TOTAL UTILITIES | 36,986.51 | 0.00 | 0.00 | 36,986.51 |
| GENERAL ADMINISTRATIVE | | | | |
| 900100 - Management | 3,360.00 | 0.00 | 0.00 | 3,360.00 |
| 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 | 618.00 | 0.00 | 0.00 | 618.00 |
| 902000 - Telephone/Pagers | 524.57 | 0.00 | 0.00 | 524.57 |
| 902200 - Office Supplies & Expense | 655.85 | 0.00 | 0.00 | 655.85 |
| 902500 - Computers | 849.02 | 0.00 | 0.00 | 849.02 |
| 902800 - Website | 221.55 | 0.00 | 0.00 | 221.55 |
| 903200 - Bank Charges | 169.59 | 0.00 | 0.00 | 169.59 |
| 904999 - Other General Admin Expenses | 272.39 | 0.00 | 0.00 | 272.39 |
| TOTAL GENERAL ADMINISTRATIVE | 6,773.29 | 0.00 | 0.00 | 6,773.29 |
| EMPLOYMENT EXPENSE | | | | |
| 910100 - Wages/Sal - Manager | 16,219.60 | 0.00 | 0.00 | 16,219.60 |
| 911100 - Wages-Employer Taxes | 1,262.99 | 0.00 | 0.00 | 1,262.99 |
| 911200 - Wages-Payroll Processing | 775.76 | 0.00 | 0.00 | 775.76 |
| 911300 - Wages-Workers Comp | 471.00 | 0.00 | 0.00 | 471.00 |
| 911400 - Contract Labor | 1,008.00 | 0.00 | 0.00 | 1,008.00 |
| TOTAL EMPLOYMENT EXPENSE | 19,737.35 | 0.00 | 0.00 | 19,737.35 |
| TOTAL EXPENSES | 123,067.07 | 17,450.00 | 0.00 | 140,517.07 |
| NET INCOME/(LOSS) | 21,450.67 | 56,020.81 | 0.00 | 77,471.48 |

Hiland Hills Townhouse Owners Assn
Budget Comparison - Operating Fund
10/31/2018

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 |
|---|---------------------|-----------------------|----------|--------------------|--------------------|----------------------|---------------------------|
| ASSESSMENT REVENUE | | | | | | | |
| 53,064 | 53,058 | 6 | 1.400100 | | | | |
| (17,942) | (17,942) | 0 | 1.410900 | 212,256 | 212,232 | 24 | 636,692 |
| | | | | (71,767) | (71,768) | 1 | (215,300) |
| 35,122 | 35,116 | 6 | | 140,489 | 140,464 | 25 | 421,392 |
| TOTAL OPERATING ASSESSMENTS | | | | | | | |
| OTHER OPERATING REVENUE | | | | | | | |
| 515 | 148 | 367 | 1.420100 | | | | |
| 0 | 37 | (37) | 1.420300 | 655 | 592 | 63 | 1,770 |
| 50 | 0 | 50 | 1.445100 | (67) | 148 | (215) | 440 |
| 125 | 0 | 125 | 1.445300 | 100 | 0 | 100 | 0 |
| 750 | 750 | 0 | 1.455300 | 270 | 0 | 270 | 0 |
| 35 | 0 | 35 | 1.455600 | 3,000 | 3,000 | 0 | 9,000 |
| | | | | 70 | 0 | 70 | 0 |
| 1,475 | 935 | 540 | | 4,028 | 3,740 | 288 | 11,210 |
| 36,597 | 36,051 | 546 | | 144,518 | 144,204 | 314 | 432,602 |
| TOTAL OPERATING REVENUE | | | | | | | |
| OPERATING EXPENSES | | | | | | | |
| BUILDING | | | | | | | |
| 0 | 58 | 58 | 1.500100 | | | | |
| 0 | 15 | 15 | 1.500600 | 0 | 232 | 232 | 690 |
| (602) | 167 | 769 | 1.500700 | 0 | 60 | 60 | 180 |
| 620 | 167 | (453) | 1.500800 | 0 | 668 | 668 | 2,000 |
| 0 | 417 | 417 | 1.500900 | 745 | 668 | (77) | 2,000 |
| 2,700 | 521 | (2,179) | 1.500910 | 2,800 | 1,668 | (1,132) | 5,000 |
| 0 | 42 | 42 | 1.501000 | 2,700 | 2,084 | (616) | 6,250 |
| 0 | 25 | 25 | 1.501310 | 0 | 168 | 168 | 500 |
| 1,653 | 417 | (1,236) | 1.502100 | 0 | 100 | 100 | 300 |
| 0 | 25 | 25 | 1.502960 | 3,840 | 1,668 | (2,172) | 5,000 |
| 12 | 8 | (4) | 1.503900 | 0 | 100 | 100 | 300 |
| 0 | 42 | 42 | 1.504000 | 18 | 32 | 14 | 100 |
| 0 | 25 | 25 | 1.504100 | 23 | 168 | 145 | 500 |
| 63 | 33 | (30) | 1.504300 | 35 | 100 | 65 | 300 |
| | | | | 87 | 132 | 45 | 400 |
| 4,446 | 1,962 | (2,484) | | 10,248 | 7,848 | (2,400) | 23,520 |
| TOTAL BUILDING EXPENSES | | | | | | | |
| MECHANICAL EQUIPMENT SYSTEMS | | | | | | | |
| 0 | 63 | 63 | 1.525200 | | | | |
| 0 | 0 | 0 | 1.525300 | 0 | 252 | 252 | 750 |
| 767 | 8 | (759) | 1.529999 | 0 | 0 | 0 | 90 |
| | | | | 776 | 32 | (744) | 100 |
| 767 | 71 | (696) | | 776 | 284 | (492) | 940 |
| TOTAL MECHANICAL/EQUIPMENT SYSTEMS | | | | | | | |
| FIRE ENTRY SECURITY SYSTEMS & SERVICES | | | | | | | |
| 0 | 5 | 5 | 1.545150 | | | | |
| 550 | 171 | (379) | 1.545300 | 0 | 20 | 20 | 62 |
| 0 | 21 | 21 | 1.545400 | 1,099 | 684 | (415) | 2,050 |
| | | | | 87 | 84 | (3) | 250 |
| 550 | 197 | (353) | | 1,187 | 788 | (399) | 2,362 |
| TOTAL FIRE ENTRY SECURITY SYS & SRVS | | | | | | | |
| RECREATION FACILITIES | | | | | | | |
| 1,080 | 585 | (495) | 1.600100 | | | | |
| 126 | 308 | 182 | 1.600300 | 2,835 | 2,340 | (495) | 7,020 |
| 109 | 63 | (46) | 1.600600 | 244 | 1,232 | 988 | 3,700 |
| 0 | 400 | 400 | 1.600700 | 565 | 252 | (313) | 750 |
| 0 | 83 | 83 | 1.620100 | 0 | 400 | 400 | 400 |
| | | | | 56 | 332 | 276 | 1,000 |
| 1,315 | 1,439 | 124 | | 3,701 | 4,556 | 855 | 12,870 |
| TOTAL RECREATION FACILITIES | | | | | | | |
| GROUNDS | | | | | | | |
| 2,300 | 1,000 | (1,300) | 1.700100 | | | | |
| 445 | 583 | 138 | 1.700160 | 6,100 | 4,000 | (2,100) | 12,000 |
| 4,500 | 0 | (4,500) | 1.700605 | 454 | 2,332 | 1,878 | 7,000 |
| 0 | 0 | 0 | 1.700700 | 5,250 | 6,000 | 750 | 10,000 |
| 0 | 100 | 100 | 1.700800 | 0 | 125 | 125 | 200 |
| 0 | 50 | 50 | 1.700805 | 122 | 400 | 278 | 600 |
| 169 | 150 | (19) | 1.700900 | 31 | 200 | 169 | 600 |
| 0 | 0 | 0 | 1.701000 | 1,699 | 600 | (1,099) | 750 |
| 75 | 0 | (75) | 1.701100 | 900 | 0 | (900) | 0 |
| 0 | 42 | 42 | 1.701200 | 75 | 600 | 525 | 600 |
| 0 | 42 | 42 | 1.701350 | 133 | 168 | 35 | 500 |
| 0 | 17 | 17 | 1.701400 | 54 | 168 | 114 | 500 |
| 0 | 0 | 0 | 1.701500 | 0 | 68 | 68 | 200 |
| 0 | 100 | 100 | 1.710100 | 0 | 0 | 0 | 6,000 |
| 27,087 | 150 | (26,937) | 1.710450 | 1,325 | 400 | (925) | 1,200 |
| 0 | 150 | 150 | 1.720205 | 27,217 | 150 | (27,067) | 300 |
| 0 | 0 | 0 | 1.720220 | 0 | 300 | 300 | 300 |
| 0 | 125 | 125 | 1.720300 | 0 | 0 | 0 | 2,000 |
| 0 | 26 | 26 | 1.720600 | 300 | 500 | 200 | 1,500 |
| 0 | 125 | 125 | 1.721000 | 0 | 100 | 100 | 300 |
| | | | | 0 | 500 | 500 | 1,500 |

