

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	271,724.35	0.00	0.00	271,724.35
100300 - UMB Lockbox Op Reserve	15,000.00	0.00	0.00	15,000.00
100400 - Petty Cash	100.00	0.00	0.00	100.00
100500 - UMB General Reserve	0.00	42,274.08	0.00	42,274.08
100700 - UMB Invest Act B Cap Imprv Res	0.00	0.00	932,409.71	932,409.71
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<b>TOTAL CASH</b>	<b>291,824.35</b>	<b>42,274.08</b>	<b>932,409.71</b>	<b>1,266,508.14</b>
<b>DUE (TO)/FROM</b>				
111200 - Due (To)/From Current Year	10,190.00	(10,190.00)	0.00	0.00
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<b>TOTAL DUE TO/FROM</b>	<b>10,190.00</b>	<b>(10,190.00)</b>	<b>0.00</b>	<b>0.00</b>
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<b>NET</b>	<b>302,014.35</b>	<b>32,084.08</b>	<b>932,409.71</b>	<b>1,266,508.14</b>
<b>ACCOUNTS RECEIVABLE</b>				
130100 - Assessments Receivable	5,537.55	0.00	0.00	5,537.55
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>3,537.55</b>	<b>0.00</b>	<b>0.00</b>	<b>3,537.55</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>570,737.26</b>	<b>32,084.08</b>	<b>932,409.71</b>	<b>1,535,231.05</b>
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<b>LIABILITIES</b>				
<b>ACCOUNTS PAYABLE</b>				
200100 - Prepaid Assessments	19,360.36	0.00	0.00	19,360.36
200201 - Accounts Payable Audit	8,732.00	0.00	0.00	8,732.00
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<b>TOTAL ACCOUNTS PAYABLE</b>	<b>28,092.36</b>	<b>0.00</b>	<b>0.00</b>	<b>28,092.36</b>
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<b>TOTAL LIABILITIES</b>	<b>28,092.36</b>	<b>0.00</b>	<b>0.00</b>	<b>28,092.36</b>
<b>EQUITY</b>				
<b>FUND BALANCES</b>				
301105 - Unrealized Gain (Loss)	0.00	0.00	50,411.23	50,411.23
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	103,889.81	(30,255.77)	15,908.69	89,542.73
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<b>TOTAL EQUITY</b>	<b>542,644.90</b>	<b>32,084.08</b>	<b>932,409.71</b>	<b>1,507,138.69</b>

Three Fountains Corporation  
Funds Balance Sheet  
09/30/2017

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

	Operating	General Res	Capital Res	Total
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>570,737.26</u></u>	<u><u>32,084.08</u></u>	<u><u>932,409.71</u></u>	<u><u>1,535,231.05</u></u>

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	762,223.95	0.00	0.00	762,223.95
410902 - Transfers To General Fund	(186,408.00)	0.00	0.00	(186,408.00)
402200 - Assessments Reserves	0.00	186,408.00	0.00	186,408.00
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<b>TOTAL ASSESSMENTS</b>	<b>575,815.95</b>	<b>186,408.00</b>	<b>0.00</b>	<b>762,223.95</b>
<b>OTHER REVENUES</b>				
420100 - Late Charges	1,490.32	0.00	0.00	1,490.32
420300 - Late Interest	2,234.70	0.00	0.00	2,234.70
430200 - Dividend Income	0.00	0.00	12,501.40	12,501.40
430400 - Realized Gain (Loss)	0.00	0.00	10,093.76	10,093.76
445300 - Collection/NSF Fees	80.00	0.00	0.00	80.00
445800 - Working Capital	0.00	1,400.00	0.00	1,400.00
446100 - Easement Income	37,100.00	0.00	0.00	37,100.00
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<b>TOTAL OTHER REVENUES</b>	<b>40,905.02</b>	<b>1,400.00</b>	<b>22,595.16</b>	<b>64,900.18</b>
<b>TOTAL REVENUES</b>	<b>616,720.97</b>	<b>187,808.00</b>	<b>22,595.16</b>	<b>827,124.13</b>
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<b>EXPENSES</b>				
<b>BUILDING EXPENSES</b>				
500050 - Contingency	0.00	7,460.27	0.00	7,460.27
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	255.00	0.00	0.00	255.00
501000 - Electrical	18.06	0.00	0.00	18.06
501310 - Lighting	1,250.97	0.00	0.00	1,250.97
502100 - Roof	976.25	210,603.50	0.00	211,579.75
503900 - Locks & Keys	24.88	0.00	0.00	24.88
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<b>TOTAL BUILDING EXPENSES</b>	<b>10,171.76</b>	<b>218,063.77</b>	<b>0.00</b>	<b>228,235.53</b>
<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>
<b>RECREATION FACILITIES</b>				
600605 - Pool Maintenance & Supplies	1,774.97	0.00	0.00	1,774.97
600700 - Pool License Fee	200.00	0.00	0.00	200.00
620105 - Clubhouse Maintenance/Cleaning	2,468.60	0.00	0.00	2,468.60
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
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<b>TOTAL RECREATION FACILITIES</b>	<b>6,910.86</b>	<b>0.00</b>	<b>0.00</b>	<b>6,910.86</b>
<b>GROUNDS</b>				
700125 - Truf Management	25,558.61	0.00	0.00	25,558.61
700161 - Common Area Maint & Supplies	3,480.50	0.00	0.00	3,480.50
700800 - Weed Control/Fertilizer	10,586.75	0.00	0.00	10,586.75
700805 - Pest Control	1,615.00	0.00	0.00	1,615.00
700900 - Sprinklers	3,787.09	0.00	0.00	3,787.09
701200 - Vehicles/Gas/Vehc Maint/License	807.59	0.00	0.00	807.59
701300 - Grounds Equipment	899.90	0.00	0.00	899.90
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
721750 - Fountains	134.55	0.00	0.00	134.55

