

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

	Operating	General Res	Capital Res	Total
ASSETS				
CASH				
100100 - UMB Check Writing	5,098.92	0.00	0.00	5,098.92
100200 - UMB Lockbox	287,460.74	0.00	0.00	287,460.74
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	34,380.97	0.00	34,380.97
100700 - UMB Invest Act B Cap Imprv Res	0.00	0.00	944,317.48	944,317.48
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TOTAL CASH	309,459.66	34,380.97	944,317.48	1,288,158.11
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NET	309,459.66	34,380.97	944,317.48	1,288,158.11
ACCOUNTS RECEIVABLE				
130100 - Assessments Receivable	5,103.78	0.00	0.00	5,103.78
130200 - Allowance for Bad Debt Current	(2,000.00)	0.00	0.00	(2,000.00)
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TOTAL ACCOUNTS RECEIVABLE	3,103.78	0.00	0.00	3,103.78
OTHER CURRENT ASSETS				
150300 - Prepaid Storm Sewer Audit	19,598.36	0.00	0.00	19,598.36
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TOTAL OTHER CURRENT ASSET	19,598.36	0.00	0.00	19,598.36
FIXED ASSETS				
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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TOTAL FIXED ASSETS	245,587.00	0.00	0.00	245,587.00
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TOTAL ASSETS	577,748.80	34,380.97	944,317.48	1,556,447.25
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LIABILITIES				
ACCOUNTS PAYABLE				
200100 - Prepaid Assessments	19,627.13	0.00	0.00	19,627.13
200201 - Accounts Payable Audit	8,732.00	0.00	0.00	8,732.00
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TOTAL ACCOUNTS PAYABLE	28,359.13	0.00	0.00	28,359.13
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TOTAL LIABILITIES	28,359.13	0.00	0.00	28,359.13
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EQUITY				
FUND BALANCES				
301105 - Unrealized Gain (Loss)	0.00	0.00	62,558.39	62,558.39
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	110,634.58	(27,958.88)	15,669.30	98,345.00
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TOTAL EQUITY	549,389.67	34,380.97	944,317.48	1,528,088.12
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TOTAL LIABILITIES & EQUITY	577,748.80	34,380.97	944,317.48	1,556,447.25
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C/O LCM Property Management
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	YTD Operating	YTD General Res	YTD Capital Res	YTD Total
REVENUES				
ASSESSMENTS				
400100 - Assessments	931,607.05	0.00	0.00	931,607.05
410902 - Transfers To General Fund	(227,832.00)	0.00	0.00	(227,832.00)
402200 - Assessments Reserves	0.00	227,832.00	0.00	227,832.00
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TOTAL ASSESSMENTS	703,775.05	227,832.00	0.00	931,607.05
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OTHER REVENUES				
420100 - Late Charges	1,838.32	0.00	0.00	1,838.32
420300 - Late Interest	2,256.12	0.00	0.00	2,256.12
430200 - Dividend Income	0.00	0.00	14,612.19	14,612.19
430400 - Realized Gain (Loss)	0.00	0.00	10,093.76	10,093.76
445300 - Collection/NSF Fees	60.00	0.00	0.00	60.00
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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TOTAL OTHER REVENUES	42,950.17	2,400.00	24,705.95	70,056.12
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TOTAL REVENUES	746,725.22	230,232.00	24,705.95	1,001,663.17
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EXPENSES				
BUILDING EXPENSES				
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	4,927.45	0.00	0.00	4,927.45
500700 - Plumbing	1,725.73	0.00	0.00	1,725.73
500805 - Sewer Clean-Out	465.00	0.00	0.00	465.00
501000 - Electrical	176.02	0.00	0.00	176.02
501310 - Lighting	1,250.97	0.00	0.00	1,250.97
502100 - Roof	976.25	233,902.00	0.00	234,878.25
503900 - Locks & Keys	24.88	0.00	0.00	24.88
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TOTAL BUILDING EXPENSES	10,886.80	245,300.88	0.00	256,187.68
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FIRE ENTRY SECURITY SYS & SERVICES				
545400 - Fire Extinguishers	354.28	0.00	0.00	354.28
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TOTAL FIRE ENTRY SECURITY SYS & SERVICES	354.28	0.00	0.00	354.28
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RECREATION FACILITIES				
600605 - Pool Maintenance & Supplies	4,215.34	0.00	0.00	4,215.34
600700 - Pool License Fee	200.00	0.00	0.00	200.00
620105 - Clubhouse Maintenance/Cleaning	3,048.10	0.00	0.00	3,048.10
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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TOTAL RECREATION FACILITIES	9,991.62	0.00	0.00	9,991.62
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GROUNDS				
700125 - Turf Management	33,261.07	0.00	0.00	33,261.07
700161 - Common Area Maint & Supplies	3,865.58	0.00	0.00	3,865.58
700500 - Tree Pruning	2,200.00	0.00	0.00	2,200.00
700800 - Weed Control/Fertilizer	10,586.75	0.00	0.00	10,586.75
700805 - Pest Control	1,955.41	0.00	0.00	1,955.41
700900 - Sprinklers	4,250.35	0.00	0.00	4,250.35
701200 - Vehicles/Gas/Vehc Maint/License	807.59	0.00	0.00	807.59
701300 - Grounds Equipment	1,083.30	0.00	0.00	1,083.30
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	2,444.65	0.00	0.00	2,444.65
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Three Fountains Corporation
Funds Income Statement YTD
11/30/2017