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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 |
|------------------------|------------------------|--------------------------|---|-----------------------|-----------------------|-------------------------|------------------------------|
| 34,577 | 2,659 | (31,918) | | | | | |
| | | | TOTAL GROUNDS EXPENSE | 43,659 | 16,611 | (27,048) | 46,050 |
| | | | UTILITIES | | | | |
| 262 | 544 | 282 | 1.800150 Gas | 850 | 2,176 | 1,326 | 6,530 |
| 815 | 820 | 5 | 1.800200 Electricity | 3,225 | 3,280 | 55 | 9,840 |
| 3,758 | 4,724 | 966 | 1.800350 Water | 7,689 | 18,896 | 11,207 | 56,690 |
| 5,625 | 1,988 | (3,637) | 1.800400 Sewer | 11,249 | 7,952 | (3,297) | 23,860 |
| 9,631 | 993 | (8,638) | 1.800500 Storm Drains | 9,631 | 3,972 | (5,659) | 11,920 |
| 1,123 | 1,124 | 1 | 1.800855 Trash Removal & Recycling | 4,342 | 4,496 | 154 | 13,490 |
| 21,214 | 10,193 | (11,021) | | 36,987 | 40,772 | 3,785 | 122,330 |
| | | | TOTAL UTILITIES EXPENSE | | | | |
| | | | ADMINISTRATIVE | | | | |
| | | | ADMINISTRATIVE GENERAL | | | | |
| 840 | 875 | 35 | 1.900100 Management | 3,360 | 3,500 | 140 | 10,500 |
| 0 | 500 | 500 | 1.900400 Legal | 290 | 2,000 | 1,710 | 6,000 |
| 0 | 0 | 0 | 1.900500 Reimbursed Legal | (290) | 0 | 290 | 0 |
| 0 | 269 | 269 | 1.900600 Collection Expense Risk Share | 0 | 1,076 | 1,076 | 3,230 |
| 0 | 7,500 | 7,500 | 1.900700 Insurance | 0 | 30,000 | 30,000 | 90,000 |
| 0 | 5,000 | 5,000 | 1.900900 Audit/Review/Tax Prep | 0 | 5,000 | 5,000 | 5,000 |
| 0 | 0 | 0 | 1.901000 Income Taxes-Fed | 0 | 800 | 800 | 800 |
| 0 | 0 | 0 | 1.901100 Income Taxes-St | 0 | 50 | 50 | 50 |
| 0 | 42 | 42 | 1.901350 Meeting Expenses | 102 | 168 | 66 | 500 |
| 400 | 50 | (350) | 1.901800 Permits & Licenses | 618 | 200 | (418) | 600 |
| 353 | 169 | (184) | 1.902000 Telephones | 525 | 676 | 151 | 2,030 |
| 196 | 291 | 95 | 1.902200 Office Supplies & Expense | 656 | 1,164 | 508 | 3,490 |
| 228 | 197 | (31) | 1.902500 Computers | 849 | 788 | (61) | 2,360 |
| 72 | 16 | (56) | 1.902800 Website | 222 | 64 | (158) | 190 |
| 153 | 7 | (146) | 1.903200 Bank Charges | 170 | 28 | (142) | 80 |
| 0 | 9 | 9 | 1.904990 Miscellaneous Expense | 0 | 36 | 36 | 110 |
| 142 | 12 | (130) | 1.904999 Other General Admin Expenses | 272 | 48 | (224) | 140 |
| 2,385 | 14,937 | 12,552 | | 6,773 | 45,598 | 38,825 | 125,080 |
| | | | TOTAL GENERAL ADMIN EXP | | | | |
| | | | SALARIES | | | | |
| 3,988 | 3,683 | (305) | 1.910100 Wages/Sal - Manager | 16,220 | 14,732 | (1,488) | 44,200 |
| 0 | 2,600 | 2,600 | 1.910200 Wages/Sal - Maintenance | 0 | 10,400 | 10,400 | 31,200 |
| 0 | 17 | 17 | 1.910800 Wages/Sal -Bonuses | 0 | 68 | 68 | 200 |
| 316 | 350 | 34 | 1.911100 Wages/Sal - Employer Taxes | 1,263 | 1,400 | 137 | 4,200 |
| 194 | 208 | 14 | 1.911200 Wages/Sal - Payroll Processing | 776 | 832 | 56 | 2,500 |
| 471 | 412 | (59) | 1.911300 Wages - Workers Comp | 471 | 1,648 | 1,177 | 4,940 |
| 0 | 83 | 83 | 1.911400 Contract Labor | 1,008 | 332 | (676) | 1,000 |
| 4,969 | 7,353 | 2,384 | | 19,737 | 29,412 | 9,675 | 88,240 |
| | | | TOTAL SALARIES EXPENSE | | | | |
| 70,222 | 38,811 | (31,411) | | 123,067 | 145,869 | 22,802 | 421,382 |
| | | | TOTAL OPERATING EXPENSES | | | | |
| (33,624) | (2,760) | (30,864) | | 21,451 | (1,665) | 23,116 | 11,210 |
| | | | NET OPERATING INCOME/(LOSS) | | | | |

