

Three Fountains Corporation  
Funds Balance Sheet  
10/31/2017

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	303,146.04	0.00	0.00	303,146.04
100400 - Petty Cash	100.00	0.00	0.00	100.00
100500 - UMB General Reserve	0.00	26,358.97	0.00	26,358.97
100700 - UMB Invest Act B Cap Imprv Res	0.00	0.00	936,822.13	936,822.13
<b>TOTAL CASH</b>	<b>308,246.04</b>	<b>26,358.97</b>	<b>936,822.13</b>	<b>1,271,427.14</b>
<b>NET</b>	<b>308,246.04</b>	<b>26,358.97</b>	<b>936,822.13</b>	<b>1,271,427.14</b>
<b>ACCOUNTS RECEIVABLE</b>				
130100 - Assessments Receivable	4,840.33	0.00	0.00	4,840.33
130200 - Allowance for Bad Debt Current	(2,000.00)	0.00	0.00	(2,000.00)
<b>TOTAL ACCOUNTS RECEIVABLE</b>	<b>2,840.33</b>	<b>0.00</b>	<b>0.00</b>	<b>2,840.33</b>
<b>OTHER CURRENT ASSETS</b>				
150300 - Prepaid Storm Sewer Audit	19,598.36	0.00	0.00	19,598.36
<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)
<b>TOTAL FIXED ASSETS</b>	<b>245,587.00</b>	<b>0.00</b>	<b>0.00</b>	<b>245,587.00</b>
<b>TOTAL ASSETS</b>	<b>576,271.73</b>	<b>26,358.97</b>	<b>936,822.13</b>	<b>1,539,452.83</b>
<b>LIABILITIES</b>				
<b>ACCOUNTS PAYABLE</b>				
200100 - Prepaid Assessments	22,480.15	0.00	0.00	22,480.15
200201 - Accounts Payable Audit	8,732.00	0.00	0.00	8,732.00
<b>TOTAL ACCOUNTS PAYABLE</b>	<b>31,212.15</b>	<b>0.00</b>	<b>0.00</b>	<b>31,212.15</b>
<b>TOTAL LIABILITIES</b>	<b>31,212.15</b>	<b>0.00</b>	<b>0.00</b>	<b>31,212.15</b>
<b>EQUITY</b>				
<b>FUND BALANCES</b>				
301105 - Unrealized Gain (Loss)	0.00	0.00	56,132.47	56,132.47
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	106,304.49	(35,980.88)	14,599.87	84,923.48
<b>TOTAL EQUITY</b>	<b>545,059.58</b>	<b>26,358.97</b>	<b>936,822.13</b>	<b>1,508,240.68</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>576,271.73</b>	<b>26,358.97</b>	<b>936,822.13</b>	<b>1,539,452.83</b>

