

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

	Operating	Reserves	Total
CASH			
100100 - Citywide Banks	23,965.97	59,637.44	83,603.41
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	1,323.44	0.00	1,323.44
100600 - Centennial Bank Savings	504.68	1,920.30	2,424.98
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	26,194.09	320,781.44	346,975.53
NET			
	26,194.09	320,781.44	346,975.53
ACCOUNTS RECEIVABLE			
130100 - Assessments Receivable	20,869.69	0.00	20,869.69
TOTAL ACCOUNTS RECEIVABLE	20,869.69	0.00	20,869.69
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	160,711.79	320,781.44	481,493.23
LIABILITIES			
ACCOUNTS PAYABLE			
200100 - Prepaid Assessments	38,639.25	0.00	38,639.25
TOTAL ACCOUNTS PAYABLE	38,639.25	0.00	38,639.25
OTHER PAYABLES			
210100 - Other Payables	908.91	0.00	908.91
TOTAL OTHER PAYABLES	908.91	0.00	908.91
TOTAL LIABILITIES	39,548.16	0.00	39,548.16
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	(35,795.74)	(46,957.29)	(82,753.03)
TOTAL EQUITY	121,163.63	320,781.44	441,945.07
TOTAL LIABILITIES & EQUITY	160,711.79	320,781.44	481,493.23

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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	(20.00)	0.00	(20.00)
420300 - Late Interest	170.52	0.00	170.52
430100 - Interest Income	0.00	6.86	6.86
445300 - Collection/NSF Fees	(645.00)	0.00	(645.00)
445800 - Working Capital	258.84	0.00	258.84
446125 - Utilities Refunds/Dividends	202.00	0.00	202.00
455700 - Laundry Income	1,042.00	0.00	1,042.00
TOTAL OTHER REVENUES	1,008.36	6.86	1,015.22
TOTAL REVENUES	91,148.53	14,522.69	105,671.22
EXPENSES			
BUILDING EXPENSES			
500100 - Building Maintenance	4,231.18	0.00	4,231.18
500721 - Moen Valves	(450.00)	0.00	(450.00)
502100 - Roof	345.00	0.00	345.00
TOTAL BUILDING EXPENSES	4,126.18	0.00	4,126.18
MECHANICAL EQUIPMENT SYSTEMS			
525200 - HVAC/Boiler Repairs	6,825.00	0.00	6,825.00
535100 - Elevator Maint Contract	1,993.41	0.00	1,993.41
TOTAL MECHANICAL EQUIPMENT SYSTEMS	8,818.41	0.00	8,818.41
FIRE ENTRY SECURITY SYS & SERVICES			
545050 - Fire/Entry/Security Systems	839.19	0.00	839.19
TOTAL FIRE ENTRY SECURITY SYS & SERVICES	839.19	0.00	839.19
RECREATION FACILITIES			
620100 - Clubhouse	127.93	0.00	127.93
635145 - Community Center	1,396.93	0.00	1,396.93
TOTAL RECREATION FACILITIES	1,524.86	0.00	1,524.86
GROUNDS			
700150 - Grounds Maintenance	114.39	0.00	114.39
701500 - Snow Removal	10,024.00	0.00	10,024.00
TOTAL GROUNDS EXPENSE	10,138.39	0.00	10,138.39
UTILITIES			
800150 - Gas	20,382.74	0.00	20,382.74
800200 - Electricity	3,983.01	0.00	3,983.01
800300 - Water & Sewer	14,119.23	0.00	14,119.23
800800 - Trash Removal	5,627.44	0.00	5,627.44
TOTAL UTILITIES	44,112.42	0.00	44,112.42
GENERAL ADMINISTRATIVE			
900100 - Management	1,953.00	0.00	1,953.00
900400 - Legal	54.00	0.00	54.00
900700 - Insurance	15,018.66	0.00	15,018.66
901101 - Income Tax Expense	20.00	0.00	20.00