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

Hiland Hills Townhouse Owners Assn
12 Month Act-Bud-Var-Operating Fund
10/31/2018

| | Jul 2018 | Aug 2018 | Sep 2018 | Oct 2018 | Nov 2018 | Dec 2018 | Jan 2019 | Feb 2019 | Mar 2019 | Apr 2019 | May 2019 | Jun** Y-T-D **** | Y-T-D **** | BUD | VAR |
|---|---------------|---------------|---------------|---------------|----------|----------|----------|----------|----------|----------|----------|------------------|----------------|----------------|----------------|
| ASSESSMENT REVENUE | | | | | | | | | | | | | | | |
| Assessments | 53,064 | 53,064 | 53,064 | 53,064 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 212,256 | 212,232 | 24 |
| Revenue Due To Reserves | (17,942) | (17,942) | (17,942) | (17,942) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | (71,767) | (71,768) | 1 |
| TOTAL OPERATING ASSESSMENTS | 35,122 | 35,122 | 35,122 | 35,122 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 140,489 | 140,464 | 25 |
| OTHER OPERATING REVENUE | | | | | | | | | | | | | | | |
| Late Charges | 65 | (60) | 135 | 515 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 655 | 592 | 63 |
| Late Interest | 28 | (95) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | (67) | 148 | (215) |
| Fines & Violations | 0 | 50 | 0 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100 | 0 | 100 |
| Collection/NSF Fees | 145 | 0 | 0 | 125 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 270 | 0 | 270 |
| Rent Income | 750 | 750 | 750 | 750 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,000 | 3,000 | 0 |
| Club House/Party Room Rental | 0 | 0 | 35 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 70 | 0 | 70 |
| TOTAL OTHER OPERATING INCOME | 988 | 645 | 920 | 1,475 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,028 | 3,740 | 288 |
| TOTAL OPERATING REVENUE | 36,111 | 35,767 | 36,042 | 36,597 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 144,518 | 144,204 | 314 |
| OPERATING EXPENSES | | | | | | | | | | | | | | | |
| BUILDING | | | | | | | | | | | | | | | |
| Building Maintenance | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 232 | 232 |
| Painting-Exterior | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 60 | 60 |
| Plumbing | 125 | 602 | 0 | (602) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 668 | 668 |
| Sewer Lines Snake | 0 | 0 | 0 | 620 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 745 | 688 | (77) |
| Sewer Lines Repairs | 0 | 0 | 2,800 | 2,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,800 | 1,668 | (1,132) |
| Sewer Preventative | 0 | 0 | 0 | 2,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,700 | 2,084 | (616) |
| Electrical | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 168 | 168 |
| Lighting | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100 | 100 |
| Roor | 1,014 | 645 | 528 | 1,653 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,840 | 1,668 | (2,172) |
| Mailboxes | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100 | 100 |
| Doors Locks & Keys | 0 | 0 | 6 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18 | 32 | 14 |
| Building Supplies | 7 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 23 | 166 | 145 |
| Light Bulbs | 0 | 0 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 35 | 100 | 65 |
| Cleaning/Janitorial Supplies | 0 | 24 | 0 | 63 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 87 | 132 | 45 |
| TOTAL BUILDING EXPENSES | 1,145 | 1,287 | 3,389 | 4,446 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10,248 | 7,848 | (2,400) |
| MECHANICAL/EQUIPMENT SYSTEMS | | | | | | | | | | | | | | | |
| HVAC/Boiler Repairs | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 252 | 252 |
| Other HVAC/Boiler Expenses | 0 | 9 | 0 | 767 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 776 | 32 | (744) |
| TOTAL MECHANICAL/EQUIPMENT SYSTEMS | 0 | 9 | 0 | 767 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 776 | 284 | (492) |
| FIRE ENTRY SECURITY SYSTEMS & SERVICES | | | | | | | | | | | | | | | |
| Fire Sprinklers | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 20 |
| Fire Alarm Monitoring & Svc Contract | 550 | 0 | 0 | 550 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,089 | 684 | (415) |
| Fire Extinguishers | 0 | 0 | 87 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 87 | 84 | (3) |
| TOTAL FIRE ENTRY SECURITY SYS & SRVS | 550 | 0 | 87 | 550 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,187 | 768 | (399) |
| RECREATION FACILITIES | | | | | | | | | | | | | | | |
| Pool Service Contract | 540 | 540 | 675 | 1,080 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,835 | 2,340 | (495) |
| Pool Equipment | 118 | 0 | 0 | 128 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 244 | 1,232 | 988 |
| Pool Chemicals & Supplies | 203 | 253 | 0 | 108 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 565 | 252 | (313) |
| Pool License Fee | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 400 | 400 |
| Clubhouse | 15 | 0 | 41 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 56 | 332 | 276 |
| TOTAL RECREATION FACILITIES | 876 | 793 | 716 | 1,315 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,701 | 4,556 | 855 |
| GROUNDS | | | | | | | | | | | | | | | |
| Landscape Contract | 0 | 1,850 | 1,950 | 2,300 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,100 | 4,000 | (2,100) |
| Landscape Renovations | 9 | 0 | 0 | 445 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 454 | 2,332 | 1,878 |
| Trees/Plants/Shrubs | 0 | 0 | 750 | 4,500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,250 | 6,000 | 750 |
| Flowers, Beds & Shrubs | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 125 | 125 |
| Weed & Pest Control / Fertilizer | 488 | 9 | (375) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 400 | 278 |
| Pest Control | 31 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 122 | 200 | 169 |