C/O LCM Property Management  
1776 South Jackson Suite 300  
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	Current Month Operating	Current Month General Res	Current Month Capital Res	Current Month Total
<b>REVENUES</b>				
<b>ASSESSMENTS</b>				
400100 - Assessments	84,691.55	0.00	0.00	84,691.55
410902 - Transfers To General Fund	(20,712.00)	0.00	0.00	(20,712.00)
402200 - Assessments Reserves	0.00	20,712.00	0.00	20,712.00
<b>TOTAL ASSESSMENTS</b>	<b>63,979.55</b>	<b>20,712.00</b>	<b>0.00</b>	<b>84,691.55</b>
<b>OTHER REVENUES</b>				
420100 - Late Charges	123.00	0.00	0.00	123.00
420300 - Late Interest	9.38	0.00	0.00	9.38
430200 - Dividend Income	0.00	0.00	1,041.36	1,041.36
445300 - Collection/NSF Fees	(20.00)	0.00	0.00	(20.00)
445500 - Key/FOB Fees	50.00	0.00	0.00	50.00
445800 - Working Capital	0.00	800.00	0.00	800.00
446100 - Easement Income	930.95	0.00	0.00	930.95
<b>TOTAL OTHER REVENUES</b>	<b>1,093.33</b>	<b>800.00</b>	<b>1,041.36</b>	<b>2,934.69</b>
<b>TOTAL REVENUES</b>	<b>65,072.88</b>	<b>21,512.00</b>	<b>1,041.36</b>	<b>87,626.24</b>
<b>EXPENSES</b>				
<b>BUILDING EXPENSES</b>				
500050 - Contingency	0.00	3,938.61	0.00	3,938.61
500805 - Sewer Clean-Out	210.00	0.00	0.00	210.00
501000 - Electrical	27.61	0.00	0.00	27.61
502100 - Roof	0.00	23,298.50	0.00	23,298.50
<b>TOTAL BUILDING EXPENSES</b>	<b>237.61</b>	<b>27,237.11</b>	<b>0.00</b>	<b>27,474.72</b>
<b>RECREATION FACILITIES</b>				
600605 - Pool Maintenance & Supplies	8.17	0.00	0.00	8.17
620105 - Clubhouse Maintenance/Cleaning	210.00	0.00	0.00	210.00
<b>TOTAL RECREATION FACILITIES</b>	<b>218.17</b>	<b>0.00</b>	<b>0.00</b>	<b>218.17</b>
<b>GROUNDS</b>				
700125 - Turf Management	3,651.23	0.00	0.00	3,651.23
700161 - Common Area Maint & Supplies	68.50	0.00	0.00	68.50
700805 - Pest Control	146.00	0.00	0.00	146.00
700900 - Sprinklers	224.70	0.00	0.00	224.70
701300 - Grounds Equipment	183.40	0.00	0.00	183.40
<b>TOTAL GROUNDS EXPENSE</b>	<b>4,273.83</b>	<b>0.00</b>	<b>0.00</b>	<b>4,273.83</b>
<b>UTILITIES</b>				
800150 - Gas	502.02	0.00	0.00	502.02
800200 - Electricity	1,219.32	0.00	0.00	1,219.32
800300 - Water & Sewer	8,282.42	0.00	0.00	8,282.42
800500 - Storm Drains	16,119.45	0.00	0.00	16,119.45
800711 - Phone/Cable/Internet	520.42	0.00	0.00	520.42
800800 - Trash Removal	626.85	0.00	0.00	626.85
<b>TOTAL UTILITIES</b>	<b>27,270.48</b>	<b>0.00</b>	<b>0.00</b>	<b>27,270.48</b>
<b>GENERAL ADMINISTRATIVE</b>				
900100 - Management	1,846.25	0.00	0.00	1,846.25
900400 - Legal	240.50	0.00	0.00	240.50
900500 - Reimbursed Legal	(141.50)	0.00	0.00	(141.50)
900700 - Insurance	7,228.41	0.00	0.00	7,228.41
902200 - Office Supplies & Expense	150.57	0.00	0.00	150.57
902207 - Mailings	98.00	0.00	0.00	98.00
902800 - Website	75.00	0.00	0.00	75.00

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Three Fountains Corporation  
Funds Income Statement For Current Month  
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C/O LCM Property Management  
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	Current Month Operating	Current Month General Res	Current Month Capital Res	Current Month Total
903200 - Bank Charges	592.13	0.00	0.00	592.13
903201 - Investment Account Fees	0.00	0.00	2,350.18	2,350.18
<b>TOTAL GENERAL ADMINISTRATIVE</b>	<b>10,089.36</b>	<b>0.00</b>	<b>2,350.18</b>	<b>12,439.54</b>
<b>EMPLOYMENT EXPENSE</b>				
910200 - Wages/Sal - Maintenance	17,739.06	0.00	0.00	17,739.06
911000 - Wages-Benefits & Insurance	183.44	0.00	0.00	183.44
911100 - Wages-Employer Taxes	1,377.03	0.00	0.00	1,377.03
911200 - Wages-Payroll Processing	142.22	0.00	0.00	142.22
911300 - Wages-Workers Comp	1,127.00	0.00	0.00	1,127.00
<b>TOTAL EMPLOYMENT EXPENSE</b>	<b>20,568.75</b>	<b>0.00</b>	<b>0.00</b>	<b>20,568.75</b>
<b>TOTAL EXPENSES</b>	<b>62,658.20</b>	<b>27,237.11</b>	<b>2,350.18</b>	<b>92,245.49</b>
<b>NET INCOME/(LOSS)</b>	<b>2,414.68</b>	<b>(5,725.11)</b>	<b>(1,308.82)</b>	<b>(4,619.25)</b>

