

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

		Operating	General Res	Capital Res	Total
<b>ASSETS</b>					
<b>CASH</b>					
100100 - UMB Check Writing		5,000.00	0.00	0.00	5,000.00
100200 - UMB Lockbox		220,658.73	0.00	0.00	220,658.73
100300 - UMB Lockbox Op Reserve		16,800.00	0.00	0.00	16,800.00
100400 - Petty Cash		100.00	0.00	0.00	100.00
100500 - UMB General Reserve		0.00	11,967.47	0.00	11,967.47
100700 - UMB Invest Act B Cap Imprv Res		0.00	0.00	950,193.36	950,193.36
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<b>TOTAL CASH</b>		<b>242,558.73</b>	<b>11,967.47</b>	<b>950,193.36</b>	<b>1,204,719.56</b>
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<b>NET</b>		<b>242,558.73</b>	<b>11,967.47</b>	<b>950,193.36</b>	<b>1,204,719.56</b>
<b>ACCOUNTS RECEIVABLE</b>					
130100 - Assessments Receivable		6,822.86	0.00	0.00	6,822.86
130200 - Allowance for Bad Debt Current		(2,000.00)	0.00	0.00	(2,000.00)
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<b>TOTAL ACCOUNTS RECEIVABLE</b>		<b>4,822.86</b>	<b>0.00</b>	<b>0.00</b>	<b>4,822.86</b>
<b>OTHER CURRENT ASSETS</b>					
150300 - Prepaid Storm Sewer Audit		19,598.36	0.00	0.00	19,598.36
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<b>TOTAL OTHER CURRENT ASSET</b>		<b>19,598.36</b>	<b>0.00</b>	<b>0.00</b>	<b>19,598.36</b>
<b>FIXED ASSETS</b>					
160100 - Equipment		22,530.50	0.00	0.00	22,530.50
160200 - Accum Depr Equipment		(17,765.03)	0.00	0.00	(17,765.03)
160300 - Motor Vehicles		40,567.59	0.00	0.00	40,567.59
160400 - Accum Depr Motor Vehicles		(8,113.52)	0.00	0.00	(8,113.52)
160500 - Building-Library		25,000.00	0.00	0.00	25,000.00
160600 - Accum Depr Building-Library		(14,125.00)	0.00	0.00	(14,125.00)
160700 - Building-Maintenance Building		49,850.00	0.00	0.00	49,850.00
160800 - Accum Depr-Building-Maintenance		(28,663.50)	0.00	0.00	(28,663.50)
160900 - Building-Clubhouse		477,505.00	0.00	0.00	477,505.00
161000 - Accum Depr Building-Clubhouse		(301,199.04)	0.00	0.00	(301,199.04)
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<b>TOTAL FIXED ASSETS</b>		<b>245,587.00</b>	<b>0.00</b>	<b>0.00</b>	<b>245,587.00</b>
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<b>TOTAL ASSETS</b>		<b>512,566.95</b>	<b>11,967.47</b>	<b>950,193.36</b>	<b>1,474,727.78</b>
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<b>LIABILITIES</b>					
<b>ACCOUNTS PAYABLE</b>					
200100 - Prepaid Assessments		23,751.46	0.00	0.00	23,751.46
200200 - Accounts Payable		8,048.00	0.00	0.00	8,048.00
200201 - Accounts Payable Audit		8,732.00	0.00	0.00	8,732.00
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<b>TOTAL ACCOUNTS PAYABLE</b>		<b>40,531.46</b>	<b>0.00</b>	<b>0.00</b>	<b>40,531.46</b>
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<b>TOTAL LIABILITIES</b>		<b>40,531.46</b>	<b>0.00</b>	<b>0.00</b>	<b>40,531.46</b>
<b>EQUITY</b>					
<b>FUND BALANCES</b>					
301105 - Unrealized Gain (Loss)		0.00	0.00	63,985.88	63,985.88
301106 - Change in Portfolio URGL		0.00	0.00	98.06	98.06
301200 - Retained Earnings		438,755.09	62,339.85	865,991.73	1,367,086.67
Current Earnings		33,280.40	(50,372.38)	20,117.69	3,025.71
