

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

	Operating	Reserves	Total
CASH			
100100 - Citywide Banks	28,357.22	99,991.43	128,348.65
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	2,661.88	0.00	2,661.88
100600 - Centennial Bank Savings	4.95	1,905.38	1,910.33
100700 - UBS Business Service Acct	0.00	48,614.79	48,614.79
100800 - Wells Fargo Market Linked CD	0.00	104,163.00	104,163.00
TOTAL CASH	31,424.05	360,969.17	392,393.22
DUE (TO)/FROM			
111200 - Due (To)/From Current Year	(28,573.44)	28,573.44	0.00
TOTAL DUE TO/FROM	(28,573.44)	28,573.44	0.00
NET	2,850.61	389,542.61	392,393.22
ACCOUNTS RECEIVABLE			
130100 - Assessments Receivable	19,452.01	0.00	19,452.01
TOTAL ACCOUNTS RECEIVABLE	19,452.01	0.00	19,452.01
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	135,950.63	389,542.61	525,493.24
LIABILITIES			
ACCOUNTS PAYABLE			
200100 - Prepaid Assessments	44,207.94	0.00	44,207.94
TOTAL ACCOUNTS PAYABLE	44,207.94	0.00	44,207.94
OTHER PAYABLES			
210100 - Other Payables	908.91	0.00	908.91
TOTAL OTHER PAYABLES	908.91	0.00	908.91
TOTAL LIABILITIES	45,116.85	0.00	45,116.85
EQUITY			
FUND BALANCES			
301200 - Retained Earnings	193,286.15	259,735.34	453,021.49
301300 - Inter Fund Transfers	(73,562.79)	73,562.79	0.00
Current Earnings	(28,889.58)	56,244.48	27,354.90
TOTAL EQUITY	90,833.78	389,542.61	480,376.39
TOTAL LIABILITIES & EQUITY	135,950.63	389,542.61	525,493.24

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	Current Month Operating	Prior Month Operating	Difference Operating
REVENUES			
ASSESSMENTS			
400100 - Assessments	130,912.00	130,912.00	0.00
410900 - Revenue Due To Reserves	(34,976.00)	(34,976.00)	0.00
TOTAL ASSESSMENTS	95,936.00	95,936.00	0.00
OTHER REVENUES			
420100 - Late Charges	59.00	(44.00)	103.00
420300 - Late Interest	149.83	117.04	32.79
445300 - Collection/NSF Fees	200.00	(200.00)	400.00
445800 - Working Capital	274.82	158.46	116.36
455700 - Laundry Income	1,635.91	1,449.83	186.08
TOTAL OTHER REVENUES	2,319.56	1,481.33	838.23
TOTAL REVENUES	98,255.56	97,417.33	838.23
EXPENSES			
BUILDING EXPENSES			
500100 - Building Maintenance	5,018.83	1,839.84	3,178.99
500700 - Plumbing	1,575.00	0.00	1,575.00
500721 - Moen Valves	(450.00)	(1,290.00)	840.00
503700 - Pest Control	350.00	0.00	350.00
504200 - Cleaning/Janitorial	3,916.66	3,916.66	0.00
TOTAL BUILDING EXPENSES	10,410.49	4,466.50	5,943.99
MECHANICAL EQUIPMENT SYSTEMS			
525200 - HVAC/Boiler Repairs	0.00	3,574.93	(3,574.93)
525300 - HVAC/Boiler Inspection Fees	1,830.00	0.00	1,830.00
535100 - Elevator Maint Contract	1,993.41	0.00	1,993.41
TOTAL MECHANICAL EQUIPMENT SYSTEMS	3,823.41	3,574.93	248.48
FIRE ENTRY SECURITY SYS & SERVICES			
545050 - Fire/Entry/Security Systems	4,784.13	715.00	4,069.13
TOTAL FIRE ENTRY SECURITY SYS & SERVICES	4,784.13	715.00	4,069.13
RECREATION FACILITIES			
600200 - Pool	537.76	0.00	537.76
610100 - Exercise Equipment	119.97	0.00	119.97
620100 - Clubhouse	159.62	391.13	(231.51)
635145 - Community Center	1,293.01	1,379.75	(86.74)
TOTAL RECREATION FACILITIES	2,110.36	1,770.88	339.48
GROUNDS			
700100 - Landscape Contract	3,003.33	3,003.33	0.00
700150 - Grounds Maintenance	567.80	0.00	567.80
700400 - Trees	11,175.00	0.00	11,175.00
700900 - Sprinklers	1,490.75	0.00	1,490.75
701500 - Snow Removal	0.00	400.00	(400.00)
TOTAL GROUNDS EXPENSE	16,236.88	3,403.33	12,833.55
UTILITIES			
800150 - Gas	12,284.44	13,120.54	(836.10)
800200 - Electricity	4,665.56	3,606.44	1,059.12
800300 - Water & Sewer	15,509.49	12,221.93	3,287.56
800800 - Trash Removal	7,105.40	243.45	6,861.95
TOTAL UTILITIES	39,564.89	29,192.36	10,372.53