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

	YTD Operating	YTD General Res	YTD Capital Res	YTD Total
<b>REVENUES</b>				
<b>ASSESSMENTS</b>				
400100 - Assessments	846,915.50	0.00	0.00	846,915.50
410902 - Transfers To General Fund	(207,120.00)	0.00	0.00	(207,120.00)
402200 - Assessments Reserves	0.00	207,120.00	0.00	207,120.00
<b>TOTAL ASSESSMENTS</b>	<b>639,795.50</b>	<b>207,120.00</b>	<b>0.00</b>	<b>846,915.50</b>
<b>OTHER REVENUES</b>				
420100 - Late Charges	1,613.32	0.00	0.00	1,613.32
420300 - Late Interest	2,244.08	0.00	0.00	2,244.08
430200 - Dividend Income	0.00	0.00	13,542.76	13,542.76
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	2,200.00	0.00	2,200.00
446100 - Easement Income	38,030.95	0.00	0.00	38,030.95
<b>TOTAL OTHER REVENUES</b>	<b>41,998.35</b>	<b>2,200.00</b>	<b>23,636.52</b>	<b>67,834.87</b>
<b>TOTAL REVENUES</b>	<b>681,793.85</b>	<b>209,320.00</b>	<b>23,636.52</b>	<b>914,750.37</b>
<b>EXPENSES</b>				
<b>BUILDING EXPENSES</b>				
500050 - Contingency	0.00	11,398.88	0.00	11,398.88
500200 - Building Maint-Interior	1,191.50	0.00	0.00	1,191.50
500300 - Building Maint-Exterior	4,729.37	0.00	0.00	4,729.37
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	45.67	0.00	0.00	45.67
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
<b>TOTAL BUILDING EXPENSES</b>	<b>10,409.37</b>	<b>245,300.88</b>	<b>0.00</b>	<b>255,710.25</b>
<b>FIRE ENTRY SECURITY SYS &amp; SERVICES</b>				
545400 - Fire Extinguishers	354.28	0.00	0.00	354.28
<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>
<b>RECREATION FACILITIES</b>				
600605 - Pool Maintenance & Supplies	1,783.14	0.00	0.00	1,783.14
600700 - Pool License Fee	200.00	0.00	0.00	200.00
620105 - Clubhouse Maintenance/Cleaning	2,678.60	0.00	0.00	2,678.60
620300 - Clubhouse Supplies	819.79	0.00	0.00	819.79
620600 - Association Social Activities	1,647.50	0.00	0.00	1,647.50
<b>TOTAL RECREATION FACILITIES</b>	<b>7,129.03</b>	<b>0.00</b>	<b>0.00</b>	<b>7,129.03</b>
<b>GROUNDS</b>				
700125 - Turf Management	29,209.84	0.00	0.00	29,209.84
700161 - Common Area Maint & Supplies	3,549.00	0.00	0.00	3,549.00
700800 - Weed Control/Fertilizer	10,586.75	0.00	0.00	10,586.75
700805 - Pest Control	1,761.00	0.00	0.00	1,761.00
700900 - Sprinklers	4,011.79	0.00	0.00	4,011.79
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	2,077.14	0.00	0.00	2,077.14
720200 - Asphalt	11,058.00	0.00	0.00	11,058.00
720300 - Fences	1,627.51	0.00	0.00	1,627.51
720705 - Lanes/Sidewalks	4,143.97	0.00	0.00	4,143.97