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	YTD Operating	YTD General Res	YTD Capital Res	YTD Total
<b>TOTAL GROUNDS EXPENSE</b>	<b>65,776.61</b>	<b>0.00</b>	<b>0.00</b>	<b>65,776.61</b>
<b>UTILITIES</b>				
800150 - Gas	4,592.94	0.00	0.00	4,592.94
800200 - Electricity	9,932.91	0.00	0.00	9,932.91
800300 - Water & Sewer	62,103.87	0.00	0.00	62,103.87
800500 - Storm Drains	16,119.45	0.00	0.00	16,119.45
800711 - Phone/Cable/Internet	4,437.59	0.00	0.00	4,437.59
800800 - Trash Removal	1,947.57	0.00	0.00	1,947.57
<b>TOTAL UTILITIES</b>	<b>99,134.33</b>	<b>0.00</b>	<b>0.00</b>	<b>99,134.33</b>
<b>GENERAL ADMINISTRATIVE</b>				
900100 - Management	16,616.75	0.00	0.00	16,616.75
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	14,056.77	0.00	0.00	14,056.77
900500 - Reimbursed Legal	(11,617.47)	0.00	0.00	(11,617.47)
900700 - Insurance	68,475.65	0.00	0.00	68,475.65
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	1,574.97	0.00	0.00	1,574.97
902207 - Mailings	1,591.03	0.00	0.00	1,591.03
902800 - Website	280.00	0.00	0.00	280.00
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	3,341.24	0.00	0.00	3,341.24
903201 - Investment Account Fees	0.00	0.00	6,686.47	6,686.47
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>107,471.16</b>	<b>0.00</b>	<b>6,686.47</b>	<b>114,157.63</b>
<b>EMPLOYMENT EXPENSE</b>				
910200 - Wages/Sal - Maintenance	169,719.64	0.00	0.00	169,719.64
911000 - Wages-Benefits & Insurance	825.48	0.00	0.00	825.48
911100 - Wages-Employer Taxes	14,011.14	0.00	0.00	14,011.14
911200 - Wages-Payroll Processing	1,469.82	0.00	0.00	1,469.82
911300 - Wages-Workers Comp	6,063.00	0.00	0.00	6,063.00
<b>TOTAL EMPLOYMENT EXPENSE</b>	<b>192,089.08</b>	<b>0.00</b>	<b>0.00</b>	<b>192,089.08</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>512,831.16</b>	<b>218,063.77</b>	<b>6,686.47</b>	<b>737,581.40</b>
<b>NET INCOME/(LOSS)</b>	<b>103,889.81</b>	<b>(30,255.77)</b>	<b>15,908.69</b>	<b>89,542.73</b>