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GENERAL ADMINISTRATIVE			
900100 - Management	1,953.00	1,953.00	0.00
900400 - Legal	162.50	0.00	162.50
900700 - Insurance	16,153.75	15,018.66	1,135.09
900900 - Audit/Tax Prep	3,000.00	0.00	3,000.00
901350 - Meeting Expense	85.44	128.88	(43.44)
902000 - Telephone/Pagers	1,150.90	2,260.03	(1,109.13)
902200 - Office Supplies & Expense	923.70	546.05	377.65
902800 - Website	16.95	0.00	16.95
902900 - Online Services	277.65	304.60	(26.95)
903000 - Engineers/Consultants	0.00	5,747.00	(5,747.00)
TOTAL GENERAL ADMINISTRATIVE	23,723.89	25,958.22	(2,234.33)
EMPLOYMENT EXPENSE			
910250 - Wages - Office	7,790.44	8,097.82	(307.38)
911100 - Wages-Employer Taxes	648.79	674.70	(25.91)
911200 - Wages-Payroll Processing	271.43	0.00	271.43
911405 - Manager Subcontract	15,388.34	14,513.34	875.00
TOTAL EMPLOYMENT EXPENSE	24,099.00	23,285.86	813.14
TOTAL EXPENSES	124,753.05	92,367.08	32,385.97
NET INCOME/(LOSS)	(26,497.49)	5,050.25	(31,547.74)

710450 - Parking Lot Maintenance	1,490.75	0.00	1,490.75
	0.00	20,475.00	20,475.00
TOTAL GROUNDS EXPENSE	16,236.88	21,725.00	37,961.88
UTILITIES			
800150 - Gas	12,284.44	0.00	12,284.44
800200 - Electricity	4,665.56	0.00	4,665.56
800300 - Water & Sewer	15,509.49	0.00	15,509.49