Hiland Hills Townhouse Owners Assn
12 Month Act-Bud-Var-Operating Fund
10/31/2018

CVO 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 2019 | Y-T-D 2019 | Y-T-D 2019 | Y-T-D 2019 |
|------------------------------------|---------------|---------------|---------------|-----------------|----------|----------|----------|----------|----------|----------|----------|----------|----------------|----------------|-----------------|------------|
| 1.700900 | | | | | | | | | | | | | | | | |
| 1.701000 | 10 | 1,506 | 14 | 169 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,699 | 600 | (1,099) | |
| 1.701100 | 900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 900 | 0 | (900) | |
| 1.701200 | 0 | 0 | 0 | 75 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 75 | 600 | 525 | |
| 1.701300 | 114 | 0 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 133 | 168 | 35 | |
| 1.701350 | 0 | 54 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 54 | 168 | 114 | |
| 1.701400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 68 | 68 | |
| 1.701000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,325 | 400 | (925) | |
| 1.701050 | 0 | 1,325 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 27,217 | 150 | (27,067) | |
| 1.702050 | 0 | 25 | 104 | 27,087 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 300 | 300 | |
| 1.720300 | 0 | 0 | 300 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 300 | 500 | 200 | |
| 1.720300 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100 | 100 | |
| 1.720900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 500 | 500 | |
| 1.721000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| TOTAL GROUNDS EXPENSE | 1,551 | 4,770 | 2,761 | 34,577 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 43,659 | 16,611 | (27,048) | |
| UTILITIES | | | | | | | | | | | | | | | | |
| 1.800150 | 235 | 159 | 194 | 282 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 850 | 2,176 | 1,326 | |
| 1.800200 | 819 | 798 | 793 | 815 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,225 | 3,280 | 55 | |
| 1.800350 | 1,927 | 2,004 | 0 | 3,758 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,689 | 18,896 | 11,207 | |
| 1.800400 | 2,812 | 2,812 | 0 | 5,625 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11,249 | 7,952 | (3,297) | |
| 1.800500 | 0 | 0 | 0 | 9,631 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9,631 | 3,972 | (5,659) | |
| 1.800855 | 1,063 | 1,093 | 1,053 | 1,123 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4,342 | 4,496 | 154 | |
| TOTAL UTILITIES EXPENSE | 6,856 | 6,966 | 2,050 | 21,214 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 36,987 | 40,772 | 3,785 | |
| ADMINISTRATIVE GENERAL | | | | | | | | | | | | | | | | |
| 1.900100 | 840 | 840 | 840 | 840 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3,360 | 3,500 | 140 | |
| 1.900400 | 0 | 129 | 161 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 290 | 2,000 | 1,710 | |
| 1.900500 | 0 | 0 | (290) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | (290) | 0 | 290 | |
| 1.900600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 1.900700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,076 | 1,076 | |
| 1.900900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30,000 | 30,000 | |
| 1.901000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,000 | 5,000 | |
| 1.901100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 800 | 800 | |
| 1.901350 | 0 | 102 | 0 | 400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 102 | 168 | 66 | |
| 1.901800 | 171 | 218 | 0 | 353 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 618 | 200 | (418) | |
| 1.902000 | 96 | 265 | 99 | 196 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 525 | 676 | 151 | |
| 1.902500 | 0 | 393 | 228 | 228 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 656 | 1,164 | 508 | |
| 1.902800 | 0 | 150 | 0 | 72 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 849 | 788 | (61) | |
| 1.903200 | 0 | 16 | 0 | 153 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 222 | 64 | (158) | |
| 1.904990 | 0 | 0 | 0 | 471 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 170 | 28 | (142) | |
| 1.904999 | 0 | 65 | 65 | 142 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 272 | 48 | (224) | |
| TOTAL GENERAL ADMIN EXP | 1,107 | 2,179 | 1,103 | 2,385 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6,773 | 45,598 | 38,825 | |
| SALARIES | | | | | | | | | | | | | | | | |
| 1.910100 | 4,927 | 3,283 | 4,021 | 3,988 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16,220 | 14,732 | (1,488) | |
| 1.910200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10,400 | 10,400 | |
| 1.910800 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 68 | 68 | |
| 1.911100 | 377 | 252 | 318 | 316 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,263 | 1,400 | 137 | |
| 1.911200 | 194 | 194 | 194 | 194 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 776 | 832 | 66 | |
| 1.911300 | 0 | 0 | 0 | 471 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 471 | 1,648 | 1,177 | |
| 1.911400 | 0 | 571 | 437 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,008 | 332 | (676) | |
| TOTAL SALARIES EXPENSE | 5,499 | 4,300 | 4,970 | 4,969 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19,737 | 29,412 | 9,675 | |
| TOTAL OPERATING EXPENSES | 17,584 | 20,204 | 15,057 | 70,222 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 123,067 | 145,869 | 22,802 | |
| NET OPERATING INCOME/(LOSS) | 18,526 | 15,563 | 20,986 | (33,624) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 21,451 | (1,665) | 23,116 | |