Three Fountains Corporation  
Budget Comparison - Operating Fund  
09/30/2017

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	
<b>ASSESSMENT REVENUE</b>								
84,692	84,692	0	1.400100	Assessments	762,224	762,228	(4)	1,016,299
(20,712)	(20,712)	0	1.410902	Transfers to General Fund	(186,408)	(186,408)	0	(248,549)
0	(5,000)	5,000	1.410903	Transfers to Capital Fund	0	(5,000)	5,000	(20,000)
<b>63,980</b>	<b>58,980</b>	<b>5,000</b>		<b>TOTAL OPERATING ASSESSMENTS</b>	<b>575,816</b>	<b>570,820</b>	<b>4,996</b>	<b>747,750</b>
<b>OTHER OPERATING REVENUE</b>								
45	0	45	1.420100	Late Charges	1,490	0	1,490	0
2	0	2	1.420300	Late Interest	2,235	0	2,235	0
20	0	20	1.445300	Collection/NSF Fees	80	0	80	0
0	0	0	1.446100	Easement Income	37,100	0	37,100	0
<b>67</b>	<b>0</b>	<b>67</b>		<b>TOTAL OTHER OPERATING INCOME</b>	<b>40,905</b>	<b>0</b>	<b>40,905</b>	<b>0</b>
<b>64,046</b>	<b>58,980</b>	<b>5,066</b>		<b>TOTAL OPERATING REVENUE</b>	<b>616,721</b>	<b>570,820</b>	<b>45,901</b>	<b>747,750</b>
<b>OPERATING EXPENSES</b>								
<b>BUILDING</b>								
0	100	100	1.500140	Foundations	0	400	400	500
0	2,500	2,500	1.500200	Building Maint-Interior	1,192	5,800	4,609	8,000
399	500	101	1.500300	Building Maint-Exterior	4,729	4,300	(429)	6,143
463	167	(296)	1.500700	Plumbing	1,726	1,503	(223)	2,000
0	400	400	1.500805	Sewer Clean-Out	255	1,500	1,245	1,500
0	0	0	1.501000	Electrical	18	100	82	100
48	125	77	1.501310	Lighting	1,251	375	(876)	500
13	0	(13)	1.502100	Roof	976	4,000	3,024	4,000
0	550	550	1.502400	Gutter Repairs	0	3,300	3,300	3,300
0	0	0	1.503000	Building Signage	0	200	200	200
0	100	100	1.503900	Doors Locks & Keys	25	200	175	250
<b>923</b>	<b>4,442</b>	<b>3,519</b>		<b>TOTAL BUILDING EXPENSES</b>	<b>10,172</b>	<b>21,678</b>	<b>11,506</b>	<b>26,493</b>
<b>FIRE ENTRY SECURITY SYSTEMS &amp; SERVICES</b>								
0	0	0	1.545400	Fire Extinguishers	354	301	(53)	301
<b>0</b>	<b>0</b>	<b>0</b>		<b>TOTAL FIRE ENTRY SECURITY SYS &amp; SRVS</b>	<b>354</b>	<b>301</b>	<b>(53)</b>	<b>301</b>
<b>RECREATION FACILITIES</b>								
445	1,000	555	1.600605	Pool Maintenance & Supplies	1,775	3,150	1,375	5,100
0	0	0	1.600700	Pool License Fee	200	200	0	200
305	450	145	1.620105	Clubhouse Maintenance/Cleaning	2,469	2,520	51	3,330
0	20	20	1.620300	Clubhouse Supplies	820	730	(90)	840
0	0	0	1.620600	Association Social Activities	1,648	1,650	3	1,650
0	0	0	1.620601	Assn Social Activities Reimb	0	0	0	(540)
<b>750</b>	<b>1,470</b>	<b>720</b>		<b>TOTAL RECREATION FACILITIES</b>	<b>6,911</b>	<b>8,250</b>	<b>1,339</b>	<b>10,580</b>
<b>GROUND</b>								
3,651	4,080	429	1.700125	Turf Management	25,559	35,775	10,216	38,775
423	652	229	1.700161	Common Area Maint & Supplies	3,481	5,444	1,964	7,400
0	10,000	10,000	1.700500	Tree Pruning	0	10,000	10,000	10,000
0	0	0	1.700800	Weed & Pest Control / Fertilizer	10,587	5,000	(5,587)	5,000
146	67	(79)	1.700805	Pest Control	1,615	603	(1,012)	800
204	166	(38)	1.700900	Sprinklers	3,787	1,502	(2,285)	2,000
59	100	41	1.701200	Vehicles/Gas/Vehc Maint/Licenses	808	1,600	792	2,000
264	50	(214)	1.701300	Grounds Equipment	900	450	(450)	500
0	217	217	1.701400	Grounds Supplies	2,077	1,953	(124)	2,600
0	0	0	1.701500	Snow Removal	0	1,700	1,700	2,000
0	12,100	12,100	1.720200	Asphalt	11,058	18,100	7,042	18,100
99	100	1	1.720300	Fences	1,628	900	(728)	5,000
11	500	489	1.720705	Lanes/Sidewalks	4,144	6,000	1,856	6,000
0	400	400	1.721750	Fountains	135	2,500	2,365	3,000
<b>4,857</b>	<b>28,432</b>	<b>23,575</b>		<b>TOTAL GROUNDS EXPENSE</b>	<b>65,777</b>	<b>91,527</b>	<b>25,750</b>	<b>103,175</b>
<b>UTILITIES</b>								
685	1,100	415	1.800150	Gas	4,593	8,140	3,547	9,080
1,478	736	(742)	1.800200	Electricity	9,933	6,636	(3,297)	8,850
9,207	10,584	1,377	1.800300	Water & Sewer	62,104	57,690	(4,414)	89,440
0	0	0	1.800500	Storm Drains	16,119	15,310	(809)	30,620
553	437	(116)	1.800711	Phone/Cable/Internet	4,438	3,939	(499)	5,250
313	749	436	1.800800	Trash Removal	1,948	6,741	4,793	8,990
<b>12,237</b>	<b>13,606</b>	<b>1,369</b>		<b>TOTAL UTILITIES EXPENSE</b>	<b>99,134</b>	<b>98,456</b>	<b>(678)</b>	<b>152,230</b>
<b>ADMINISTRATIVE</b>								
<b>ADMINISTRATIVE GENERAL</b>								
1,847	1,847	1	1.900100	Management	16,617	16,623	6	22,160
0	25	25	1.900101	Management Other Services	0	225	225	300
0	0	0	1.900321	Late Charge/Finance Fees	72	0	(72)	0
0	0	0	1.900340	Other Admin Coupons	1,164	0	(1,164)	998
1,859	762	(1,097)	1.900400	Legal	14,057	2,062	(11,995)	2,862