Three Fountains Corporation  
Funds Income Statement YTD  
10/31/2017

C/O LCM Property Management  
1776 South Jackson Suite 300  
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	YTD Operating	YTD General Res	YTD Capital Res	YTD Total
721750 - Fountains	134.55	0.00	0.00	134.55
<b>TOTAL GROUNDS EXPENSE</b>	<b>70,050.44</b>	<b>0.00</b>	<b>0.00</b>	<b>70,050.44</b>
<b>UTILITIES</b>				
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	70,386.29	0.00	0.00	70,386.29
800500 - Storm Drains	32,238.90	0.00	0.00	32,238.90
800711 - Phone/Cable/Internet	4,958.01	0.00	0.00	4,958.01
800800 - Trash Removal	2,574.42	0.00	0.00	2,574.42
<b>TOTAL UTILITIES</b>	<b>126,404.81</b>	<b>0.00</b>	<b>0.00</b>	<b>126,404.81</b>
<b>GENERAL ADMINISTRATIVE</b>				
900100 - Management	18,463.00	0.00	0.00	18,463.00
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	14,297.27	0.00	0.00	14,297.27
900500 - Reimbursed Legal	(11,758.97)	0.00	0.00	(11,758.97)
900700 - Insurance	75,704.06	0.00	0.00	75,704.06
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	1,725.54	0.00	0.00	1,725.54
902207 - Mailings	1,689.03	0.00	0.00	1,689.03
902800 - Website	355.00	0.00	0.00	355.00
903000 - Engineers/Consultants	442.26	0.00	0.00	442.26
903180 - Dues/Education/Subscriptions	651.00	0.00	0.00	651.00
903200 - Bank Charges	3,933.37	0.00	0.00	3,933.37
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	502.17	0.00	0.00	502.17
<b>TOTAL GENERAL ADMINISTRATIVE</b>	<b>117,560.52</b>	<b>0.00</b>	<b>9,036.65</b>	<b>126,597.17</b>
<b>EMPLOYMENT EXPENSE</b>				
910200 - Wages/Sal - Maintenance	187,458.70	0.00	0.00	187,458.70
911000 - Wages-Benefits & Insurance	1,008.92	0.00	0.00	1,008.92
911100 - Wages-Employer Taxes	15,388.17	0.00	0.00	15,388.17
911200 - Wages-Payroll Processing	1,612.04	0.00	0.00	1,612.04
911300 - Wages-Workers Comp	7,190.00	0.00	0.00	7,190.00
<b>TOTAL EMPLOYMENT EXPENSE</b>	<b>212,657.83</b>	<b>0.00</b>	<b>0.00</b>	<b>212,657.83</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	7,545.05	0.00	0.00	7,545.05
<b>TOTAL SPECIAL PROJECTS</b>	<b>30,923.08</b>	<b>0.00</b>	<b>0.00</b>	<b>30,923.08</b>
<b>TOTAL EXPENSES</b>	<b>575,489.36</b>	<b>245,300.88</b>	<b>9,036.65</b>	<b>829,826.89</b>
<b>NET INCOME/(LOSS)</b>	<b>106,304.49</b>	<b>(35,980.88)</b>	<b>14,599.87</b>	<b>84,923.48</b>