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	Current Month Operating	Current Month Reserves	Current Month Total
901350 - Meeting Expense	82.18	0.00	82.18
901700 - Secretary Of State/Filing Fees	75.00	0.00	75.00
902000 - Telephone/Pagers	2,242.91	0.00	2,242.91
902200 - Office Supplies & Expense	685.07	0.00	685.07
902800 - Website	16.95	0.00	16.95
902900 - Online Services	394.00	0.00	394.00
903000 - Engineers/Consultants	600.00	0.00	600.00
903200 - Bank Charges	120.00	0.00	120.00
TOTAL GENERAL ADMINISTRATIVE	21,261.77	0.00	21,261.77
EMPLOYMENT EXPENSE			
910250 - Wages - Office	9,205.59	0.00	9,205.59
911100 - Wages-Employer Taxes	598.82	0.00	598.82
911200 - Wages-Payroll Processing	319.20	0.00	319.20
911405 - Manager Subcontract	21,433.33	0.00	21,433.33
TOTAL EMPLOYMENT EXPENSE	31,556.94	0.00	31,556.94
TOTAL EXPENSES	122,378.16	0.00	122,378.16
NET INCOME/(LOSS)	(31,229.63)	14,522.69	(16,706.94)

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	YTD Operating	YTD Reserves	YTD Total
REVENUES			
ASSESSMENTS			
400100 - Assessments	1,151,216.00	0.00	1,151,216.00
410900 - Revenue Due To Reserves	(159,674.13)	0.00	(159,674.13)
402200 - Assessments Reserves	0.00	159,674.13	159,674.13
TOTAL ASSESSMENTS	991,541.87	159,674.13	1,151,216.00
OTHER REVENUES			
420100 - Late Charges	642.69	0.00	642.69
420300 - Late Interest	1,594.33	0.00	1,594.33
430100 - Interest Income	0.00	47.85	47.85
445300 - Collection/NSF Fees	(20.00)	0.00	(20.00)
445800 - Working Capital	3,759.62	0.00	3,759.62
446100 - Easement Income	17,811.46	0.00	17,811.46
446125 - Utilities Refunds/Dividends	202.00	0.00	202.00
455700 - Laundry Income	17,029.30	0.00	17,029.30
TOTAL OTHER REVENUES	41,019.40	47.85	41,067.25
TOTAL REVENUES	1,032,561.27	159,721.98	1,192,283.25
EXPENSES			
BUILDING EXPENSES			
500100 - Building Maintenance	31,876.03	0.00	31,876.03
500300 - Building Maint-Exterior	0.00	21,310.14	21,310.14
500700 - Plumbing	8,299.01	(735.42)	7,563.59
500721 - Moen Valves	(1,535.00)	0.00	(1,535.00)
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	75,752.32	30,398.72	106,151.04
MECHANICAL EQUIPMENT SYSTEMS			
525200 - HVAC/Boiler Repairs	30,470.92	8,122.00	38,592.92
535100 - Elevator Maint Contract	17,452.73	0.00	17,452.73
535400 - Elevator inspection Fee	840.00	0.00	840.00
TOTAL MECHANICAL EQUIPMENT SYSTEMS	48,763.65	8,122.00	56,885.65
FIRE ENTRY SECURITY SYS & SERVICES			
545050 - Fire/Entry/Security Systems	15,695.99	0.00	15,695.99
TOTAL FIRE ENTRY SECURITY SYS & SERVICES	15,695.99	0.00	15,695.99
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	2,108.27	0.00	2,108.27
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	6,685.52	4,945.91	11,631.43
635145 - Community Center	10,689.13	0.00	10,689.13
TOTAL RECREATION FACILITIES	25,548.70	9,515.51	35,064.21
GROUNDS			
700100 - Landscape Contract	27,027.00	0.00	27,027.00

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	YTD Operating	YTD Reserves	YTD Total
700150 - Grounds Maintenance	10,080.71	12,414.45	22,495.16
700400 - Trees	4,005.00	0.00	4,005.00
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	86,440.23	80,162.34	166,602.57
UTILITIES			
800150 - Gas	110,277.26	0.00	110,277.26
800200 - Electricity	38,905.14	0.00	38,905.14
800300 - Water & Sewer	142,373.94	0.00	142,373.94
800800 - Trash Removal	29,062.84	0.00	29,062.84
TOTAL UTILITIES	320,619.18	0.00	320,619.18
GENERAL ADMINISTRATIVE			
900100 - Management	21,483.00	0.00	21,483.00
900400 - Legal	875.65	0.00	875.65
900500 - Reimbursed Legal	(252.90)	0.00	(252.90)
900700 - Insurance	166,787.68	0.00	166,787.68
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	824.19	0.00	824.19
901500 - Holidays/Entertainment	123.24	0.00	123.24
901700 - Secretary Of State/Filing Fees	75.00	0.00	75.00
902000 - Telephone/Pagers	12,387.96	0.00	12,387.96
902200 - Office Supplies & Expense	7,297.69	0.00	7,297.69
902800 - Website	421.62	0.00	421.62
902900 - Online Services	7,243.39	0.00	7,243.39
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	3,946.60	0.00	3,946.60
TOTAL GENERAL ADMINISTRATIVE	225,273.12	17,440.40	242,713.52
EMPLOYMENT EXPENSE			
910250 - Wages - Office	91,408.02	0.00	91,408.02
910800 - Wages-Bonuses 1	250.00	0.00	250.00
911100 - Wages-Employer Taxes	7,711.57	0.00	7,711.57
911200 - Wages-Payroll Processing	1,594.66	0.00	1,594.66
911300 - Wages-Workers Comp	1,210.00	0.00	1,210.00
911405 - Manager Subcontract	168,089.57	0.00	168,089.57
TOTAL EMPLOYMENT EXPENSE	270,263.82	0.00	270,263.82
TOTAL EXPENSES	1,068,357.01	140,638.97	1,208,995.98
NET INCOME/(LOSS)	(35,795.74)	19,083.01	(16,712.73)