Hiland Hills Townhouse Owners Assn
12 Month Act/Bud-Operating Fund
10/31/2018

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

| | Actual Jul 2018 | Actual Aug 2018 | Actual Sep 2018 | Actual 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 | | | | | | | | | | | | | | | |
| Assessments | 53,064 | 53,064 | 53,064 | 53,064 | 53,064 | 53,064 | 53,064 | 53,064 | 53,064 | 53,064 | 53,064 | 53,064 | 636,716 | 636,692 | 24 |
| 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) | (215,299) | (215,300) | 1 |
| TOTAL OPERATING ASSESSMENTS | 35,122 | 35,122 | 35,122 | 35,122 | 35,116 | 35,116 | 35,116 | 35,116 | 35,116 | 35,116 | 35,116 | 35,116 | 421,417 | 421,392 | 25 |
| OTHER OPERATING REVENUE | | | | | | | | | | | | | | | |
| Late Charges | 65 | (60) | 135 | 515 | 148 | 148 | 148 | 148 | 148 | 148 | 148 | 142 | 1,833 | 1,770 | 63 |
| Late Interest | 28 | (95) | 0 | 0 | 37 | 37 | 37 | 37 | 37 | 37 | 37 | 33 | 225 | 440 | (215) |
| Fines & Violations | 0 | 50 | 0 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100 | 0 | 100 |
| Collection/NSF Fees | 145 | 0 | 0 | 125 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 270 | 0 | 270 |
| Rent Income | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 750 | 9,000 | 9,000 | 0 |
| Club House/Party Room Rental | 0 | 0 | 35 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 70 | 0 | 70 |
| TOTAL OTHER OPERATING INCOME | 988 | 645 | 920 | 1,475 | 935 | 935 | 935 | 935 | 935 | 935 | 935 | 925 | 11,498 | 11,210 | 288 |
| TOTAL OPERATING REVENUE | 36,111 | 35,767 | 36,042 | 36,597 | 36,051 | 36,051 | 36,051 | 36,051 | 36,051 | 36,051 | 36,051 | 36,041 | 432,916 | 432,602 | 314 |
| OPERATING EXPENSES | | | | | | | | | | | | | | | |
| BUILDING | | | | | | | | | | | | | | | |
| Building Maintenance | 0 | 0 | 0 | 0 | 58 | 58 | 58 | 58 | 58 | 58 | 58 | 52 | 458 | 690 | 232 |
| Painting-Exterior | 0 | 0 | 0 | (602) | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 120 | 180 | 60 |
| Plumbing | 125 | 602 | 0 | 620 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 163 | 1,332 | 2,000 | 668 |
| Sewer Lines Snake | 0 | 0 | 2,800 | 0 | 167 | 167 | 167 | 167 | 167 | 167 | 167 | 163 | 2,077 | 2,000 | (77) |
| Sewer Lines Repairs | 0 | 0 | 0 | 2,700 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 413 | 6,132 | 5,000 | (1,132) |
| Sewer Preventative | 0 | 0 | 0 | 0 | 521 | 521 | 521 | 521 | 521 | 521 | 521 | 519 | 6,866 | 6,250 | (616) |
| Electrical | 0 | 0 | 0 | 0 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 38 | 332 | 500 | 168 |
| Lighting | 1,014 | 645 | 528 | 1,653 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 200 | 300 | 100 |
| Roof | 0 | 0 | 0 | 0 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 413 | 7,172 | 5,000 | (2,172) |
| Mailboxes | 0 | 0 | 0 | 0 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 200 | 300 | 100 |
| Doors Locks & Keys | 0 | 0 | 6 | 12 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 12 | 86 | 100 | 14 |
| Building Supplies | 7 | 16 | 0 | 0 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 38 | 355 | 500 | 145 |
| Light Bulbs | 0 | 0 | 35 | 0 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 235 | 300 | 65 |
| Cleaning/Janitorial Supplies | 0 | 24 | 0 | 63 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 37 | 355 | 400 | 45 |
| TOTAL BUILDING EXPENSES | 1,145 | 1,287 | 3,369 | 4,446 | 1,962 | 1,962 | 1,962 | 1,962 | 1,962 | 1,962 | 1,962 | 1,938 | 25,920 | 23,520 | (2,400) |
| MECHANICAL/EQUIPMENT SYSTEMS | | | | | | | | | | | | | | | |
| HVAC/Boiler Repairs | 0 | 0 | 0 | 0 | 63 | 63 | 63 | 63 | 63 | 63 | 63 | 57 | 498 | 750 | 252 |
| HVAC/Boiler Inspection Fee | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 90 | 90 | 0 |
| Other HVAC/Boiler Expenses | 0 | 9 | 0 | 767 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 12 | 844 | 100 | (744) |
| TOTAL MECHANICAL/EQUIPMENT SYSTEMS | 0 | 9 | 0 | 767 | 71 | 71 | 71 | 71 | 71 | 71 | 71 | 69 | 1,432 | 940 | (492) |
| FIRE ENTRY SECURITY SYSTEMS & SERVICES | | | | | | | | | | | | | | | |
| Fire Sprinklers | 0 | 0 | 0 | 0 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 7 | 42 | 62 | 20 |
| Fire Alarm Monitoring & Svcs Contract | 550 | 0 | 0 | 550 | 171 | 171 | 171 | 171 | 171 | 171 | 171 | 169 | 2,465 | 2,050 | (415) |
| Fire Extinguishers | 0 | 0 | 87 | 0 | 21 | 21 | 21 | 21 | 21 | 21 | 21 | 19 | 253 | 250 | (3) |
| TOTAL FIRE ENTRY SECURITY SYS & SRVS | 550 | 0 | 87 | 550 | 197 | 197 | 197 | 197 | 197 | 197 | 197 | 195 | 2,781 | 2,362 | (399) |
| RECREATION FACILITIES | | | | | | | | | | | | | | | |
| Pool Service Contract | 540 | 540 | 675 | 1,080 | 585 | 585 | 585 | 585 | 585 | 585 | 585 | 585 | 7,515 | 7,020 | (495) |
| Pool Equipment | 118 | 0 | 0 | 126 | 308 | 308 | 308 | 308 | 308 | 308 | 308 | 312 | 2,712 | 3,700 | 988 |
| Pool Chemicals & Supplies | 203 | 263 | 0 | 109 | 63 | 63 | 63 | 63 | 63 | 63 | 63 | 57 | 1,063 | 750 | (313) |
| Pool License Fee | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 400 | 400 |
| Clubhouse | 15 | 0 | 41 | 0 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 87 | 724 | 1,000 | 276 |
| TOTAL RECREATION FACILITIES | 876 | 793 | 716 | 1,315 | 1,039 | 1,039 | 1,039 | 1,039 | 1,039 | 1,039 | 1,039 | 1,041 | 12,015 | 12,870 | 855 |
| GROUNDS | | | | | | | | | | | | | | | |
| Landscape Contract | 0 | 1,850 | 1,950 | 2,300 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 14,100 | 12,000 | (2,100) |
| Landscape Renovations | 9 | 0 | 0 | 445 | 583 | 583 | 583 | 583 | 583 | 583 | 583 | 587 | 5,122 | 7,000 | 1,878 |
| Trees/Plants/Shrubs | 0 | 0 | 750 | 4,500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,000 | 10,000 | 7,000 | 3,000 |
| Flowers, Beds & Shrubs | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 75 | 200 | 125 |
| Weed & Pest Control / Fertilizer | 488 | 9 | (375) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100 | 322 | 600 | 278 |

