

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

	Operating	Reserves	Total
CASH			
100100 - Citywide Banks	29,980.33	74,153.66	104,133.99
100300 - US Bank Payroll	0.00	106,294.57	106,294.57
100400 - Petty Cash	400.00	0.00	400.00
100500 - Centennial Bank Checking	1,236.88	0.00	1,236.88
100600 - Centennial Bank Savings	504.68	1,920.32	2,425.00
100700 - UBS Business Service Acct	0.00	48,882.05	48,882.05
100800 - Wells Fargo Market Linked CD	0.00	104,047.08	104,047.08
TOTAL CASH	32,121.89	335,297.68	367,419.57
DUE (TO)/FROM			
111200 - Due (To)/From Current Year	1,731.37	(1,731.37)	0.00
TOTAL DUE TO/FROM	1,731.37	(1,731.37)	0.00
NET	33,853.26	333,566.31	367,419.57
ACCOUNTS RECEIVABLE			
130100 - Assessments Receivable	19,272.17	0.00	19,272.17
TOTAL ACCOUNTS RECEIVABLE	19,272.17	0.00	19,272.17
FIXED ASSETS			
160100 - Community Center	300,000.00	0.00	300,000.00
160200 - Clubhouse Furniture	33,552.14	0.00	33,552.14
160400 - Office Furniture & Equipment	10,703.68	0.00	10,703.68
160500 - Maint Tools Equip & Machinery	19,491.10	0.00	19,491.10
160600 - Property Plant & Equipment	13,856.00	0.00	13,856.00
160800 - Accumulated Depreciation PP&E	(263,954.91)	0.00	(263,954.91)
TOTAL FIXED ASSETS	113,648.01	0.00	113,648.01
TOTAL ASSETS	166,773.44	333,566.31	500,339.75
LIABILITIES			
ACCOUNTS PAYABLE			
200100 - Prepaid Assessments	46,316.17	0.00	46,316.17
TOTAL ACCOUNTS PAYABLE	46,316.17	0.00	46,316.17
OTHER PAYABLES			
210100 - Other Payables	908.91	0.00	908.91
TOTAL OTHER PAYABLES	908.91	0.00	908.91
TOTAL LIABILITIES	47,225.08	0.00	47,225.08
EQUITY			
FUND BALANCES			
301200 - Retained Earnings	112,762.85	347,663.46	460,426.31
301300 - Inter Fund Transfers	(73,562.79)	73,562.79	0.00
301550 - Prior Period Adjustments	117,759.31	(53,487.52)	64,271.79
Current Earnings	(37,411.01)	(34,172.42)	(71,583.43)
TOTAL EQUITY	119,548.36	333,566.31	453,114.67
TOTAL LIABILITIES & EQUITY	166,773.44	333,566.31	500,339.75

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	Current Month Operating	Prior Month Operating	Difference Operating
REVENUES			
ASSESSMENTS			
400100 - Assessments	104,656.00	104,656.00	0.00
410900 - Revenue Due To Reserves	(14,515.83)	(14,515.83)	0.00
TOTAL ASSESSMENTS	90,140.17	90,140.17	0.00
OTHER REVENUES			
420100 - Late Charges	(54.00)	(20.00)	(34.00)
420300 - Late Interest	130.08	170.52	(40.44)
445300 - Collection/NSF Fees	0.00	(645.00)	645.00
445800 - Working Capital	630.44	258.84	371.60
446125 - Utilities Refunds/Dividends	0.00	202.00	(202.00)
455700 - Laundry Income	1,972.20	1,042.00	930.20
TOTAL OTHER REVENUES	2,678.72	1,008.36	1,670.36
TOTAL REVENUES	92,818.89	91,148.53	1,670.36
EXPENSES			
BUILDING EXPENSES			
500100 - Building Maintenance	299.83	4,231.18	(3,931.35)
500700 - Plumbing	1,751.47	0.00	1,751.47
500721 - Moen Valves	(150.00)	(450.00)	300.00
502100 - Roof	0.00	345.00	(345.00)
TOTAL BUILDING EXPENSES	1,901.30	4,126.18	(2,224.88)
MECHANICAL EQUIPMENT SYSTEMS			
525200 - HVAC/Boiler Repairs	4,305.00	6,825.00	(2,520.00)
535100 - Elevator Maint Contract	2,730.68	1,993.41	737.27
535200 - Elevator Repairs	80.00	0.00	80.00
TOTAL MECHANICAL EQUIPMENT SYSTEMS	7,115.68	8,818.41	(1,702.73)
FIRE ENTRY SECURITY SYS & SERVICES			
545050 - Fire/Entry/Security Systems	2,109.69	839.19	1,270.50
TOTAL FIRE ENTRY SECURITY SYS & SERVICES	2,109.69	839.19	1,270.50
RECREATION FACILITIES			
600600 - Pool Chemicals & Supplies	501.73	0.00	501.73
620100 - Clubhouse	8.14	127.93	(119.79)
635145 - Community Center	1,286.55	1,396.93	(110.38)
TOTAL RECREATION FACILITIES	1,796.42	1,524.86	271.56
GROUNDS			
700150 - Grounds Maintenance	0.00	114.39	(114.39)
700400 - Trees	900.00	0.00	900.00
701500 - Snow Removal	0.00	10,024.00	(10,024.00)
TOTAL GROUNDS EXPENSE	900.00	10,138.39	(9,238.39)
UTILITIES			
800150 - Gas	18,568.68	20,382.74	(1,814.06)
800200 - Electricity	3,735.28	3,983.01	(247.73)
800300 - Water & Sewer	9,284.23	14,119.23	(4,835.00)
800800 - Trash Removal	0.00	5,627.44	(5,627.44)
TOTAL UTILITIES	31,588.19	44,112.42	(12,524.23)
GENERAL ADMINISTRATIVE			
900100 - Management	1,953.00	1,953.00	0.00
900400 - Legal	0.00	54.00	(54.00)