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<b>TOTAL EQUITY</b>		<b>472,035.49</b>	<b>11,967.47</b>	<b>950,193.36</b>	<b>1,434,196.32</b>
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<b>TOTAL LIABILITIES &amp; EQUITY</b>		<b>512,566.95</b>	<b>11,967.47</b>	<b>950,193.36</b>	<b>1,474,727.78</b>
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C/O LCM Property Management  
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	YTD Operating	YTD General Res	YTD Capital Res	YTD Total
<b>REVENUES</b>				
<b>ASSESSMENTS</b>				
400100 - Assessments	1,016,298.60	0.00	0.00	1,016,298.60
410902 - Transfers To General Fund	(248,544.00)	0.00	0.00	(248,544.00)
402200 - Assessments Reserves	0.00	248,544.00	0.00	248,544.00
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<b>TOTAL ASSESSMENTS</b>	<b>767,754.60</b>	<b>248,544.00</b>	<b>0.00</b>	<b>1,016,298.60</b>
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<b>OTHER REVENUES</b>				
420100 - Late Charges	2,153.32	0.00	0.00	2,153.32
420300 - Late Interest	2,282.67	0.00	0.00	2,282.67
430200 - Dividend Income	0.00	0.00	19,060.58	19,060.58
430400 - Realized Gain (Loss)	0.00	0.00	10,093.76	10,093.76
445300 - Collection/NSF Fees	100.00	0.00	0.00	100.00
445500 - Key/FOB Fees	50.00	0.00	0.00	50.00
445800 - Working Capital	0.00	2,400.00	0.00	2,400.00
446100 - Easement Income	38,745.73	0.00	0.00	38,745.73
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<b>TOTAL OTHER REVENUES</b>	<b>43,331.72</b>	<b>2,400.00</b>	<b>29,154.34</b>	<b>74,886.06</b>
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<b>TOTAL REVENUES</b>	<b>811,086.32</b>	<b>250,944.00</b>	<b>29,154.34</b>	<b>1,091,184.66</b>
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<b>EXPENSES</b>				
<b>BUILDING EXPENSES</b>				
500050 - Contingency	0.00	11,398.88	0.00	11,398.88
500200 - Building Maint-Interior	1,340.50	0.00	0.00	1,340.50
500300 - Building Maint-Exterior	4,957.09	0.00	0.00	4,957.09
500700 - Plumbing	61,210.73	0.00	0.00	61,210.73
500805 - Sewer Clean-Out	1,106.00	0.00	0.00	1,106.00
501000 - Electrical	7,159.81	0.00	0.00	7,159.81
501310 - Lighting	1,250.97	0.00	0.00	1,250.97
502100 - Roof	976.25	277,027.50	0.00	278,003.75
503900 - Locks & Keys	24.88	0.00	0.00	24.88
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<b>TOTAL BUILDING EXPENSES</b>	<b>78,026.23</b>	<b>288,426.38</b>	<b>0.00</b>	<b>366,452.61</b>
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<b>FIRE ENTRY SECURITY SYS &amp; SERVICES</b>				
545400 - Fire Extinguishers	354.28	0.00	0.00	354.28
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<b>TOTAL FIRE ENTRY SECURITY SYS &amp; SERVICES</b>	<b>354.28</b>	<b>0.00</b>	<b>0.00</b>	<b>354.28</b>
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<b>RECREATION FACILITIES</b>				
600605 - Pool Maintenance & Supplies	4,242.08	0.00	0.00	4,242.08
600700 - Pool License Fee	200.00	0.00	0.00	200.00
620105 - Clubhouse Maintenance/Cleaning	3,258.10	0.00	0.00	3,258.10
620300 - Clubhouse Supplies	880.68	0.00	0.00	880.68
620600 - Association Social Activities	1,647.50	0.00	0.00	1,647.50
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<b>TOTAL RECREATION FACILITIES</b>	<b>10,228.36</b>	<b>0.00</b>	<b>0.00</b>	<b>10,228.36</b>
