

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

	Operating	Reserves	Total
CASH			
100100 - Citywide Banks	62,379.53	69,405.73	131,785.26
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	4,439.71	0.00	4,439.71
100600 - Centennial Bank Savings	4.95	1,860.56	1,865.51
100700 - UBS Business Service Acct	0.00	48,354.17	48,354.17
100800 - Wells Fargo Market Linked CD	0.00	104,926.18	104,926.18
TOTAL CASH	67,224.19	330,841.21	398,065.40
DUE (TO)/FROM			
111200 - Due (To)/From Current Year	(81,252.10)	81,252.10	0.00
TOTAL DUE TO/FROM	(81,252.10)	81,252.10	0.00
NET	(14,027.91)	412,093.31	398,065.40
ACCOUNTS RECEIVABLE			
130100 - Assessments Receivable	24,320.41	0.00	24,320.41
TOTAL ACCOUNTS RECEIVABLE	24,320.41	0.00	24,320.41
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	123,940.51	412,093.31	536,033.82
LIABILITIES			
ACCOUNTS PAYABLE			
200100 - Prepaid Assessments	47,819.09	0.00	47,819.09
TOTAL ACCOUNTS PAYABLE	47,819.09	0.00	47,819.09
OTHER PAYABLES			
210100 - Other Payables	908.91	0.00	908.91
TOTAL OTHER PAYABLES	908.91	0.00	908.91
TOTAL LIABILITIES	48,728.00	0.00	48,728.00
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	(44,510.85)	78,795.18	34,284.33
TOTAL EQUITY	75,212.51	412,093.31	487,305.82
TOTAL LIABILITIES & EQUITY	123,940.51	412,093.31	536,033.82

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	Current Month Operating	Prior Month Operating	Difference Operating
REVENUES			
ASSESSMENTS			
400100 - Assessments	130,902.00	130,902.00	0.00
410900 - Revenue Due To Reserves	(34,976.00)	(34,976.00)	0.00
TOTAL ASSESSMENTS	95,926.00	95,926.00	0.00
OTHER REVENUES			
420100 - Late Charges	2.00	60.00	(58.00)
420300 - Late Interest	206.59	186.69	19.90
445300 - Collection/NSF Fees	20.00	(20.00)	40.00
445800 - Working Capital	444.14	492.46	(48.32)
446100 - Easement Income	2,412.26	0.00	2,412.26
455700 - Laundry Income	1,637.47	1,490.04	147.43
TOTAL OTHER REVENUES	4,722.46	2,209.19	2,513.27
TOTAL REVENUES	100,648.46	98,135.19	2,513.27
EXPENSES			
BUILDING EXPENSES			
500100 - Building Maintenance	2,757.39	(442.86)	3,200.25
500700 - Plumbing	0.00	3,500.00	(3,500.00)
500721 - Moen Valves	(300.00)	(150.00)	(150.00)
502100 - Roof	2,225.00	0.00	2,225.00
504200 - Cleaning/Janitorial	3,916.66	3,916.66	0.00
TOTAL BUILDING EXPENSES	8,599.05	6,823.80	1,775.25
MECHANICAL EQUIPMENT SYSTEMS			
525100 - HVAC/Boiler Contract	2,236.00	2,236.00	0.00
525200 - HVAC/Boiler Repairs	1,823.63	0.00	1,823.63
535400 - Elevator inspection Fee	750.00	0.00	750.00
TOTAL MECHANICAL EQUIPMENT SYSTEMS	4,809.63	2,236.00	2,573.63
FIRE ENTRY SECURITY SYS & SERVICES			
545050 - Fire/Entry/Security Systems	0.00	1,722.50	(1,722.50)
TOTAL FIRE ENTRY SECURITY SYS & SERVICES	0.00	1,722.50	(1,722.50)
RECREATION FACILITIES			
610100 - Exercise Equipment	350.00	1,123.43	(773.43)
620100 - Clubhouse	18.97	0.00	18.97
635145 - Community Center	1,146.64	1,110.35	36.29
TOTAL RECREATION FACILITIES	1,515.61	2,233.78	(718.17)
GROUNDS			
700100 - Landscape Contract	3,003.33	3,003.33	0.00
700150 - Grounds Maintenance	(25.00)	100.48	(125.48)
TOTAL GROUNDS EXPENSE	2,978.33	3,103.81	(125.48)
UTILITIES			
800150 - Gas	11,757.70	9,107.22	2,650.48
800200 - Electricity	4,035.70	4,037.15	(1.45)
800300 - Water & Sewer	13,307.91	15,579.11	(2,271.20)
800800 - Trash Removal	2,793.70	3,333.70	(540.00)
TOTAL UTILITIES	31,895.01	32,057.18	(162.17)
GENERAL ADMINISTRATIVE			
900100 - Management	1,953.00	1,953.00	0.00
900400 - Legal	130.00	247.21	(117.21)