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900700 - Insurance	15,018.66	15,018.66	0.00
901101 - Income Tax Expense	0.00	20.00	(20.00)
901350 - Meeting Expense	13.88	82.18	(68.30)
901700 - Secretary Of State/Filing Fees	0.00	75.00	(75.00)
902000 - Telephone/Pagers	1,117.87	2,242.91	(1,125.04)
902200 - Office Supplies & Expense	950.00	685.07	264.93
902800 - Website	16.95	16.95	0.00
902900 - Online Services	246.25	394.00	(147.75)
903000 - Engineers/Consultants	0.00	600.00	(600.00)
903200 - Bank Charges	0.00	120.00	(120.00)
904999 - Other General Admin Expenses	(16.00)	0.00	(16.00)
TOTAL GENERAL ADMINISTRATIVE	19,300.61	21,261.77	(1,961.16)
EMPLOYMENT EXPENSE			
910250 - Wages - Office	7,224.57	9,205.59	(1,981.02)
911100 - Wages-Employer Taxes	906.87	598.82	308.05
911200 - Wages-Payroll Processing	157.50	319.20	(161.70)
911405 - Manager Subcontract	21,433.33	21,433.33	0.00
TOTAL EMPLOYMENT EXPENSE	29,722.27	31,556.94	(1,834.67)
TOTAL EXPENSES	94,434.16	122,378.16	(27,944.00)
NET INCOME/(LOSS)	(1,615.27)	(31,229.63)	29,614.36

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	Current Month Operating	Current Month Reserves	Current Month Total
REVENUES			
ASSESSMENTS			
400100 - Assessments	104,656.00	0.00	104,656.00
410900 - Revenue Due To Reserves	(14,515.83)	0.00	(14,515.83)
402200 - Assessments Reserves	0.00	14,515.83	14,515.83
TOTAL ASSESSMENTS	90,140.17	14,515.83	104,656.00
OTHER REVENUES			
420100 - Late Charges	(54.00)	0.00	(54.00)
420300 - Late Interest	130.08	0.00	130.08
430100 - Interest Income	0.00	0.41	0.41
445800 - Working Capital	630.44	0.00	630.44
455700 - Laundry Income	1,972.20	0.00	1,972.20
TOTAL OTHER REVENUES	2,678.72	0.41	2,679.13
TOTAL REVENUES	92,818.89	14,516.24	107,335.13
EXPENSES			
BUILDING EXPENSES			
500100 - Building Maintenance	299.83	1,731.37	2,031.20
500700 - Plumbing	1,751.47	0.00	1,751.47
500721 - Moen Valves	(150.00)	0.00	(150.00)
TOTAL BUILDING EXPENSES	1,901.30	1,731.37	3,632.67
MECHANICAL EQUIPMENT SYSTEMS			
525200 - HVAC/Boiler Repairs	4,305.00	0.00	4,305.00
535100 - Elevator Maint Contract	2,730.68	0.00	2,730.68
535200 - Elevator Repairs	80.00	0.00	80.00
TOTAL MECHANICAL EQUIPMENT SYSTEMS	7,115.68	0.00	7,115.68
FIRE ENTRY SECURITY SYS & SERVICES			
545050 - Fire/Entry/Security Systems	2,109.69	0.00	2,109.69
TOTAL FIRE ENTRY SECURITY SYS & SERVICES	2,109.69	0.00	2,109.69
RECREATION FACILITIES			
600600 - Pool Chemicals & Supplies	501.73	0.00	501.73
620100 - Clubhouse	8.14	0.00	8.14
635145 - Community Center	1,286.55	0.00	1,286.55
TOTAL RECREATION FACILITIES	1,796.42	0.00	1,796.42
GROUNDS			
700400 - Trees	900.00	0.00	900.00
TOTAL GROUNDS EXPENSE	900.00	0.00	900.00
UTILITIES			
800150 - Gas	18,568.68	0.00	18,568.68
800200 - Electricity	3,735.28	0.00	3,735.28
800300 - Water & Sewer	9,284.23	0.00	9,284.23
TOTAL UTILITIES	31,588.19	0.00	31,588.19
GENERAL ADMINISTRATIVE			
900100 - Management	1,953.00	0.00	1,953.00
900700 - Insurance	15,018.66	0.00	15,018.66
901350 - Meeting Expense	13.88	0.00	13.88
902000 - Telephone/Pagers	1,117.87	0.00	1,117.87
902200 - Office Supplies & Expense	950.00	0.00	950.00
902800 - Website	16.95	0.00	16.95

