

## **Tall Pines Condominiums Association**

02/29/2024

**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

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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	210,733	210,738	(5)	1,264,430
(25,858)	(25,858)	0	1.410900	(51,716)	(51,716)	0	(310,310)
<b>79,509</b>	<b>79,511</b>	<b>(2)</b>		<b>159,017</b>	<b>159,022</b>	<b>(5)</b>	<b>954,120</b>
<b>OTHER OPERATING REVENUE</b>							
680	0	680	1.420100	1,460	0	1,460	0
123	0	123	1.420300	228	0	228	0
0	0	0	1.445100	(250)	0	(250)	0
0	0	0	1.445300	125	0	125	0
10	0	10	1.445500	10	0	10	0
3,052	0	3,052	1.445700	5,425	0	5,425	0
1,957	1,048	909	1.445800	2,643	2,096	547	12,580
0	96	(96)	1.455600	75	192	(117)	1,160
<b>5,822</b>	<b>1,144</b>	<b>4,678</b>		<b>9,715</b>	<b>2,288</b>	<b>7,427</b>	<b>13,740</b>
<b>85,331</b>	<b>80,655</b>	<b>4,676</b>		<b>168,732</b>	<b>161,310</b>	<b>7,422</b>	<b>967,860</b>
<b>OPERATING EXPENSES</b>							
<b>BUILDING</b>							
3,090	1,375	(1,715)	1.500200	10,637	2,750	(7,887)	16,500
0	1,633	1,633	1.500300	1,776	3,266	1,490	19,610
3,938	2,500	(1,438)	1.500705	5,638	5,000	(638)	30,000
0	83	83	1.501310	333	166	(167)	1,000
0	633	633	1.502105	3,809	1,266	(2,543)	7,600
225	117	(108)	1.502300	900	234	(666)	1,410
175	16	(159)	1.503500	175	32	(143)	200
175	248	73	1.503700	475	496	21	3,000
150	0	(150)	1.519999	150	0	(150)	0
<b>7,753</b>	<b>6,605</b>	<b>(1,148)</b>		<b>23,893</b>	<b>13,210</b>	<b>(10,683)</b>	<b>79,320</b>
<b>FIRE ENTRY SECURITY SYSTEMS &amp; SERVICES</b>							
175	249	74	1.555700	350	498	148	3,000
<b>175</b>	<b>249</b>	<b>74</b>		<b>350</b>	<b>498</b>	<b>148</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
495	160	(335)	1.620100	1,423	292	(1,131)	4,500
<b>495</b>	<b>160</b>	<b>(335)</b>		<b>1,423</b>	<b>292</b>	<b>(1,131)</b>	<b>12,180</b>
<b>TOTAL RECREATION FACILITIES</b>							
<b>GROUNDS</b>							
3,729	3,749	20	1.700100	11,187	7,498	(3,689)	45,000
415	344	(71)	1.700150	665	688	23	4,140
0	83	83	1.700250	0	166	166	1,000
0	0	0	1.700500	0	0	0	2,500
0	0	0	1.700900	0	0	0	13,700
9,165	10,165	1,000	1.701500	17,509	20,330	2,821	61,000
<b>13,309</b>	<b>14,341</b>	<b>1,032</b>		<b>29,361</b>	<b>28,682</b>	<b>(679)</b>	<b>127,340</b>
<b>TOTAL GROUNDS EXPENSE</b>							
<b>UTILITIES</b>							
1,871	1,406	(465)	1.800100	3,470	2,461	(1,009)	15,000
15,895	14,023	(1,872)	1.800300	30,078	27,175	(2,903)	190,000
3,403	3,327	(76)	1.800855	10,625	6,654	(3,971)	39,940
<b>21,169</b>	<b>18,756</b>	<b>(2,413)</b>		<b>44,172</b>	<b>36,290</b>	<b>(7,882)</b>	<b>244,940</b>
<b>TOTAL UTILITIES EXPENSE</b>							
<b>ADMINISTRATIVE</b>							
<b>ADMINISTRATIVE GENERAL</b>							
3,299	3,298	(1)	1.900100	9,802	6,596	(3,206)	39,590
860	0	(860)	1.900330	2,280	0	(2,280)	0
0	539	539	1.900400	0	1,078	1,078	6,480
0	(415)	(415)	1.900500	0	(830)	(830)	(5,000)
75	0	(75)	1.900600	140	0	(140)	0
28,405	32,007	3,602	1.900700	53,901	64,014	10,113	384,100
0	0	0	1.900900	0	0	0	3,300
90	0	(90)	1.901500	345	250	(95)	2,000
0	0	0	1.901700	90	0	(90)	0
976	166	(810)	1.902200	1,592	332	(1,260)	2,000
75	100	25	1.902800	225	200	(25)	1,200
2,420	333	(2,087)	1.904999	2,570	666	(1,904)	4,000
<b>36,200</b>	<b>36,028</b>	<b>(172)</b>		<b>70,944</b>	<b>72,306</b>	<b>1,362</b>	<b>437,670</b>
<b>TOTAL GENERAL ADMIN EXP</b>							
<b>SALARIES</b>							
6,110	4,466	(1,644)	1.910100	10,380	8,932	(1,448)	53,600
640	441	(199)	1.911100	1,088	882	(206)	5,300
151	124	(27)	1.911200	302	248	(54)	1,500

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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	
530	251	(279)	1.911300	Wages - Workers Comp	1,590	502	(1,088)	3,010
<u>7,431</u>	<u>5,282</u>	<u>(2,149)</u>		<b>TOTAL SALARIES EXPENSE</b>	<b>13,360</b>	<b>10,564</b>	<b>(2,796)</b>	<b>63,410</b>
<u>86,532</u>	<u>81,421</u>	<u>(5,111)</u>		<b>TOTAL OPERATING EXPENSES</b>	<b>183,502</b>	<b>161,842</b>	<b>(21,660)</b>	<b>967,860</b>
<u>(1,201)</u>	<u>(766)</u>	<u>(435)</u>		<b>NET OPERATING INCOME/(LOSS)</b>	<b>(14,770)</b>	<b>(532)</b>	<b>(14,238)</b>	<b>0</b>