

## **Tall Pines Condominiums Association**

04/30/2024

**Prepared By:**

**LCM Property Management, Inc.  
1776 South Jackson Street, Suite 300  
Denver, CO 80210**

**Prepared For:**

**Tall Pines Condos Board of Directors**

**Included Reports**

Funds Balance Sheet  
Funds Income Statement For Current Month  
Funds Income Statement YTD  
Budget Comparison - Operating Fund  
12 Month Act-Bud-Var-Operating Fund  
12 Month Act/Bud-Operating Fund  
12 Month Budget - Operating  
AP Check History  
AP/GL Transaction Register  
GL Bank Reconciliation  
RM Delinquent Owner Accounts  
RM Prepaid Owner Accounts

**Copies**

1  
1  
1  
1  
1  
1  
1  
1  
1  
1  
1  
1

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>							
105,367	105,369	(2)	1.400100	421,466	421,476	(10)	1,264,430
(25,858)	(25,858)	0	1.410900	(103,432)	(103,432)	0	(310,310)
<b>79,509</b>	<b>79,511</b>	<b>(2)</b>		<b>318,034</b>	<b>318,044</b>	<b>(10)</b>	<b>954,120</b>
<b>OTHER OPERATING REVENUE</b>							
580	0	580	1.420100	2,680	0	2,680	0
133	0	133	1.420300	514	0	514	0
250	0	250	1.445300	595	0	595	0
0	0	0	1.445500	80	0	80	0
229	0	229	1.445700	6,112	0	6,112	0
0	1,048	(1,048)	1.445800	4,165	4,192	(27)	12,580
0	0	0	1.446125	165	0	165	0
0	96	(96)	1.455600	75	384	(309)	1,160
<b>1,192</b>	<b>1,144</b>	<b>48</b>		<b>14,386</b>	<b>4,576</b>	<b>9,810</b>	<b>13,740</b>
<b>80,701</b>	<b>80,655</b>	<b>46</b>		<b>332,420</b>	<b>322,620</b>	<b>9,800</b>	<b>967,860</b>
<b>OPERATING EXPENSES</b>							
<b>BUILDING</b>							
0	1,375	1,375	1.500200	11,048	5,500	(5,548)	16,500
1,766	1,633	(133)	1.500300	3,941	6,532	2,591	19,610
4,346	2,500	(1,846)	1.500705	9,984	10,000	16	30,000
0	83	83	1.501310	453	332	(121)	1,000
0	633	633	1.502105	3,809	2,532	(1,277)	7,600
0	117	117	1.502300	1,103	468	(635)	1,410
275	16	(259)	1.503500	450	64	(386)	200
830	248	(582)	1.503700	3,145	992	(2,153)	3,000
0	0	0	1.519999	0	0	0	0
<b>7,217</b>	<b>6,605</b>	<b>(612)</b>		<b>33,932</b>	<b>26,420</b>	<b>(7,512)</b>	<b>79,320</b>
<b>FIRE ENTRY SECURITY SYSTEMS &amp; SERVICES</b>							
175	249	74	1.555700	700	996	296	3,000
<b>175</b>	<b>249</b>	<b>74</b>		<b>700</b>	<b>996</b>	<b>296</b>	<b>3,000</b>
<b>RECREATION FACILITIES</b>							
0	0	0	1.600100	0	0	0	4,780
0	0	0	1.600600	0	0	0	2,900
320	182	(138)	1.620100	2,062	658	(1,404)	4,500
<b>320</b>	<b>182</b>	<b>(138)</b>		<b>2,062</b>	<b>658</b>	<b>(1,404)</b>	<b>12,180</b>
<b>TOTAL RECREATION FACILITIES</b>							
<b>GROUNDS</b>							
4,110	3,749	(361)	1.700100	19,026	14,996	(4,030)	45,000
1,399	344	(1,055)	1.700150	2,064	1,376	(688)	4,140
0	83	83	1.700250	0	332	332	1,000
0	0	0	1.700500	0	0	0	2,500
4,007	0	(4,007)	1.700900	7,736	0	(7,736)	13,700
2,993	10,165	7,173	1.701500	27,589	40,660	13,071	61,000
<b>12,508</b>	<b>14,341</b>	<b>1,833</b>		<b>56,415</b>	<b>57,364</b>	<b>949</b>	<b>127,340</b>
<b>UTILITIES</b>							
1,615	1,254	(361)	1.800100	6,892	5,132	(1,760)	15,000
0	13,945	13,945	1.800300	44,741	54,558	9,817	190,000
3,623	3,327	(296)	1.800855	17,505	13,308	(4,197)	39,940
<b>5,238</b>	<b>18,526</b>	<b>13,288</b>		<b>69,138</b>	<b>72,998</b>	<b>3,860</b>	<b>244,940</b>
<b>ADMINISTRATIVE</b>							
<b>ADMINISTRATIVE GENERAL</b>							
3,299	3,298	(1)	1.900100	16,400	13,192	(3,208)	39,590
640	0	(640)	1.900330	3,640	0	(3,640)	0
1,860	539	(1,321)	1.900400	2,038	2,156	118	6,480
300	(415)	(715)	1.900500	265	(1,660)	(1,925)	(5,000)
0	0	0	1.900600	248	0	(248)	0
25,495	32,007	6,512	1.900700	104,891	128,028	23,137	384,100
0	3,300	3,300	1.900900	2,400	3,300	900	3,300
74	0	(74)	1.901500	465	250	(215)	2,000
0	0	0	1.901700	90	0	(90)	0
277	166	(111)	1.902200	2,085	664	(1,421)	2,000
75	100	25	1.902800	375	400	25	1,200
75	333	258	1.904999	2,720	1,332	(1,388)	4,000
<b>32,095</b>	<b>39,328</b>	<b>7,233</b>		<b>135,616</b>	<b>147,662</b>	<b>12,046</b>	<b>437,670</b>
<b>SALARIES</b>							
3,860	4,466	606	1.910100	18,240	17,864	(376)	53,600
300	441	141	1.911100	1,795	1,764	(31)	5,300
151	124	(27)	1.911200	623	496	(127)	1,500

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	
0	251	251	1.911300	Wages - Workers Comp	1,590	1,004	(586)	3,010
<b>4,311</b>	<b>5,282</b>	<b>971</b>		<b>TOTAL SALARIES EXPENSE</b>	<b>22,248</b>	<b>21,128</b>	<b>(1,120)</b>	<b>63,410</b>
<b>61,864</b>	<b>84,513</b>	<b>22,649</b>		<b>TOTAL OPERATING EXPENSES</b>	<b>320,112</b>	<b>327,226</b>	<b>7,114</b>	<b>967,860</b>
18,837	(3,858)	22,695		NET OPERATING INCOME/(LOSS)	12,308	(4,606)	16,914	0