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<b>GROUNDS</b>				
700125 - Turf Management	36,912.30	0.00	0.00	36,912.30
700161 - Common Area Maint & Supplies	3,865.58	0.00	0.00	3,865.58
700500 - Tree Pruning	4,600.00	0.00	0.00	4,600.00
700800 - Weed Control/Fertilizer	10,586.75	0.00	0.00	10,586.75
700805 - Pest Control	2,101.41	0.00	0.00	2,101.41
700900 - Sprinklers	4,250.35	0.00	0.00	4,250.35
701200 - Vehicles/Gas/Vehc Maint/License	892.25	0.00	0.00	892.25
701300 - Grounds Equipment	1,594.95	0.00	0.00	1,594.95
701400 - Grounds Supplies	2,090.82	0.00	0.00	2,090.82
720200 - Asphalt	11,058.00	0.00	0.00	11,058.00
720300 - Fences	2,476.11	0.00	0.00	2,476.11

Three Fountains Corporation  
Funds Income Statement YTD  
12/31/2017

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	YTD Operating	YTD General Res	YTD Capital Res	YTD Total
720705 - Lanes/Sidewalks	18,293.41	0.00	0.00	18,293.41
721750 - Fountains	134.55	0.00	0.00	134.55
<b>TOTAL GROUNDS EXPENSE</b>	<b>98,856.48</b>	<b>0.00</b>	<b>0.00</b>	<b>98,856.48</b>
<b>UTILITIES</b>				
800150 - Gas	5,298.76	0.00	0.00	5,298.76
800200 - Electricity	11,862.39	0.00	0.00	11,862.39
800300 - Water & Sewer	81,792.94	0.00	0.00	81,792.94
800500 - Storm Drains	32,238.90	0.00	0.00	32,238.90
800711 - Phone/Cable/Internet	5,638.66	0.00	0.00	5,638.66
800800 - Trash Removal	3,519.90	0.00	0.00	3,519.90
<b>TOTAL UTILITIES</b>	<b>140,351.55</b>	<b>0.00</b>	<b>0.00</b>	<b>140,351.55</b>
<b>GENERAL ADMINISTRATIVE</b>				
900100 - Management	22,155.50	0.00	0.00	22,155.50
900321 - Late Charges/Finance Fees	72.15	0.00	0.00	72.15
900340 - Other Admin Coupons	1,164.00	0.00	0.00	1,164.00
900400 - Legal	14,924.27	0.00	0.00	14,924.27
900500 - Reimbursed Legal	(11,814.47)	0.00	0.00	(11,814.47)
900700 - Insurance	90,160.88	0.00	0.00	90,160.88
900860 - Loan Fees	0.00	100.00	0.00	100.00
900900 - Audit/Tax Prep	3,600.00	0.00	0.00	3,600.00
901101 - Income Tax Expense	5,000.00	0.00	0.00	5,000.00
901200 - Property Taxes	929.64	0.00	0.00	929.64
901350 - Meeting Expense	45.00	0.00	0.00	45.00
902200 - Office Supplies & Expense	1,975.46	0.00	0.00	1,975.46
902207 - Mailings	2,222.32	0.00	0.00	2,222.32
902800 - Website	490.00	0.00	0.00	490.00
903000 - Engineers/Consultants	1,942.26	0.00	0.00	1,942.26
903180 - Dues/Education/Subscriptions	736.00	0.00	0.00	736.00
903200 - Bank Charges	4,918.93	0.00	0.00	4,918.93
903201 - Investment Account Fees	0.00	0.00	9,036.65	9,036.65
903420 - Settlement Expense	746.00	0.00	0.00	746.00
904999 - Other General Admin Expenses	557.17	0.00	0.00	557.17
<b>TOTAL GENERAL ADMINISTRATIVE</b>	<b>139,825.11</b>	<b>100.00</b>	<b>9,036.65</b>	<b>148,961.76</b>
<b>EMPLOYMENT EXPENSE</b>				
910200 - Wages/Sal - Maintenance	233,008.48	0.00	0.00	233,008.48
910800 - Wages-Bonuses 1	3,670.66	0.00	0.00	3,670.66
911000 - Wages-Benefits & Insurance	1,284.08	0.00	0.00	1,284.08
911100 - Wages-Employer Taxes	19,193.57	0.00	0.00	19,193.57
911200 - Wages-Payroll Processing	1,905.71	0.00	0.00	1,905.71
911300 - Wages-Workers Comp	9,444.00	0.00	0.00	9,444.00
<b>TOTAL EMPLOYMENT EXPENSE</b>	<b>268,506.50</b>	<b>0.00</b>	<b>0.00</b>	<b>268,506.50</b>
<b>SPECIAL PROJECTS</b>				