Hiland Hills Townhouse Owners Assn
12 Month Act/Bud-Operating Fund
10/31/2018

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

| | Actual Jul 2018 | Actual Aug 2018 | Actual Sep 2018 | Actual Oct 2018 | Actual 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 | 0 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 431 | 600 | 169 |
| 1.700806 Sprinklers | 10 | 1,506 | 0 | 169 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,849 | 750 | (1,099) |
| 1.701000 Backflow Testing | 900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 900 | 0 | (900) |
| 1.701100 Vehicles/Gas/Vehc Maint/Licenses | 114 | 0 | 19 | 75 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 75 | 600 | 525 |
| 1.701350 Grounds Tools | 0 | 54 | 0 | 0 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 38 | 465 | 500 | 35 |
| 1.701400 Grounds Supplies | 0 | 0 | 0 | 0 | 17 | 42 | 42 | 42 | 42 | 42 | 42 | 38 | 386 | 500 | 114 |
| 1.701500 Snow Removal | 0 | 0 | 0 | 0 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 13 | 6,000 | 200 | 5,800 |
| 1.701010 Lot/Street Sweeping | 0 | 1,325 | 0 | 27,087 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 0 | 2,125 | 6,000 | (3,875) |
| 1.710450 Parking Lot Maintenance | 0 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 27,367 | 1,200 | (26,167) |
| 1.720205 Concrete & Asphalt Repairs | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 300 | 300 |
| 1.720220 Drainage | 0 | 0 | 0 | 0 | 2,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,000 | 2,000 | 0 |
| 1.720300 Fences | 0 | 0 | 0 | 0 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 1,300 | 1,500 | 200 |
| 1.720900 Lighting | 0 | 0 | 0 | 0 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 200 | 300 | 100 |
| 1.721000 Signage | 0 | 0 | 0 | 0 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 1,000 | 1,500 | 500 |
| TOTAL GROUNDS EXPENSE | 1,551 | 4,770 | 2,761 | 34,577 | 5,109 | 3,109 | 3,109 | 3,109 | 3,109 | 3,209 | 4,259 | 4,426 | 73,988 | 46,050 | (27,938) |
| 1.800150 Gas | 235 | 159 | 194 | 262 | 544 | 544 | 544 | 544 | 544 | 544 | 544 | 546 | 5,204 | 6,530 | 1,326 |
| 1.800200 Electricity | 819 | 798 | 793 | 815 | 820 | 820 | 820 | 820 | 820 | 820 | 820 | 820 | 9,785 | 9,840 | 55 |
| 1.800350 Water | 1,927 | 2,004 | 0 | 3,758 | 4,724 | 4,724 | 4,724 | 4,724 | 4,724 | 4,724 | 4,724 | 4,726 | 45,483 | 56,690 | 11,207 |
| 1.800400 Sewer | 2,812 | 2,812 | 0 | 5,625 | 1,988 | 1,988 | 1,988 | 1,988 | 1,988 | 1,988 | 1,988 | 1,982 | 27,157 | 23,860 | (3,297) |
| 1.800500 Storm Drains | 0 | 0 | 0 | 9,631 | 993 | 993 | 993 | 993 | 993 | 993 | 993 | 997 | 17,579 | 11,920 | (5,659) |
| 1.800855 Trash Removal & Recycling | 1,063 | 1,053 | 1,063 | 1,123 | 1,124 | 1,124 | 1,124 | 1,124 | 1,124 | 1,124 | 1,124 | 1,126 | 13,338 | 13,490 | 154 |
| TOTAL UTILITIES EXPENSE | 6,856 | 6,866 | 2,050 | 21,214 | 10,193 | 10,193 | 10,193 | 10,193 | 10,193 | 10,193 | 10,193 | 10,207 | 119,545 | 122,330 | 3,785 |
| ADMINISTRATIVE GENERAL | | | | | | | | | | | | | | | |
| 1.900100 Management | 840 | 840 | 840 | 840 | 875 | 875 | 875 | 875 | 875 | 875 | 875 | 875 | 10,360 | 10,500 | 140 |
| 1.900400 Legal | 0 | 129 | 0 | 0 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 4,280 | 6,000 | 1,710 |
| 1.900500 Reimbursed Legal | 0 | 0 | (290) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | (290) | 0 | 290 |
| 1.900700 Collection Expense Risk Share | 0 | 0 | 0 | 0 | 269 | 269 | 269 | 269 | 269 | 269 | 269 | 271 | 2,154 | 3,230 | 1,076 |
| 1.900700 Insurance | 0 | 0 | 0 | 0 | 7,500 | 7,500 | 7,500 | 7,500 | 7,500 | 7,500 | 7,500 | 7,500 | 60,000 | 90,000 | 30,000 |
| 1.900800 Audit/Review/Tax Prep | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,000 | 5,000 |
| 1.901000 Income Taxes-Fed | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 800 | 800 |
| 1.901100 Income Taxes-St | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 50 |
| 1.901350 Meeting Expenses | 0 | 102 | 0 | 0 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 38 | 434 | 500 | 66 |
| 1.901800 Permits & Licenses | 171 | 218 | 0 | 363 | 169 | 169 | 169 | 169 | 169 | 169 | 169 | 171 | 1,018 | 600 | (418) |