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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
104,656	104,666	(10)	1.400100	ASSESSMENT REVENUE			
<u>(14,516)</u>	<u>(14,516)</u>	<u>0</u>	1.410900	1,151,216	1,151,326	(110)	1,255,990
				(159,674)	(159,676)	2	(174,190)
90,140	90,150	(10)		991,542	991,650	(108)	1,081,800
				TOTAL OPERATING ASSESSMENTS			
				OTHER OPERATING REVENUE			
(20)	55	(75)	1.420100	643	605	38	660
171	113	58	1.420300	1,594	1,243	351	1,350
(645)	0	(645)	1.445300	(20)	0	(20)	0
0	83	(83)	1.445755	0	913	(913)	1,000
259	186	73	1.445800	3,760	2,046	1,714	2,230
0	0	0	1.446100	17,811	0	17,811	0
202	0	202	1.446125	202	0	202	0
<u>1,042</u>	<u>608</u>	<u>434</u>	1.455700	<u>17,029</u>	<u>6,688</u>	<u>10,341</u>	<u>7,290</u>
1,008	1,045	(37)		41,019	11,495	29,524	12,530
				TOTAL OTHER OPERATING INCOME			
91,149	91,195	(46)		1,032,561	1,003,145	29,416	1,094,330
				TOTAL OPERATING REVENUE			
				OPERATING EXPENSES			
				BUILDING			
0	417	417	1.500050	0	4,587	4,587	5,000
4,231	2,878	(1,353)	1.500100	31,876	31,658	(218)	34,540
0	561	561	1.500700	8,299	6,171	(2,128)	6,730
(450)	0	450	1.500721	(1,535)	0	1,535	0
0	0	0	1.501450	206	3,000	2,794	3,000
345	83	(262)	1.502100	3,896	913	(2,983)	1,000
0	53	53	1.503700	0	583	583	640
<u>0</u>	<u>4,125</u>	<u>4,125</u>	1.504200	<u>33,010</u>	<u>45,375</u>	<u>12,365</u>	<u>49,500</u>
4,126	8,117	3,991		75,752	92,287	16,535	100,410
				TOTAL BUILDING EXPENSES			
				MECHANICAL EQUIPMENT SYSTEMS			
6,825	1,250	(5,575)	1.525200	30,471	13,750	(16,721)	15,000
0	0	0	1.525300	0	2,350	2,350	2,350
1,993	1,215	(778)	1.535100	17,453	13,365	(4,088)	14,580
0	208	208	1.535200	0	2,288	2,288	2,500
<u>0</u>	<u>0</u>	<u>0</u>	1.535400	<u>840</u>	<u>840</u>	<u>0</u>	<u>840</u>
8,818	2,673	(6,145)		48,764	32,593	(16,171)	35,270
				TOTAL MECHANICAL/EQUIPMENT SYSTEMS			
				FIRE ENTRY SECURITY SYSTEMS & SERVICES			
839	1,545	706	1.545050	15,696	16,995	1,299	18,535
839	1,545	706		15,696	16,995	1,299	18,535
				TOTAL FIRE ENTRY SECURITY SYS & SRVS			
				RECREATION FACILITIES			
0	85	85	1.600200	2,028	935	(1,093)	1,020
0	42	42	1.600300	1,783	462	(1,321)	500
0	283	283	1.600600	2,108	3,113	1,005	3,390
0	24	24	1.610100	1,145	264	(881)	290
0	0	0	1.610200	1,110	200	(910)	200
128	34	(94)	1.620100	6,686	374	(6,312)	410
<u>1,397</u>	<u>991</u>	<u>(406)</u>	1.635145	<u>10,689</u>	<u>10,901</u>	<u>212</u>	<u>11,890</u>
1,525	1,459	(66)		25,549	16,249	(9,300)	17,700
				TOTAL RECREATION FACILITIES			
				GROUPS			
0	3,003	3,003	1.700100	27,027	33,033	6,006	36,040
114	433	319	1.700150	10,081	4,763	(5,318)	5,200
0	0	0	1.700400	4,005	5,000	995	5,000
0	0	0	1.700900	4,823	5,000	177	5,000
10,024	5,374	(4,650)	1.701500	38,435	26,870	(11,565)	26,870
0	208	208	1.721100	680	2,288	1,608	2,500
<u>0</u>	<u>700</u>	<u>700</u>	1.721400	<u>1,390</u>	<u>7,700</u>	<u>6,310</u>	<u>8,400</u>
10,138	9,718	(420)		86,440	84,654	(1,786)	89,010
				TOTAL GROUNDS EXPENSE			
				UTILITIES			
20,383	6,873	(13,510)	1.800150	110,277	75,603	(34,674)	82,480
3,983	3,819	(164)	1.800200	38,905	42,009	3,104	45,830
14,119	13,440	(679)	1.800300	142,374	147,840	5,466	161,275
<u>5,627</u>	<u>2,588</u>	<u>(3,039)</u>	1.800800	<u>29,063</u>	<u>28,468</u>	<u>(595)</u>	<u>31,050</u>
44,112	26,720	(17,392)		320,619	293,920	(26,699)	320,635
				TOTAL UTILITIES EXPENSE			
				ADMINISTRATIVE			
				ADMINISTRATIVE GENERAL			
1,953	1,953	0	1.900100	21,483	21,483	0	23,440
54	375	321	1.900400	876	4,125	3,249	4,500
0	(139)	(139)	1.900500	(253)	(1,529)	(1,276)	(1,670)
15,019	15,259	240	1.900700	166,788	167,849	1,061	183,110
<u>0</u>	<u>244</u>	<u>244</u>	1.900900	<u>2,950</u>	<u>2,684</u>	<u>(266)</u>	<u>2,925</u>