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902900 - Online Services	246.25	0.00	246.25
904999 - Other General Admin Expenses	(16.00)	0.00	(16.00)
TOTAL GENERAL ADMINISTRATIVE EMPLOYMENT EXPENSE	19,300.61	0.00	19,300.61
910250 - Wages - Office	7,224.57	0.00	7,224.57
911100 - Wages-Employer Taxes	906.87	0.00	906.87
911200 - Wages-Payroll Processing	157.50	0.00	157.50
911405 - Manager Subcontract	21,433.33	0.00	21,433.33
TOTAL EMPLOYMENT EXPENSE	29,722.27	0.00	29,722.27
TOTAL EXPENSES	94,434.16	1,731.37	96,165.53
NET INCOME/(LOSS)	(1,615.27)	12,784.87	11,169.60

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	YTD Operating	YTD Reserves	YTD Total
REVENUES			
ASSESSMENTS			
400100 - Assessments	1,255,872.00	0.00	1,255,872.00
410900 - Revenue Due To Reserves	(174,189.96)	0.00	(174,189.96)
402200 - Assessments Reserves	0.00	174,189.96	174,189.96
TOTAL ASSESSMENTS	1,081,682.04	174,189.96	1,255,872.00
OTHER REVENUES			
420100 - Late Charges	588.69	0.00	588.69
420300 - Late Interest	1,724.41	0.00	1,724.41
430100 - Interest Income	0.00	48.26	48.26
445300 - Collection/NSF Fees	(20.00)	0.00	(20.00)
445800 - Working Capital	4,390.06	0.00	4,390.06
446100 - Easement Income	17,811.46	0.00	17,811.46
446125 - Utilities Refunds/Dividends	202.00	0.00	202.00
455700 - Laundry Income	19,001.50	0.00	19,001.50
TOTAL OTHER REVENUES	43,698.12	48.26	43,746.38
TOTAL REVENUES	1,125,380.16	174,238.22	1,299,618.38
EXPENSES			
BUILDING EXPENSES			
500100 - Building Maintenance	32,175.86	1,731.37	33,907.23
500300 - Building Maint-Exterior	0.00	21,310.14	21,310.14
500700 - Plumbing	10,050.48	(735.42)	9,315.06
500721 - Moen Valves	(1,685.00)	0.00	(1,685.00)
501450 - Carpet Cleaning	206.25	0.00	206.25
502100 - Roof	3,896.09	9,824.00	13,720.09
504200 - Cleaning/Janitorial	33,009.94	0.00	33,009.94
TOTAL BUILDING EXPENSES	77,653.62	32,130.09	109,783.71
MECHANICAL EQUIPMENT SYSTEMS			
525200 - HVAC/Boiler Repairs	34,775.92	8,122.00	42,897.92
535100 - Elevator Maint Contract	20,183.41	0.00	20,183.41
535200 - Elevator Repairs	80.00	0.00	80.00
535400 - Elevator inspection Fee	840.00	0.00	840.00
TOTAL MECHANICAL EQUIPMENT SYSTEMS	55,879.33	8,122.00	64,001.33
FIRE ENTRY SECURITY SYS & SERVICES			
545050 - Fire/Entry/Security Systems	17,805.68	0.00	17,805.68
TOTAL FIRE ENTRY SECURITY SYS & SERVICES	17,805.68	0.00	17,805.68
LAUNDRY OPERATIONS & APPLIANCES			
560215 - Laundry Facilities	0.00	(5,000.00)	(5,000.00)
TOTAL LAUNDRY OPERATIONS & APPLIANCES	0.00	(5,000.00)	(5,000.00)
RECREATION FACILITIES			
600200 - Pool	2,027.64	1,560.00	3,587.64
600300 - Pool Equipment	1,783.18	0.00	1,783.18
600600 - Pool Chemicals & Supplies	2,610.00	0.00	2,610.00
610100 - Exercise Equipment	1,144.60	3,009.60	4,154.20
610200 - Exercise Room	1,110.36	0.00	1,110.36
620100 - Clubhouse	6,693.66	4,945.91	11,639.57
635145 - Community Center	11,975.68	0.00	11,975.68
TOTAL RECREATION FACILITIES	27,345.12	9,515.51	36,860.63
TOTAL REVENUES	1,125,380.16	174,238.22	1,299,618.38
TOTAL EXPENSES	102,478.75	27,137.60	129,616.35
NET INCOME	1,022,901.41	147,100.62	1,170,002.03