| 1.902000 Telephones | 0 | 0 | 0 | 400 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 1,879 | 2,030 | 151 |
| 1.902200 Office Supplies & Expense | 96 | 265 | 99 | 186 | 169 | 169 | 169 | 169 | 169 | 169 | 169 | 289 | 2,982 | 3,490 | 508 |
| 1.902500 Computers | 0 | 393 | 228 | 228 | 197 | 197 | 197 | 197 | 197 | 197 | 197 | 193 | 2,421 | 2,360 | (61) |
| 1.902800 Website | 0 | 150 | 0 | 72 | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 7 | 348 | 190 | (158) |
| 1.903200 Bank Charges | 0 | 16 | 0 | 153 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 3 | 222 | 80 | (142) |
| 1.904990 Miscellaneous Expense | 0 | 0 | 0 | 0 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 11 | 74 | 110 | 36 |
| 1.904999 Other General Admin Expenses | 0 | 65 | 65 | 142 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 8 | 364 | 140 | (224) |
| TOTAL GENERAL ADMIN EXP | 1,107 | 2,179 | 1,103 | 2,385 | 9,937 | 9,937 | 9,937 | 9,937 | 9,937 | 9,937 | 9,937 | 9,923 | 86,255 | 125,090 | 38,825 |
| SALARIES | 4,927 | 3,283 | 4,021 | 3,988 | 3,683 | 3,683 | 3,683 | 3,683 | 3,683 | 3,683 | 3,683 | 3,687 | 45,688 | 44,200 | (1,488) |
| 1.910100 Wages/Sal - Manager | 0 | 0 | 0 | 0 | 2,600 | 2,600 | 2,600 | 2,600 | 2,600 | 2,600 | 2,600 | 2,600 | 20,800 | 31,200 | 10,400 |
| 1.910200 Wages/Sal - Maintenance | 0 | 0 | 0 | 0 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 13 | 132 | 200 | 68 |
| 1.910800 Wages/Sal - Bonuses | 0 | 0 | 0 | 0 | 316 | 316 | 316 | 316 | 316 | 316 | 316 | 350 | 4,063 | 4,200 | 137 |
| 1.911100 Wages/Sal - Employer Taxes | 377 | 252 | 318 | 316 | 350 | 350 | 350 | 350 | 350 | 350 | 350 | 212 | 2,444 | 2,500 | 56 |
| 1.911200 Wages/Sal - Payroll Processing | 194 | 194 | 194 | 194 | 208 | 208 | 208 | 208 | 208 | 208 | 208 | 212 | 3,763 | 4,940 | 1,177 |
| 1.911300 Wages - Workers Comp | 0 | 0 | 0 | 471 | 412 | 412 | 412 | 412 | 412 | 412 | 412 | 408 | 4,940 | 1,000 | (3,940) |
| 1.911400 Contract Labor | 0 | 571 | 437 | 0 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 87 | 1,676 | 1,000 | (676) |
| TOTAL SALARIES EXPENSE | 5,499 | 4,300 | 4,970 | 4,969 | 7,353 | 7,353 | 7,353 | 7,353 | 7,353 | 7,353 | 7,353 | 7,357 | 78,565 | 86,240 | 9,675 |
| TOTAL OPERATING EXPENSES | 17,584 | 20,204 | 15,057 | 70,222 | 33,961 | 33,961 | 33,961 | 33,961 | 33,961 | 33,961 | 35,011 | 35,156 | 398,590 | 424,392 | 22,802 |
| NET OPERATING INCOME/(LOSS) | 18,626 | 15,563 | 20,986 | (33,624) | 190 | 2,190 | 2,190 | 2,190 | 2,190 | 2,090 | 1,040 | 885 | 34,326 | 11,210 | 23,116 |

Hiland Hills Townhouse Owners Assn
12 Month Budget - Operating
10/31/2018

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 |
|-----------------|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|
| 1.400100 | ASSESSMENT REVENUE | | | | | | | | | | | | | |
| 1.410900 | 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 |
| | 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 |
| 1.420100 | OTHER OPERATING REVENUE | | | | | | | | | | | | | |
| 1.420300 | Late Charges | 148 | 148 | 148 | 148 | 148 | 148 | 148 | 148 | 148 | 148 | 148 | 142 | 1,770 |
| 1.455300 | Late Interest | 37 | 37 | 37 | 37 | 37 | 37 | 37 | 37 | 37 | 37 | 37 | 33 | 440 |
| | 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 | 300 |
| 1.504000 | Building Supplies | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 100 |
| 1.504100 | Light Bulbs | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 500 |
| 1.504300 | Cleaning/Janitorial Supplies | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 33 | 37 | 300 |
| | 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 | 0 | 0 | 0 | 0 | 0 | 0 | 90 |
| 1.529999 | Other HVAC/Boiler Expenses | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 100 |
| | TOTAL MECHANICAL/EQUIPMENT SYSTEMS | 71 | 71 | 71 | 71 | 71 | 71 | 71 | 71 | 71 | 71 | 71 | 68 | 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 & Svc 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 | 0 | 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 | 1,039 | 1,039 | 1,039 | 1,039 | 1,039 | 1,039 | 1,039 | 1,039 | 1,041 | 12,870 |
| | FOUNDATIONS | | | | | | | | | | | | | |
| 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 |