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900700 - Insurance	16,153.75	16,153.75	0.00
901101 - Income Tax Expense	21.22	0.00	21.22
901350 - Meeting Expense	20.88	73.32	(52.44)
902000 - Telephone/Pagers	2,368.96	1,216.35	1,152.61
902200 - Office Supplies & Expense	280.03	1,153.55	(873.52)
902900 - Online Services	124.30	147.85	(23.55)
903000 - Engineers/Consultants	3,000.00	0.00	3,000.00
TOTAL GENERAL ADMINISTRATIVE EMPLOYMENT EXPENSE	24,052.14	20,945.03	3,107.11
910250 - Wages - Office	8,945.28	8,158.12	787.16
911100 - Wages-Employer Taxes	714.57	647.11	67.46
911200 - Wages-Payroll Processing	142.03	284.06	(142.03)
911300 - Wages-Workers Comp	468.00	0.00	468.00
911405 - Manager Subcontract	14,950.84	14,950.84	0.00
TOTAL EMPLOYMENT EXPENSE	25,220.72	24,040.13	1,180.59
TOTAL EXPENSES	99,070.49	93,162.23	5,908.26
NET INCOME/(LOSS)	1,577.97	4,972.96	(3,394.99)

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	Current Month Operating	Current Month Reserves	Current Month Total
REVENUES			
ASSESSMENTS			
400100 - Assessments	130,902.00	0.00	130,902.00
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	95,926.00	34,976.00	130,902.00
OTHER REVENUES			
420100 - Late Charges	2.00	0.00	2.00
420300 - Late Interest	206.59	0.00	206.59
430100 - Interest Income	0.00	499.03	499.03
445300 - Collection/NSF Fees	20.00	0.00	20.00
445800 - Working Capital	444.14	0.00	444.14
446100 - Easement Income	2,412.26	0.00	2,412.26
455700 - Laundry Income	1,637.47	0.00	1,637.47
TOTAL OTHER REVENUES	4,722.46	499.03	5,221.49
TOTAL REVENUES	100,648.46	35,475.03	136,123.49
EXPENSES			
BUILDING EXPENSES			
500100 - Building Maintenance	2,757.39	0.00	2,757.39
500721 - Moen Valves	(300.00)	0.00	(300.00)
502100 - Roof	2,225.00	0.00	2,225.00
504200 - Cleaning/Janitorial	3,916.66	0.00	3,916.66
TOTAL BUILDING EXPENSES	8,599.05	0.00	8,599.05
MECHANICAL EQUIPMENT SYSTEMS			
525100 - HVAC/Boiler Contract	2,236.00	0.00	2,236.00
525200 - HVAC/Boiler Repairs	1,823.63	105,671.43	107,495.06
535400 - Elevator inspection Fee	750.00	0.00	750.00
TOTAL MECHANICAL EQUIPMENT SYSTEMS	4,809.63	105,671.43	110,481.06
RECREATION FACILITIES			
610100 - Exercise Equipment	350.00	0.00	350.00
620100 - Clubhouse	18.97	0.00	18.97
635145 - Community Center	1,146.64	0.00	1,146.64
TOTAL RECREATION FACILITIES	1,515.61	0.00	1,515.61
GROUNDS			
700100 - Landscape Contract	3,003.33	0.00	3,003.33
700150 - Grounds Maintenance	(25.00)	0.00	(25.00)
TOTAL GROUNDS EXPENSE	2,978.33	0.00	2,978.33
UTILITIES			
800150 - Gas	11,757.70	0.00	11,757.70
800200 - Electricity	4,035.70	0.00	4,035.70
800300 - Water & Sewer	13,307.91	0.00	13,307.91
800800 - Trash Removal	2,793.70	0.00	2,793.70
TOTAL UTILITIES	31,895.01	0.00	31,895.01
GENERAL ADMINISTRATIVE			
900100 - Management	1,953.00	0.00	1,953.00
900400 - Legal	130.00	0.00	130.00
900700 - Insurance	16,153.75	0.00	16,153.75
901101 - Income Tax Expense	21.22	0.00	21.22
901350 - Meeting Expense	20.88	0.00	20.88