Three Fountains Corporation  
Budget Comparison - Operating Fund  
09/30/2017

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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	
(6)	0	6	1.900500	Reimbursed Legal	(11,617)	0	11,617	0
7,228	7,000	(228)	1.900700	Insurance	68,476	63,000	(5,476)	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	2,628	(2,372)	3,500
0	0	0	1.901200	Property Taxes	930	935	5	935
0	100	100	1.901350	Meeting Expenses	45	200	155	250
155	200	45	1.902200	Office Supplies & Expense	1,575	1,420	(155)	1,849
466	233	(233)	1.902207	Mailings	1,591	1,834	243	2,500
0	120	120	1.902800	Website	280	525	245	670
0	0	0	1.903000	Engineers/Consultants	442	2,000	1,558	2,000
65	75	10	1.903180	Dues/Education/Subscriptions	651	785	134	850
518	314	(204)	1.903200	Bank Charges	3,341	2,826	(515)	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>12,131</b>	<b>10,968</b>	<b>(1,163)</b>		<b>TOTAL GENERAL ADMIN EXP</b>	<b>107,471</b>	<b>98,763</b>	<b>(8,708)</b>	<b>130,344</b>
				<b>SALARIES</b>				
17,749	18,784	1,035	1.910200	Wages/Sal - Maintenance	169,720	178,448	8,728	244,192
0	0	0	1.910800	Wages/Sal -Bonuses	0	0	0	4,000
92	126	34	1.911000	Wages - Benefits & Insurance	825	1,142	317	1,520
1,378	1,590	212	1.911100	Wages/Sal - Employer Taxes	14,011	15,111	1,100	20,682
213	150	(63)	1.911200	Wages/Sal - Payroll Processing	1,470	1,435	(35)	1,970
1,127	1,007	(120)	1.911300	Wages - Workers Comp	6,063	5,669	(394)	8,690
<b>20,559</b>	<b>21,657</b>	<b>1,098</b>		<b>TOTAL SALARIES EXPENSE</b>	<b>192,089</b>	<b>201,805</b>	<b>9,716</b>	<b>281,054</b>
				<b>SPECIAL PROJECTS</b>				
0	2,000	2,000	1.940205	Sewer Root Removal	4,208	4,000	(208)	6,000
0	0	0	1.940206	Sewer Lines	0	0	0	1,000
0	0	0	1.940207	Sidewalks	0	1,000	1,000	2,000
0	3,672	3,672	1.940208	Landscape Upgrades	19,170	15,901	(3,269)	19,573
3,500	4,000	500	1.940209	Water Line Repair	7,545	10,000	2,455	15,000
<b>3,500</b>	<b>9,672</b>	<b>6,172</b>		<b>TOTAL SPECIAL PROJECTS</b>	<b>30,923</b>	<b>30,901</b>	<b>(22)</b>	<b>43,573</b>
<b>54,957</b>	<b>90,247</b>	<b>35,290</b>		<b>TOTAL OPERATING EXPENSES</b>	<b>512,831</b>	<b>551,681</b>	<b>38,850</b>	<b>747,750</b>
9,090	(31,267)	40,357		NET OPERATING INCOME/(LOSS)	103,890	19,139	84,751	0