940205 - Sewer Root Removal	4,208.10	0.00	0.00	4,208.10
940208 - Landscape Upgrades	19,169.93	0.00	0.00	19,169.93
940209 - Water Line Repair	18,279.38	0.00	0.00	18,279.38
940212 - Stairs	0.00	12,790.00	0.00	12,790.00
<b>TOTAL SPECIAL PROJECTS</b>	<b>41,657.41</b>	<b>12,790.00</b>	<b>0.00</b>	<b>54,447.41</b>
<b>TOTAL EXPENSES</b>	<b>777,805.92</b>	<b>301,316.38</b>	<b>9,036.65</b>	<b>1,088,158.95</b>
<b>NET INCOME/(LOSS)</b>	<b>33,280.40</b>	<b>(50,372.38)</b>	<b>20,117.69</b>	<b>3,025.71</b>

Three Fountains Corporation  
Budget Comparison - Operating Fund  
12/31/2017

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
<b>ASSESSMENT REVENUE</b>							
84,692	84,687	5	1.400100	1,016,299	1,016,299	0	1,016,299
(20,712)	(20,717)	5	1.410902	(248,544)	(248,549)	5	(248,549)
0	(5,000)	5,000	1.410903	0	(20,000)	20,000	(20,000)
<b>63,980</b>	<b>58,970</b>	<b>5,010</b>		<b>767,755</b>	<b>747,750</b>	<b>20,005</b>	<b>747,750</b>
<b>OTHER OPERATING REVENUE</b>							
315	0	315	1.420100	2,153	0	2,153	0
27	0	27	1.420300	2,283	0	2,283	0
40	0	40	1.445300	100	0	100	0
0	0	0	1.445500	50	0	50	0
0	0	0	1.446100	38,746	0	38,746	0
<b>382</b>	<b>0</b>	<b>382</b>		<b>43,332</b>	<b>0</b>	<b>43,332</b>	<b>0</b>
<b>64,361</b>	<b>58,970</b>	<b>5,391</b>		<b>811,086</b>	<b>747,750</b>	<b>63,336</b>	<b>747,750</b>
<b>OPERATING EXPENSES</b>							
<b>BUILDING</b>							
0	0	0	1.500140	0	500	500	500
0	700	700	1.500200	1,341	8,000	6,660	8,000
30	743	713	1.500300	4,957	6,143	1,186	6,143
59,485	163	(59,322)	1.500700	61,211	2,000	(59,211)	2,000
641	0	(641)	1.500805	1,106	1,500	394	1,500
6,984	0	(6,984)	1.501000	7,160	100	(7,060)	100
0	125	125	1.501310	1,251	500	(751)	500
0	0	0	1.502100	976	4,000	3,024	4,000
0	0	0	1.502400	0	3,300	3,300	3,300
0	0	0	1.503000	0	200	200	200
0	50	50	1.503900	25	250	225	250
<b>67,139</b>	<b>1,781</b>	<b>(65,358)</b>		<b>78,026</b>	<b>26,493</b>	<b>(51,533)</b>	<b>26,493</b>
<b>FIRE ENTRY SECURITY SYSTEMS &amp; SERVICES</b>							
0	0	0	1.545400	354	301	(53)	301
<b>0</b>	<b>0</b>	<b>0</b>		<b>354</b>	<b>301</b>	<b>(53)</b>	<b>301</b>
<b>RECREATION FACILITIES</b>							
27	0	(27)	1.600605	4,242	5,100	858	5,100
0	0	0	1.600700	200	200	0	200
210	295	85	1.620105	3,258	3,330	72	3,330
0	70	70	1.620300	881	840	(41)	840
0	0	0	1.620600	1,648	1,650	3	1,650
0	(540)	(540)	1.620601	0	(540)	(540)	(540)
<b>237</b>	<b>(175)</b>	<b>(412)</b>		<b>10,228</b>	<b>10,580</b>	<b>352</b>	<b>10,580</b>
<b>GROUND</b>							
3,651	0	(3,651)	1.700125	36,912	38,775	1,863	38,775
0	652	652	1.700161	3,866	7,400	3,534	7,400
2,400	0	(2,400)	1.700500	4,600	10,000	5,400	10,000
0	0	0	1.700800	10,587	5,000	(5,587)	5,000
146	63	(83)	1.700805	2,101	800	(1,301)	800
0	166	166	1.700900	4,250	2,000	(2,250)	2,000
85	200	115	1.701200	892	2,000	1,108	2,000
512	50	(462)	1.701300	1,595	500	(1,095)	500
0	213	213	1.701400	2,091	2,600	509	2,600
0	300	300	1.701500	0	2,000	2,000	2,000
0	0	0	1.720200	11,058	18,100	7,042	18,100
31	0	(31)	1.720300	2,476	5,000	2,524	5,000
13,846	0	(13,846)	1.720705	18,293	6,000	(12,293)	6,000
0	0	0	1.721750	135	3,000	2,865	3,000
<b>20,671</b>	<b>1,644</b>	<b>(19,027)</b>		<b>98,856</b>	<b>103,175</b>	<b>4,319</b>	<b>103,175</b>
<b>UTILITIES</b>							