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902000 - Telephone/Pagers	2,368.96	0.00	2,368.96
902200 - Office Supplies & Expense	280.03	0.00	280.03
902900 - Online Services	124.30	0.00	124.30
903000 - Engineers/Consultants	3,000.00	0.00	3,000.00
903200 - Bank Charges	0.00	270.00	270.00
TOTAL GENERAL ADMINISTRATIVE	24,052.14	270.00	24,322.14
EMPLOYMENT EXPENSE			
910250 - Wages - Office	8,945.28	0.00	8,945.28
911100 - Wages-Employer Taxes	714.57	0.00	714.57
911200 - Wages-Payroll Processing	142.03	0.00	142.03
911300 - Wages-Workers Comp	468.00	0.00	468.00
911405 - Manager Subcontract	14,950.84	0.00	14,950.84
TOTAL EMPLOYMENT EXPENSE	25,220.72	0.00	25,220.72
TOTAL EXPENSES	99,070.49	105,941.43	205,011.92
NET INCOME/(LOSS)	1,577.97	(70,466.40)	(68,888.43)

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	YTD Operating	YTD Reserves	YTD Total
REVENUES			
ASSESSMENTS			
400100 - Assessments	1,047,276.00	0.00	1,047,276.00
410900 - Revenue Due To Reserves	(279,808.00)	0.00	(279,808.00)
402200 - Assessments Reserves	0.00	279,808.00	279,808.00
TOTAL ASSESSMENTS	767,468.00	279,808.00	1,047,276.00
OTHER REVENUES			
420100 - Late Charges	215.00	0.00	215.00
420300 - Late Interest	1,312.13	0.00	1,312.13
430100 - Interest Income	0.00	1,080.90	1,080.90
445300 - Collection/NSF Fees	20.00	0.00	20.00
445800 - Working Capital	2,783.96	0.00	2,783.96
446100 - Easement Income	7,586.91	0.00	7,586.91
455700 - Laundry Income	11,594.60	0.00	11,594.60
TOTAL OTHER REVENUES	23,512.60	1,080.90	24,593.50
TOTAL REVENUES	790,980.60	280,888.90	1,071,869.50
EXPENSES			
BUILDING EXPENSES			
500100 - Building Maintenance	26,920.70	0.00	26,920.70
500113 - Building Repair	0.00	400.00	400.00
500300 - Building Maint-Exterior	0.00	15,215.00	15,215.00
500700 - Plumbing	15,396.99	6,800.00	22,196.99
500721 - Moen Valves	(3,370.00)	0.00	(3,370.00)
501310 - Lighting	0.00	4,556.51	4,556.51
501450 - Carpet Cleaning	2,885.00	0.00	2,885.00
502100 - Roof	3,566.40	0.00	3,566.40
503700 - Pest Control	2,000.00	0.00	2,000.00
504200 - Cleaning/Janitorial	31,333.28	0.00	31,333.28
TOTAL BUILDING EXPENSES	78,732.37	26,971.51	105,703.88
MECHANICAL EQUIPMENT SYSTEMS			
525100 - HVAC/Boiler Contract	13,158.00	0.00	13,158.00
525200 - HVAC/Boiler Repairs	12,029.95	127,403.68	139,433.63
525300 - HVAC/Boiler Inspection Fees	1,830.00	0.00	1,830.00
535100 - Elevator Maint Contract	6,049.74	0.00	6,049.74
535200 - Elevator Repairs	555.62	0.00	555.62
535400 - Elevator inspection Fee	750.00	0.00	750.00
TOTAL MECHANICAL EQUIPMENT SYSTEMS	34,373.31	127,403.68	161,776.99
FIRE ENTRY SECURITY SYS & SERVICES			
545050 - Fire/Entry/Security Systems	12,493.00	0.00	12,493.00
TOTAL FIRE ENTRY SECURITY SYS & SERVICES	12,493.00	0.00	12,493.00
RECREATION FACILITIES			
600200 - Pool	1,519.41	0.00	1,519.41
600300 - Pool Equipment	120.01	1,433.53	1,553.54
600600 - Pool Chemicals & Supplies	773.21	0.00	773.21
610100 - Exercise Equipment	4,413.48	0.00	4,413.48
620100 - Clubhouse	2,483.52	0.00	2,483.52
635145 - Community Center	9,365.24	0.00	9,365.24
TOTAL RECREATION FACILITIES	18,674.87	1,433.53	20,108.40
GROUNDS			
700100 - Landscape Contract	24,026.64	0.00	24,026.64