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

	YTD Operating	YTD General Res	YTD Capital Res	YTD Total
720705 - Lanes/Sidewalks	4,447.32	0.00	0.00	4,447.32
721750 - Fountains	134.55	0.00	0.00	134.55
TOTAL GROUNDS EXPENSE	78,185.39	0.00	0.00	78,185.39
UTILITIES				
800150 - Gas	5,094.96	0.00	0.00	5,094.96
800200 - Electricity	11,152.23	0.00	0.00	11,152.23
800300 - Water & Sewer	76,023.29	0.00	0.00	76,023.29
800500 - Storm Drains	32,238.90	0.00	0.00	32,238.90
800711 - Phone/Cable/Internet	5,245.30	0.00	0.00	5,245.30
800800 - Trash Removal	3,200.86	0.00	0.00	3,200.86
TOTAL UTILITIES	132,955.54	0.00	0.00	132,955.54
GENERAL ADMINISTRATIVE				
900100 - Management	20,309.25	0.00	0.00	20,309.25
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	14,662.27	0.00	0.00	14,662.27
900500 - Reimbursed Legal	(11,788.97)	0.00	0.00	(11,788.97)
900700 - Insurance	82,932.47	0.00	0.00	82,932.47
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	1,879.53	0.00	0.00	1,879.53
902207 - Mailings	1,722.46	0.00	0.00	1,722.46
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	701.00	0.00	0.00	701.00
903200 - Bank Charges	4,433.37	0.00	0.00	4,433.37
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
TOTAL GENERAL ADMINISTRATIVE	129,397.60	100.00	9,036.65	138,534.25
EMPLOYMENT EXPENSE				
910200 - Wages/Sal - Maintenance	214,626.21	0.00	0.00	214,626.21
911000 - Wages-Benefits & Insurance	1,192.36	0.00	0.00	1,192.36
911100 - Wages-Employer Taxes	17,506.50	0.00	0.00	17,506.50
911200 - Wages-Payroll Processing	1,754.26	0.00	0.00	1,754.26
911300 - Wages-Workers Comp	8,317.00	0.00	0.00	8,317.00
TOTAL EMPLOYMENT EXPENSE	243,396.33	0.00	0.00	243,396.33
SPECIAL PROJECTS				
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	7,545.05	0.00	0.00	7,545.05
940212 - Stairs	0.00	12,790.00	0.00	12,790.00
TOTAL SPECIAL PROJECTS	30,923.08	12,790.00	0.00	43,713.08
TOTAL EXPENSES	636,090.64	258,190.88	9,036.65	903,318.17
NET INCOME/(LOSS)	110,634.58	(27,958.88)	15,669.30	98,345.00