Three Fountains Corporation  
Budget Comparison - Operating Fund  
10/31/2017

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
<b>ASSESSMENT REVENUE</b>							
84,692	84,692	0	1.400100	846,916	846,920	(5)	1,016,299
(20,712)	(20,712)	0	1.410902	(207,120)	(207,120)	0	(248,549)
0	(5,000)	5,000	1.410903	0	(10,000)	10,000	(20,000)
<b>63,980</b>	<b>58,980</b>	<b>5,000</b>		<b>639,796</b>	<b>629,800</b>	<b>9,996</b>	<b>747,750</b>
<b>TOTAL OPERATING ASSESSMENTS</b>							
<b>OTHER OPERATING REVENUE</b>							
123	0	123	1.420100	1,613	0	1,613	0
9	0	9	1.420300	2,244	0	2,244	0
(20)	0	(20)	1.445300	60	0	60	0
50	0	50	1.445500	50	0	50	0
931	0	931	1.446100	38,031	0	38,031	0
<b>1,093</b>	<b>0</b>	<b>1,093</b>		<b>41,998</b>	<b>0</b>	<b>41,998</b>	<b>0</b>
<b>TOTAL OTHER OPERATING INCOME</b>							
<b>65,073</b>	<b>58,980</b>	<b>6,093</b>		<b>681,794</b>	<b>629,800</b>	<b>51,994</b>	<b>747,750</b>
<b>TOTAL OPERATING REVENUE</b>							
<b>OPERATING EXPENSES</b>							
<b>BUILDING</b>							
0	100	100	1.500140	0	500	500	500
0	0	0	1.500200	1,192	5,800	4,609	8,000
0	1,000	1,000	1.500300	4,729	5,300	571	6,143
0	167	167	1.500700	1,726	1,670	(56)	2,000
210	0	(210)	1.500805	465	1,500	1,035	1,500
28	0	(28)	1.501000	46	100	54	100
0	0	0	1.501310	1,251	375	(876)	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	0	0	1.503900	25	200	175	250
<b>238</b>	<b>1,267</b>	<b>1,029</b>		<b>10,409</b>	<b>22,945</b>	<b>12,536</b>	<b>26,493</b>
<b>TOTAL BUILDING EXPENSES</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>TOTAL FIRE ENTRY SECURITY SYS &amp; SRVS</b>							
<b>RECREATION FACILITIES</b>							
8	350	342	1.600605	1,783	3,500	1,717	5,100
0	0	0	1.600700	200	200	0	200
210	210	0	1.620105	2,679	2,730	51	3,330
0	20	20	1.620300	820	750	(70)	840
0	0	0	1.620600	1,648	1,650	3	1,650
0	0	0	1.620601	0	0	0	(540)
<b>218</b>	<b>580</b>	<b>362</b>		<b>7,129</b>	<b>8,830</b>	<b>1,701</b>	<b>10,580</b>
<b>TOTAL RECREATION FACILITIES</b>							
<b>GROUNDS</b>							
3,651	3,000	(651)	1.700125	29,210	38,775	9,565	38,775
69	652	584	1.700161	3,549	6,096	2,547	7,400
0	0	0	1.700500	0	10,000	10,000	10,000
0	0	0	1.700800	10,587	5,000	(5,587)	5,000
146	67	(79)	1.700805	1,761	670	(1,091)	800
225	166	(59)	1.700900	4,012	1,668	(2,344)	2,000
0	100	100	1.701200	808	1,700	892	2,000
183	0	(183)	1.701300	1,083	450	(633)	500
0	217	217	1.701400	2,077	2,170	93	2,600
0	0	0	1.701500	0	1,700	1,700	2,000
0	0	0	1.720200	11,058	18,100	7,042	18,100
0	4,100	4,100	1.720300	1,628	5,000	3,372	5,000
0	0	0	1.720705	4,144	6,000	1,856	6,000
0	500	500	1.721750	135	3,000	2,865	3,000
<b>4,274</b>	<b>8,802</b>	<b>4,528</b>		<b>70,050</b>	<b>100,329</b>	<b>30,279</b>	<b>103,175</b>
<b>TOTAL GROUNDS EXPENSE</b>							
<b>UTILITIES</b>							
502	320	(182)	1.800150	5,095	8,460	3,365	9,080
1,219	738	(481)	1.800200	11,152	7,374	(3,778)	8,850
8,282	10,584	2,302	1.800300	70,386	68,274	(2,112)	89,440
16,119	15,310	(809)	1.800500	32,239	30,620	(1,619)	30,620
520	437	(83)	1.800711	4,958	4,376	(582)	5,250
627	749	122	1.800800	2,574	7,490	4,916	8,990
<b>27,270</b>	<b>28,138</b>	<b>868</b>		<b>126,405</b>	<b>126,594</b>	<b>189</b>	<b>152,230</b>
<b>TOTAL UTILITIES EXPENSE</b>							
<b>ADMINISTRATIVE</b>							
<b>ADMINISTRATIVE GENERAL</b>							
1,846	1,847	1	1.900100	18,463	18,470	7	22,160
0	25	25	1.900101	0	250	250	300
0	0	0	1.900321	72	0	(72)	0
0	0	0	1.900340	1,164	0	(1,164)	998