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	YTD Operating	YTD Reserves	YTD Total
700150 - Grounds Maintenance	3,676.91	4,139.75	7,816.66
700400 - Trees	11,775.00	0.00	11,775.00
700900 - Sprinklers	7,071.32	0.00	7,071.32
701500 - Snow Removal	400.00	0.00	400.00
710450 - Parking Lot Maintenance	0.00	37,425.00	37,425.00
720100 - Concrete	0.00	4,215.25	4,215.25
TOTAL GROUNDS EXPENSE	46,949.87	45,780.00	92,729.87
UTILITIES			
800150 - Gas	84,466.31	0.00	84,466.31
800200 - Electricity	38,336.34	0.00	38,336.34
800300 - Water & Sewer	119,981.10	0.00	119,981.10
800800 - Trash Removal	28,134.18	0.00	28,134.18
TOTAL UTILITIES	270,917.93	0.00	270,917.93
GENERAL ADMINISTRATIVE			
900100 - Management	15,624.00	0.00	15,624.00
900400 - Legal	5,587.71	0.00	5,587.71
900500 - Reimbursed Legal	(3,018.00)	0.00	(3,018.00)
900700 - Insurance	130,362.93	0.00	130,362.93
900900 - Audit/Tax Prep	3,150.00	0.00	3,150.00
901101 - Income Tax Expense	21.22	0.00	21.22
901350 - Meeting Expense	717.05	0.00	717.05
902000 - Telephone/Pagers	11,525.01	0.00	11,525.01
902200 - Office Supplies & Expense	6,391.16	0.00	6,391.16
902800 - Website	51.85	0.00	51.85
902900 - Online Services	2,198.65	0.00	2,198.65
903000 - Engineers/Consultants	9,747.00	0.00	9,747.00
903200 - Bank Charges	30.00	505.00	535.00
904999 - Other General Admin Expenses	46.67	0.00	46.67
TOTAL GENERAL ADMINISTRATIVE	182,435.25	505.00	182,940.25
EMPLOYMENT EXPENSE			
910250 - Wages - Office	67,148.08	0.00	67,148.08
911100 - Wages-Employer Taxes	5,515.28	0.00	5,515.28
911200 - Wages-Payroll Processing	1,152.61	0.00	1,152.61
911300 - Wages-Workers Comp	(2,070.34)	0.00	(2,070.34)
911405 - Manager Subcontract	119,169.22	0.00	119,169.22
TOTAL EMPLOYMENT EXPENSE	190,914.85	0.00	190,914.85
TOTAL EXPENSES	835,491.45	202,093.72	1,037,585.17
NET INCOME/(LOSS)	(44,510.85)	78,795.18	34,284.33