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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	
20	0	(20)	1.901101	Income Tax Expense	20	170	150	170
82	69	(13)	1.901350	Meeting Expenses	824	759	(65)	830
0	0	0	1.901500	Holidays/Entertainment	123	340	217	340
75	0	(75)	1.901700	Secretary of State/Filing Fees	75	0	(75)	0
0	106	106	1.901905	Concession Expense	0	1,166	1,166	1,270
2,243	1,213	(1,030)	1.902000	Telephones	12,388	13,343	955	14,560
685	545	(140)	1.902200	Office Supplies & Expense	7,298	5,995	(1,303)	6,540
17	82	65	1.902800	Website	422	902	480	980
394	461	67	1.902900	Online Services	7,243	5,071	(2,172)	5,530
600	0	(600)	1.903000	Engineers/Consultants	600	0	(600)	0
120	30	(90)	1.903200	Bank Charges	490	330	(160)	360
0	199	199	1.903400	Bad Debt	0	2,189	2,189	2,390
0	468	468	1.904999	Other General Admin Expenses	3,947	5,148	1,201	5,620
21,262	20,865	(397)		TOTAL GENERAL ADMIN EXP	225,273	230,025	4,752	250,895
				SALARIES				
9,206	8,457	(749)	1.910250	Wages - Office	91,408	93,027	1,619	101,480
0	0	0	1.910800	Wages/Sal -Bonuses	250	1,000	750	1,000
599	699	100	1.911100	Wages/Sal - Employer Taxes	7,712	7,689	(23)	8,390
319	163	(156)	1.911200	Wages/Sal - Payroll Processing	1,595	1,793	198	1,950
0	163	163	1.911300	Wages - Workers Comp	1,210	1,793	583	1,950
21,433	12,259	(9,174)	1.911405	Manager Subcontract	168,090	134,849	(33,241)	147,105
31,557	21,741	(9,816)		TOTAL SALARIES EXPENSE	270,264	240,151	(30,113)	261,875
122,378	92,838	(29,540)		TOTAL OPERATING EXPENSES	1,068,357	1,006,874	(61,483)	1,094,330
(31,230)	(1,643)	(29,587)		NET OPERATING INCOME/(LOSS)	(35,796)	(3,729)	(32,067)	0