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	Current Month Operating	Current Month Reserves	Current Month Total
REVENUES			
ASSESSMENTS			
400100 - Assessments	130,912.00	0.00	130,912.00
410900 - Revenue Due To Reserves	(34,976.00)	0.00	(34,976.00)
402200 - Assessments Reserves	0.00	34,976.00	34,976.00
TOTAL ASSESSMENTS	95,936.00	34,976.00	130,912.00
OTHER REVENUES			
420100 - Late Charges	59.00	0.00	59.00
420300 - Late Interest	149.83	0.00	149.83
430100 - Interest Income	0.00	98.91	98.91
445300 - Collection/NSF Fees	200.00	0.00	200.00
445800 - Working Capital	274.82	0.00	274.82
455700 - Laundry Income	1,635.91	0.00	1,635.91
TOTAL OTHER REVENUES	2,319.56	98.91	2,418.47
TOTAL REVENUES	98,255.56	35,074.91	133,330.47
EXPENSES			
BUILDING EXPENSES			
500100 - Building Maintenance	5,018.83	0.00	5,018.83
500700 - Plumbing	1,575.00	6,800.00	8,375.00
500721 - Moen Valves	(450.00)	0.00	(450.00)
503700 - Pest Control	350.00	0.00	350.00
504200 - Cleaning/Janitorial	3,916.66	0.00	3,916.66
TOTAL BUILDING EXPENSES	10,410.49	6,800.00	17,210.49
MECHANICAL EQUIPMENT SYSTEMS			
525200 - HVAC/Boiler Repairs	0.00	11,420.03	11,420.03
525300 - HVAC/Boiler Inspection Fees	1,830.00	0.00	1,830.00
535100 - Elevator Maint Contract	1,993.41	0.00	1,993.41
TOTAL MECHANICAL EQUIPMENT SYSTEMS	3,823.41	11,420.03	15,243.44
FIRE ENTRY SECURITY SYS & SERVICES			
545050 - Fire/Entry/Security Systems	4,784.13	0.00	4,784.13
TOTAL FIRE ENTRY SECURITY SYS & SERVICES	4,784.13	0.00	4,784.13
RECREATION FACILITIES			
600200 - Pool	537.76	0.00	537.76
600300 - Pool Equipment	0.00	1,433.53	1,433.53
610100 - Exercise Equipment	119.97	0.00	119.97
620100 - Clubhouse	159.62	0.00	159.62
635145 - Community Center	1,293.01	0.00	1,293.01
TOTAL RECREATION FACILITIES	2,110.36	1,433.53	3,543.89
GROUNDS			
700100 - Landscape Contract	3,003.33	0.00	3,003.33
700150 - Grounds Maintenance	567.80	1,250.00	1,817.80
700400 - Trees	11,175.00	0.00	11,175.00
700900 - Sprinklers	4,400.75	0.00	4,400.75

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800800 - Trash Removal	7,105.40	0.00	7,105.40
TOTAL UTILITIES	39,564.89	0.00	39,564.89
GENERAL ADMINISTRATIVE			
900100 - Management	1,953.00	0.00	1,953.00
900400 - Legal	162.50	0.00	162.50
900700 - Insurance	16,153.75	0.00	16,153.75
900900 - Audit/Tax Prep	3,000.00	0.00	3,000.00
901350 - Meeting Expense	85.44	0.00	85.44
902000 - Telephone/Pagers	1,150.90	0.00	1,150.90
902200 - Office Supplies & Expense	923.70	0.00	923.70
902800 - Website	16.95	0.00	16.95
902900 - Online Services	277.65	0.00	277.65
903200 - Bank Charges	0.00	15.00	15.00
TOTAL GENERAL ADMINISTRATIVE	23,723.89	15.00	23,738.89
EMPLOYMENT EXPENSE			
910250 - Wages - Office	7,790.44	0.00	7,790.44
911100 - Wages-Employer Taxes	648.79	0.00	648.79
911200 - Wages-Payroll Processing	271.43	0.00	271.43
911405 - Manager Subcontract	15,388.34	0.00	15,388.34
TOTAL EMPLOYMENT EXPENSE	24,099.00	0.00	24,099.00
TOTAL EXPENSES	124,753.05	41,393.56	166,146.61
NET INCOME/(LOSS)	(26,497.49)	(6,318.65)	(32,816.14)