Three Fountains Corporation
Budget Comparison - Operating Fund
11/30/2017

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
ASSESSMENT REVENUE						
84,692	84,692	0	931,607	931,612	(5)	1,016,299
(20,712)	(20,712)	0	(227,832)	(227,832)	0	(248,549)
0	(5,000)	5,000	0	(15,000)	15,000	(20,000)
63,980	58,980	5,000	703,775	688,780	14,995	747,750
OTHER OPERATING REVENUE						
225	0	225	1,838	0	1,838	0
12	0	12	2,256	0	2,256	0
0	0	0	60	0	60	0
0	0	0	50	0	50	0
715	0	715	38,746	0	38,746	0
952	0	952	42,950	0	42,950	0
64,931	58,980	5,951	746,725	688,780	57,945	747,750
OPERATING EXPENSES						
BUILDING						
0	0	0	0	500	500	500
149	1,500	1,351	1,341	7,300	5,960	8,000
198	100	(98)	4,927	5,400	473	6,143
0	167	167	1,726	1,837	111	2,000
0	0	0	465	1,500	1,035	1,500
130	0	(130)	176	100	(76)	100
0	0	0	1,251	375	(876)	500
0	0	0	976	4,000	3,024	4,000
0	0	0	0	3,300	3,300	3,300
0	0	0	0	200	200	200
0	0	0	25	200	175	250
477	1,767	1,290	10,887	24,712	13,825	26,493
FIRE ENTRY SECURITY SYSTEMS & SERVICES						
0	0	0	354	301	(53)	301
0	0	0	354	301	(53)	301
RECREATION FACILITIES						
2,432	1,600	(832)	4,215	5,100	885	5,100
0	0	0	200	200	0	200
370	305	(65)	3,048	3,035	(13)	3,330
61	20	(41)	881	770	(111)	840
0	0	0	1,648	1,650	3	1,650
0	0	0	0	0	0	(540)
2,863	1,925	(938)	9,992	10,755	763	10,580
TOTAL RECREATION FACILITIES						
GROUPS						
4,051	0	(4,051)	33,261	38,775	5,514	38,775
317	652	335	3,866	6,748	2,882	7,400
2,200	0	(2,200)	2,200	10,000	7,800	10,000
0	0	0	10,587	5,000	(5,587)	5,000
194	67	(127)	1,955	737	(1,218)	800
239	166	(73)	4,250	1,834	(2,416)	2,000
0	100	100	808	1,800	992	2,000
0	0	0	1,083	450	(633)	500
14	217	203	2,091	2,387	296	2,600
0	0	0	0	1,700	1,700	2,000
0	0	0	11,058	18,100	7,042	18,100
817	0	(817)	2,445	5,000	2,555	5,000
303	0	(303)	4,447	6,000	1,553	6,000
0	0	0	135	3,000	2,865	3,000
8,135	1,202	(6,933)	78,185	101,531	23,346	103,175
TOTAL GROUNDS EXPENSE						
UTILITIES						
0	320	320	5,095	8,780	3,685	9,080
0	738	738	11,152	8,112	(3,040)	8,850
5,637	10,584	4,947	76,023	78,858	2,835	89,440
0	0	0	32,239	30,620	(1,619)	30,620
287	437	150	5,245	4,813	(432)	5,250
626	749	123	3,201	8,239	5,038	8,990
6,551	12,828	6,277	132,956	139,422	6,466	152,230
TOTAL UTILITIES EXPENSE						
ADMINISTRATIVE						
ADMINISTRATIVE GENERAL						
1,846	1,847	1	20,309	20,317	8	22,160
0	25	25	0	275	275	300
0	0	0	72	0	(72)	0
0	998	998	1,164	998	(166)	998

Three Fountains Corporation
Budget Comparison - Operating Fund
11/30/2017

C/O LCM Property Management
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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	
365	100	(265)	1.900400	Legal	14,662	2,762	(11,900)	2,862
(30)	0	30	1.900500	Reimbursed Legal	(11,789)	0	11,789	0
7,228	7,000	(228)	1.900700	Insurance	82,932	77,000	(5,932)	84,000
0	0	0	1.900900	Audit/Review/Tax Prep	3,600	3,450	(150)	3,450
0	292	292	1.901101	Income Tax Expense	5,000	3,212	(1,788)	3,500
0	0	0	1.901200	Property Taxes	930	935	5	935
0	0	0	1.901350	Meeting Expenses	45	200	155	250
154	150	(4)	1.902200	Office Supplies & Expense	1,880	1,720	(160)	1,849
33	233	200	1.902207	Mailings	1,722	2,267	545	2,500
135	45	(90)	1.902800	Website	490	570	80	670
1,500	0	(1,500)	1.903000	Engineers/Consultants	1,942	2,000	58	2,000
50	0	(50)	1.903180	Dues/Education/Subscriptions	701	850	149	850
500	314	(186)	1.903200	Bank Charges	4,433	3,454	(979)	3,770
0	0	0	1.903420	Settlement Expense	746	0	(746)	0
55	0	(55)	1.904999	Other General Admin Expenses	557	250	(307)	250
11,837	11,004	(833)		TOTAL GENERAL ADMIN EXP	129,398	120,260	(9,138)	130,344
				SALARIES				
27,168	18,784	(8,384)	1.910200	Wages/Sal - Maintenance	214,626	216,016	1,390	244,192
0	0	0	1.910800	Wages/Sal -Bonuses	0	0	0	4,000
183	126	(57)	1.911000	Wages - Benefits & Insurance	1,192	1,394	202	1,520
2,118	1,590	(528)	1.911100	Wages/Sal - Employer Taxes	17,507	18,291	785	20,682
142	150	8	1.911200	Wages/Sal - Payroll Processing	1,754	1,735	(19)	1,970
1,127	1,007	(120)	1.911300	Wages - Workers Comp	8,317	7,683	(634)	8,690
30,739	21,657	(9,082)		TOTAL SALARIES EXPENSE	243,396	245,119	1,723	281,054
				SPECIAL PROJECTS				
0	2,000	2,000	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
0	0	0	1.940209	Water Line Repair	7,545	10,000	2,455	15,000
0	2,000	2,000		TOTAL SPECIAL PROJECTS	30,923	38,573	7,650	43,573
60,601	52,383	(8,218)		TOTAL OPERATING EXPENSES	636,091	680,673	44,582	747,750
4,330	6,597	(2,267)		NET OPERATING INCOME/(LOSS)	110,635	8,107	102,528	0