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	YTD Operating	YTD Reserves	YTD Total
700100 - Landscape Contract	27,027.00	0.00	27,027.00
700150 - Grounds Maintenance	10,080.71	12,414.45	22,495.16
700400 - Trees	4,905.00	0.00	4,905.00
700900 - Sprinklers	4,823.40	0.00	4,823.40
701500 - Snow Removal	38,434.50	0.00	38,434.50
710450 - Parking Lot Maintenance	0.00	32,439.89	32,439.89
720100 - Concrete	0.00	10,048.00	10,048.00
720335 - Trash Enclosures	0.00	6,250.00	6,250.00
721100 - Water Lines	680.00	0.00	680.00
721200 - Hydrants	0.00	19,010.00	19,010.00
721400 - Courtesy Patrol	1,389.62	0.00	1,389.62
TOTAL GROUNDS EXPENSE	87,340.23	80,162.34	167,502.57
UTILITIES			
800150 - Gas	128,845.94	0.00	128,845.94
800200 - Electricity	42,640.42	0.00	42,640.42
800300 - Water & Sewer	151,658.17	0.00	151,658.17
800800 - Trash Removal	29,062.84	0.00	29,062.84
TOTAL UTILITIES	352,207.37	0.00	352,207.37
GENERAL ADMINISTRATIVE			
900100 - Management	23,436.00	0.00	23,436.00
900400 - Legal	875.65	0.00	875.65
900500 - Reimbursed Legal	(252.90)	0.00	(252.90)
900700 - Insurance	181,806.34	0.00	181,806.34
900900 - Audit/Tax Prep	2,950.00	0.00	2,950.00
901101 - Income Tax Expense	20.00	0.00	20.00
901350 - Meeting Expense	838.07	0.00	838.07
901500 - Holidays/Entertainment	123.24	0.00	123.24
901700 - Secretary Of State/Filing Fees	75.00	0.00	75.00
902000 - Telephone/Pagers	13,505.83	0.00	13,505.83
902200 - Office Supplies & Expense	8,247.69	0.00	8,247.69
902800 - Website	438.57	0.00	438.57
902900 - Online Services	7,489.64	0.00	7,489.64
903000 - Engineers/Consultants	600.00	17,000.00	17,600.00
903200 - Bank Charges	490.00	440.40	930.40
904999 - Other General Admin Expenses	3,930.60	0.00	3,930.60
TOTAL GENERAL ADMINISTRATIVE	244,573.73	17,440.40	262,014.13
EMPLOYMENT EXPENSE			
910250 - Wages - Office	98,632.59	0.00	98,632.59
910800 - Wages-Bonuses 1	250.00	0.00	250.00
911100 - Wages-Employer Taxes	8,618.44	0.00	8,618.44
911200 - Wages-Payroll Processing	1,752.16	0.00	1,752.16
911300 - Wages-Workers Comp	1,210.00	0.00	1,210.00
911405 - Manager Subcontract	189,522.90	0.00	189,522.90
TOTAL EMPLOYMENT EXPENSE	299,986.09	0.00	299,986.09
TOTAL EXPENSES	1,162,791.17	142,370.34	1,305,161.51
NET INCOME/(LOSS)	(37,411.01)	31,867.88	(5,543.13)