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	YTD Operating	YTD Reserves	YTD Total
REVENUES			
ASSESSMENTS			
400100 - Assessments	392,736.00	0.00	392,736.00
410900 - Revenue Due To Reserves	(104,928.00)	0.00	(104,928.00)
402200 - Assessments Reserves	0.00	104,928.00	104,928.00
TOTAL ASSESSMENTS	287,808.00	104,928.00	392,736.00
OTHER REVENUES			
420100 - Late Charges	80.00	0.00	80.00
420300 - Late Interest	410.29	0.00	410.29
430100 - Interest Income	0.00	118.86	118.86
445800 - Working Capital	669.40	0.00	669.40
446100 - Easement Income	2,697.44	0.00	2,697.44
455700 - Laundry Income	4,303.46	0.00	4,303.46
TOTAL OTHER REVENUES	8,160.59	118.86	8,279.45
TOTAL REVENUES	295,968.59	105,046.86	401,015.45
EXPENSES			
BUILDING EXPENSES			
500100 - Building Maintenance	7,979.16	0.00	7,979.16
500300 - Building Maint-Exterior	0.00	3,000.00	3,000.00
500700 - Plumbing	9,873.83	6,800.00	16,673.83
500721 - Moen Valves	(1,740.00)	0.00	(1,740.00)
503700 - Pest Control	350.00	0.00	350.00
504200 - Cleaning/Janitorial	11,749.98	0.00	11,749.98
TOTAL BUILDING EXPENSES	28,212.97	9,800.00	38,012.97
MECHANICAL EQUIPMENT SYSTEMS			
525100 - HVAC/Boiler Contract	2,150.00	0.00	2,150.00
525200 - HVAC/Boiler Repairs	5,254.93	13,937.35	19,192.28
525300 - HVAC/Boiler Inspection Fees	1,830.00	0.00	1,830.00
535100 - Elevator Maint Contract	3,986.55	0.00	3,986.55
535200 - Elevator Repairs	555.62	0.00	555.62
TOTAL MECHANICAL EQUIPMENT SYSTEMS	13,777.10	13,937.35	27,714.45
FIRE ENTRY SECURITY SYS & SERVICES			
545050 - Fire/Entry/Security Systems	5,499.13	0.00	5,499.13
TOTAL FIRE ENTRY SECURITY SYS & SERVICES	5,499.13	0.00	5,499.13
RECREATION FACILITIES			
600200 - Pool	645.26	0.00	645.26
600300 - Pool Equipment	0.00	1,433.53	1,433.53
600600 - Pool Chemicals & Supplies	773.21	0.00	773.21
610100 - Exercise Equipment	162.62	0.00	162.62
620100 - Clubhouse	550.75	0.00	550.75
635145 - Community Center	3,859.94	0.00	3,859.94
TOTAL RECREATION FACILITIES	5,991.78	1,433.53	7,425.31
GROUNDS			
700100 - Landscape Contract	9,009.99	0.00	9,009.99
700150 - Grounds Maintenance	675.29	1,250.00	1,925.29
700400 - Trees	11,175.00	0.00	11,175.00
700900 - Sprinklers	4,659.97	0.00	4,659.97
701500 - Snow Removal	400.00	0.00	400.00
710450 - Parking Lot Maintenance	0.00	20,475.00	20,475.00
720100 - Concrete	0.00	1,891.50	1,891.50

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	YTD Operating	YTD Reserves	YTD Total
TOTAL GROUNDS EXPENSE	25,920.25	23,616.50	49,536.75
UTILITIES			
800150 - Gas	41,521.64	0.00	41,521.64
800200 - Electricity	17,130.47	0.00	17,130.47
800300 - Water & Sewer	37,918.52	0.00	37,918.52
800800 - Trash Removal	12,962.47	0.00	12,962.47
TOTAL UTILITIES	109,533.10	0.00	109,533.10
GENERAL ADMINISTRATIVE			
900100 - Management	5,859.00	0.00	5,859.00
900400 - Legal	162.50	0.00	162.50
900700 - Insurance	46,191.07	0.00	46,191.07
900900 - Audit/Tax Prep	3,000.00	0.00	3,000.00
901350 - Meeting Expense	241.72	0.00	241.72
902000 - Telephone/Pagers	3,410.93	0.00	3,410.93
902200 - Office Supplies & Expense	2,172.11	0.00	2,172.11
902800 - Website	33.90	0.00	33.90
902900 - Online Services	794.95	0.00	794.95
903000 - Engineers/Consultants	5,747.00	0.00	5,747.00
903200 - Bank Charges	0.00	15.00	15.00
TOTAL GENERAL ADMINISTRATIVE	67,613.18	15.00	67,628.18
EMPLOYMENT EXPENSE			
910250 - Wages - Office	21,650.05	0.00	21,650.05
911100 - Wages-Employer Taxes	1,837.66	0.00	1,837.66
911200 - Wages-Payroll Processing	407.93	0.00	407.93
911405 - Manager Subcontract	44,415.02	0.00	44,415.02
TOTAL EMPLOYMENT EXPENSE	68,310.66	0.00	68,310.66
TOTAL EXPENSES	324,858.17	48,802.38	373,660.55
NET INCOME/(LOSS)	(28,889.58)	56,244.48	27,354.90