Hiland Hills Townhouse Owners Assn
12 Month Budget - Operating
10/31/2018

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 |
|----------|----------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|
| 1.700605 | Trees/Plants/Shrubs | 2,000 | 2,000 | 2,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,000 | 2,000 | 10,000 |
| 1.700700 | Flowers, Beds & Shrubs | 62 | 63 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 75 | 200 |
| 1.700800 | Weed & Pest Control / Fertilizer | 100 | 100 | 100 | 100 | 0 | 0 | 0 | 0 | 0 | 100 | 0 | 100 | 600 |
| 1.700805 | Pest Control | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 600 |
| 1.700900 | Sprinklers | 150 | 150 | 150 | 150 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 150 | 750 |
| 1.701100 | Backflow Testing | 0 | 600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 600 |
| 1.701200 | Vehicles/Gas/Vehc Maint/Licenses | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 38 | 500 |
| 1.701350 | Grounds Tools | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 38 | 500 |
| 1.701400 | Grounds Supplies | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 13 | 200 |
| 1.701500 | Snow Removal | 0 | 0 | 0 | 0 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 0 | 0 | 6,000 |
| 1.701000 | Lot/Street Sweeping | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 1,200 |
| 1.701450 | Parking Lot Maintenance | 0 | 0 | 0 | 150 | 0 | 0 | 0 | 0 | 0 | 0 | 150 | 0 | 300 |
| 1.720205 | Concrete & Asphalt Repairs | 0 | 150 | 0 | 150 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 300 |
| 1.720220 | Drainage | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 300 |
| 1.720300 | Fences | 125 | 125 | 125 | 125 | 2,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2,000 |
| 1.720900 | Lighting | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 1,500 |
| 1.721000 | Signage | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 125 | 25 | 300 |
| | TOTAL GROUNDS EXPENSE | 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 | UTILITIES | | | | | | | | | | | | | |
| 1.800200 | Gas | 544 | 544 | 544 | 544 | 544 | 544 | 544 | 544 | 544 | 544 | 544 | 546 | 6,550 |
| 1.800350 | Electricity | 820 | 820 | 820 | 820 | 820 | 820 | 820 | 820 | 820 | 820 | 820 | 820 | 9,840 |
| 1.800400 | Water | 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 | Sewer | 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 |
| 1.800600 | Storm Drains | 993 | 993 | 993 | 993 | 993 | 993 | 993 | 993 | 993 | 993 | 993 | 997 | 11,920 |
| 1.800855 | Trash Removal & Recycling | 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 | 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 |
| 1.900100 | ADMINISTRATIVE | | | | | | | | | | | | | |
| 1.900400 | Management | 875 | 875 | 875 | 875 | 875 | 875 | 875 | 875 | 875 | 875 | 875 | 875 | 10,500 |
| 1.900600 | Legal | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 6,000 |
| 1.900700 | Collection Expense Risk Share | 269 | 269 | 269 | 269 | 269 | 269 | 269 | 269 | 269 | 269 | 269 | 271 | 3,230 |
| 1.900900 | Insurance | 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 | Audit/Review/Tax Prep | 0 | 0 | 0 | 5,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5,000 |
| 1.901100 | Income Taxes-Fed | 0 | 0 | 800 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 800 |
| 1.901350 | Income Taxes-St | 0 | 0 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50 |
| 1.901800 | Meeting Expenses | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | 38 | 500 |
| 1.902000 | Permits & Licenses | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 600 |
| 1.902200 | Telephones | 169 | 169 | 169 | 169 | 169 | 169 | 169 | 169 | 169 | 169 | 169 | 171 | 2,030 |
| 1.902500 | Office Supplies & Expense | 291 | 291 | 291 | 291 | 291 | 291 | 291 | 291 | 291 | 291 | 291 | 289 | 3,480 |
| 1.902800 | Computers | 197 | 197 | 197 | 197 | 197 | 197 | 197 | 197 | 197 | 197 | 197 | 193 | 2,360 |
| 1.902800 | Website | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 16 | 14 | 190 |
| 1.903200 | Bank Charges | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 80 |
| 1.904990 | Miscellaneous Expense | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 11 | 110 |
| 1.904999 | Other General/Admin Expenses | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 8 | 140 |
| | TOTAL GENERAL ADMIN EXP | 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 | SALARIES | | | | | | | | | | | | | |
| 1.910200 | Wages/Sal - Manager | 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 - Maintenance | 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 - Bonuses | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 13 | 200 |
| 1.911200 | Wages/Sal - Employer Taxes | 350 | 350 | 350 | 350 | 350 | 350 | 350 | 350 | 350 | 350 | 350 | 350 | 4,200 |
| 1.911300 | Wages/Sal - Payroll Processing | 208 | 208 | 208 | 208 | 208 | 208 | 208 | 208 | 208 | 208 | 208 | 212 | 2,500 |
| 1.911400 | Wages - Workers Comp | 412 | 412 | 412 | 412 | 412 | 412 | 412 | 412 | 412 | 412 | 412 | 408 | 4,940 |
| 1.911400 | Contract Labor | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 83 | 87 | 1,000 |

Hiland Hills Townhouse Owners Assn
12 Month Budget - Operating
10/31/2018

CIO 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 | 7,353 | 7,353 | 7,353 | 7,353 | 7,353 | 7,353 | 7,353 | 7,353 | 7,353 | 7,353 | 7,353 | 7,357 | 88,240 |
| | TOTAL OPERATING EXPENSES | 35,173 | 35,924 | 35,961 | 38,811 | 35,861 | 33,861 | 33,951 | 33,861 | 33,861 | 33,961 | 35,011 | 35,158 | 421,392 |
| | NET OPERATING INCOME/(LOSS) | 878 | 127 | 90 | (2,760) | 190 | 2,190 | 2,100 | 2,190 | 2,190 | 2,080 | 1,040 | 885 | 11,210 |