Three Fountains Corporation  
Budget Comparison - Operating Fund  
10/31/2017

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	
241	600	360	1.900400	Legal	14,297	2,662	(11,635)	2,862
(142)	0	142	1.900500	Reimbursed Legal	(11,759)	0	11,759	0
7,228	7,000	(228)	1.900700	Insurance	75,704	70,000	(5,704)	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	2,920	(2,080)	3,500
0	0	0	1.901200	Property Taxes	930	935	5	935
0	0	0	1.901350	Meeting Expenses	45	200	155	250
151	150	(1)	1.902200	Office Supplies & Expense	1,726	1,570	(156)	1,849
98	200	102	1.902207	Mailings	1,689	2,034	345	2,500
75	0	(75)	1.902800	Website	355	525	170	670
0	0	0	1.903000	Engineers/Consultants	442	2,000	1,558	2,000
0	65	65	1.903180	Dues/Education/Subscriptions	651	850	199	850
592	314	(278)	1.903200	Bank Charges	3,933	3,140	(793)	3,770
0	0	0	1.903420	Settlement Expense	746	0	(746)	0
0	0	0	1.904999	Other General Admin Expenses	502	250	(252)	250
<b>10,089</b>	<b>10,493</b>	<b>404</b>		<b>TOTAL GENERAL ADMIN EXP</b>	<b>117,561</b>	<b>109,256</b>	<b>(8,305)</b>	<b>130,344</b>
				<b>SALARIES</b>				
17,739	18,784	1,045	1.910200	Wages/Sal - Maintenance	187,459	197,232	9,773	244,192
0	0	0	1.910800	Wages/Sal -Bonuses	0	0	0	4,000
183	126	(57)	1.911000	Wages - Benefits & Insurance	1,009	1,268	259	1,520
1,377	1,590	213	1.911100	Wages/Sal - Employer Taxes	15,388	16,701	1,313	20,682
142	150	8	1.911200	Wages/Sal - Payroll Processing	1,612	1,585	(27)	1,970
1,127	1,007	(120)	1.911300	Wages - Workers Comp	7,190	6,676	(514)	8,690
<b>20,569</b>	<b>21,657</b>	<b>1,088</b>		<b>TOTAL SALARIES EXPENSE</b>	<b>212,658</b>	<b>223,462</b>	<b>10,804</b>	<b>281,054</b>
				<b>SPECIAL PROJECTS</b>				
0	0	0	1.940205	Sewer Root Removal	4,208	4,000	(208)	6,000
0	1,000	1,000	1.940206	Sewer Lines	0	1,000	1,000	1,000
0	1,000	1,000	1.940207	Sidewalks	0	2,000	2,000	2,000
0	3,672	3,672	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
<b>0</b>	<b>5,672</b>	<b>5,672</b>		<b>TOTAL SPECIAL PROJECTS</b>	<b>30,923</b>	<b>36,573</b>	<b>5,650</b>	<b>43,573</b>
<b>62,658</b>	<b>76,609</b>	<b>13,951</b>		<b>TOTAL OPERATING EXPENSES</b>	<b>575,489</b>	<b>628,290</b>	<b>52,801</b>	<b>747,750</b>
<b>2,415</b>	<b>(17,629)</b>	<b>20,044</b>		<b>NET OPERATING INCOME/(LOSS)</b>	<b>106,304</b>	<b>1,510</b>	<b>104,794</b>	<b>0</b>

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Three Fountains Corporation  
 Budget Comparison - General Reserve  
 10/31/2017