204	300	96	1.800150	5,299	9,080	3,781	9,080
710	738	28	1.800200	11,862	8,850	(3,012)	8,850
5,770	10,582	4,812	1.800300	81,793	89,440	7,647	89,440
0	0	0	1.800500	32,239	30,620	(1,619)	30,620
393	437	44	1.800711	5,639	5,250	(389)	5,250
319	751	432	1.800800	3,520	8,990	5,470	8,990
<b>7,396</b>	<b>12,808</b>	<b>5,412</b>		<b>140,352</b>	<b>152,230</b>	<b>11,878</b>	<b>152,230</b>
<b>ADMINISTRATIVE</b>							
<b>ADMINISTRATIVE GENERAL</b>							
1,846	1,843	(3)	1.900100	22,156	22,160	5	22,160
0	25	25	1.900101	0	300	300	300
0	0	0	1.900321	72	0	(72)	0
0	0	0	1.900340	1,164	998	(166)	998

Three Fountains Corporation  
Budget Comparison - Operating Fund  
12/31/2017

C/O LCM Property Management  
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Current Mnth Actual	Current Mnth Budget	Current Mnth Variance			Current YTD Actual	Current YTD Budget	Current YTD Variance	Current Year Total Budget
262	100	(162)	1.900400	Legal	14,924	2,862	(12,062)	2,862
(26)	0	26	1.900500	Reimbursed Legal	(11,814)	0	11,814	0
7,228	7,000	(228)	1.900700	Insurance	90,161	84,000	(6,161)	84,000
0	0	0	1.900900	Audit/Review/Tax Prep	3,600	3,450	(150)	3,450
0	288	288	1.901101	Income Tax Expense	5,000	3,500	(1,500)	3,500
0	0	0	1.901200	Property Taxes	930	935	5	935
0	50	50	1.901350	Meeting Expenses	45	250	205	250
96	129	33	1.902200	Office Supplies & Expense	1,975	1,849	(126)	1,849
500	233	(267)	1.902207	Mailings	2,222	2,500	278	2,500
0	100	100	1.902800	Website	490	670	180	670
0	0	0	1.903000	Engineers/Consultants	1,942	2,000	58	2,000
35	0	(35)	1.903180	Dues/Education/Subscriptions	736	850	114	850
486	316	(170)	1.903200	Bank Charges	4,919	3,770	(1,149)	3,770
0	0	0	1.903420	Settlement Expense	746	0	(746)	0
0	0	0	1.904999	Other General Admin Expenses	557	250	(307)	250
<b>10,428</b>	<b>10,084</b>	<b>(344)</b>		<b>TOTAL GENERAL ADMIN EXP</b>	<b>139,825</b>	<b>130,344</b>	<b>(9,481)</b>	<b>130,344</b>
				<b>SALARIES</b>				
18,382	28,176	9,794	1.910200	Wages/Sal - Maintenance	233,008	244,192	11,184	244,192
3,671	4,000	329	1.910800	Wages/Sal -Bonuses	3,671	4,000	329	4,000
92	126	34	1.911000	Wages - Benefits & Insurance	1,284	1,520	236	1,520
1,687	2,391	704	1.911100	Wages/Sal - Employer Taxes	19,194	20,682	1,488	20,682
151	235	84	1.911200	Wages/Sal - Payroll Processing	1,906	1,970	64	1,970
1,127	1,007	(120)	1.911300	Wages - Workers Comp	9,444	8,690	(754)	8,690
<b>25,110</b>	<b>35,935</b>	<b>10,825</b>		<b>TOTAL SALARIES EXPENSE</b>	<b>268,507</b>	<b>281,054</b>	<b>12,548</b>	<b>281,054</b>
				<b>SPECIAL PROJECTS</b>				
0	0	0	1.940205	Sewer Root Removal	4,208	6,000	1,792	6,000
0	0	0	1.940206	Sewer Lines	0	1,000	1,000	1,000
0	0	0	1.940207	Sidewalks	0	2,000	2,000	2,000
0	0	0	1.940208	Landscape Upgrades	19,170	19,573	403	19,573
10,734	5,000	(5,734)	1.940209	Water Line Repair	18,279	15,000	(3,279)	15,000
<b>10,734</b>	<b>5,000</b>	<b>(5,734)</b>		<b>TOTAL SPECIAL PROJECTS</b>	<b>41,657</b>	<b>43,573</b>	<b>1,916</b>	<b>43,573</b>
<b>141,715</b>	<b>67,077</b>	<b>(74,638)</b>		<b>TOTAL OPERATING EXPENSES</b>	<b>777,806</b>	<b>747,750</b>	<b>(30,056)</b>	<b>747,750</b>
<b>(77,354)</b>	<b>(8,107)</b>	<b>(69,247)</b>		<b>NET OPERATING INCOME/(LOSS)</b>	<b>33,280</b>	<b>0</b>	<b>33,280</b>	<b>0</b>