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

Month	Current Mnth Actual	Current Mnth Budget	Current Mnth Variance	Year To Date	Current YTD Actual	Current YTD Budget	Current YTD Variance	Current Year Total Budget
	<u>20,712</u>	<u>20,712</u>	<u>0</u>	2.402200	<b>RESERVE ASSESSMENT REVENUE</b>			
					207,120	207,120	0	248,549
	<u>20,712</u>	<u>20,712</u>	<u>0</u>		<b>TOTAL RESERVE ASSESSMENT REVENUE</b>			
					<u>207,120</u>	<u>207,120</u>	<u>0</u>	<u>248,549</u>
	<u>800</u>	<u>0</u>	<u>800</u>	2.445800	<b>OTHER RESERVE REVENUE</b>			
					2,200	0	2,200	0
	<u>800</u>	<u>0</u>	<u>800</u>		<b>TOTAL OTHER RESERVE</b>			
					<u>2,200</u>	<u>0</u>	<u>2,200</u>	<u>0</u>
	<u>21,512</u>	<u>20,712</u>	<u>800</u>		<b>TOTAL RESERVE REVENUE</b>			
					<u>209,320</u>	<u>207,120</u>	<u>2,200</u>	<u>248,549</u>
					<b>OPERATING EXPENSES</b>			
	<u>3,939</u>	<u>0</u>	<u>(3,939)</u>	2.500050	<b>BUILDING</b>			
					11,399	0	(11,399)	18,500
	<u>23,299</u>	<u>0</u>	<u>(23,299)</u>	2.502100	<b>ADMINISTRATIVE</b>			
					233,902	230,000	(3,902)	230,000
	<u>27,237</u>	<u>0</u>	<u>(27,237)</u>		<b>TOTAL BUILDING EXPENSES</b>			
					<u>245,301</u>	<u>230,000</u>	<u>(15,301)</u>	<u>248,500</u>
	<u>0</u>	<u>6,666</u>	<u>6,666</u>	2.940212	<b>SPECIAL PROJECTS</b>			
					0	20,000	20,000	20,000
	<u>0</u>	<u>6,666</u>	<u>6,666</u>		<b>TOTAL SPECIAL PROJECTS</b>			
					<u>0</u>	<u>20,000</u>	<u>20,000</u>	<u>20,000</u>
	<u>27,237</u>	<u>6,666</u>	<u>(20,571)</u>		<b>TOTAL RESERVE EXPENSES</b>			
					<u>245,301</u>	<u>250,000</u>	<u>4,699</u>	<u>268,500</u>
	<u>(5,725)</u>	<u>14,046</u>	<u>(19,771)</u>		<b>NET RESERVE INCOME/(LOSS)</b>			
					<u>(35,981)</u>	<u>(42,880)</u>	<u>6,899</u>	<u>(19,951)</u>



Three Fountains Corporation  
Budget Comparison - Capital Reserve  
10/31/2017

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

Month	Current Mnth Actual	Current Mnth Budget	Current Mnth Variance	Year To Date	Current YTD Actual	Current YTD Budget	Current YTD Variance	Current Year Total Budget
	<u>0</u>	<u>5,000</u>	<u>(5,000)</u>	3.402200				
	<u>0</u>	<u>5,000</u>	<u>(5,000)</u>		<u>0</u>	<u>10,000</u>	<u>(10,000)</u>	<u>20,000</u>
	<u>1,041</u>	<u>0</u>	<u>1,041</u>	3.430200				
	<u>0</u>	<u>0</u>	<u>0</u>	3.430400				
	<u>1,041</u>	<u>0</u>	<u>1,041</u>		<u>13,543</u>	<u>0</u>	<u>13,543</u>	<u>0</u>
					<u>10,094</u>	<u>0</u>	<u>10,094</u>	<u>0</u>
	<u>1,041</u>	<u>0</u>	<u>1,041</u>		<u>23,637</u>	<u>0</u>	<u>23,637</u>	<u>0</u>
	<u>1,041</u>	<u>5,000</u>	<u>(3,959)</u>		<u>23,637</u>	<u>10,000</u>	<u>13,637</u>	<u>20,000</u>
	<u>2,350</u>	<u>0</u>	<u>(2,350)</u>	3.903201				
	<u>2,350</u>	<u>0</u>	<u>(2,350)</u>		<u>9,037</u>	<u>0</u>	<u>(9,037)</u>	<u>0</u>
	<u>2,350</u>	<u>0</u>	<u>(2,350)</u>		<u>9,037</u>	<u>0</u>	<u>(9,037)</u>	<u>0</u>
	<u>(1,309)</u>	<u>5,000</u>	<u>(6,309)</u>		<u>14,600</u>	<u>10,000</u>	<u>4,600</u>	<u>20,000</u>