

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

	Operating	Reserves	Total
CASH			
100100 - Citywide Banks	53,758.00	244,322.07	298,080.07
100300 - US Bank Payroll	6,414.57	0.00	6,414.57
100400 - Petty Cash	400.00	0.00	400.00
100500 - Centennial Bank Checking	1,656.90	0.00	1,656.90
100600 - Centennial Bank Savings	504.68	1,920.17	2,424.85
100700 - UBS Business Service Acct	0.00	48,882.05	48,882.05
100800 - Wells Fargo Market Linked CD	0.00	104,023.83	104,023.83
TOTAL CASH	62,734.15	399,148.12	461,882.27
DUE (TO)/FROM			
111200 - Due (To)/From Current Year	28,726.24	(28,726.24)	0.00
TOTAL DUE TO/FROM	28,726.24	(28,726.24)	0.00
NET	91,460.39	370,421.88	461,882.27
ACCOUNTS RECEIVABLE			
130100 - Assessments Receivable	17,049.64	0.00	17,049.64
TOTAL ACCOUNTS RECEIVABLE	17,049.64	0.00	17,049.64
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	222,158.04	370,421.88	592,579.92
LIABILITIES			
ACCOUNTS PAYABLE			
200100 - Prepaid Assessments	38,757.27	0.00	38,757.27
TOTAL ACCOUNTS PAYABLE	38,757.27	0.00	38,757.27
OTHER PAYABLES			
210100 - Other Payables	554.91	0.00	554.91
TOTAL OTHER PAYABLES	554.91	0.00	554.91
TOTAL LIABILITIES	39,312.18	0.00	39,312.18
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	25,886.49	2,683.15	28,569.64
TOTAL EQUITY	182,845.86	370,421.88	553,267.74
TOTAL LIABILITIES & EQUITY	222,158.04	370,421.88	592,579.92

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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	350.00	0.00	350.00
420300 - Late Interest	133.46	0.00	133.46
430100 - Interest Income	0.00	8.03	8.03
445300 - Collection/NSF Fees	250.00	0.00	250.00
445800 - Working Capital	384.24	0.00	384.24
455700 - Laundry Income	1,336.08	0.00	1,336.08
TOTAL OTHER REVENUES	2,453.78	8.03	2,461.81
TOTAL REVENUES	92,593.95	14,523.86	107,117.81
EXPENSES			
BUILDING EXPENSES			
500100 - Building Maintenance	4,423.80	0.00	4,423.80
500700 - Plumbing	1,350.00	0.00	1,350.00
500721 - Moen Valves	(335.00)	0.00	(335.00)
502100 - Roof	1,550.55	0.00	1,550.55
TOTAL BUILDING EXPENSES	6,989.35	0.00	6,989.35
MECHANICAL EQUIPMENT SYSTEMS			
525200 - HVAC/Boiler Repairs	2,150.00	8,122.00	10,272.00
535100 - Elevator Maint Contract	4,372.50	0.00	4,372.50
TOTAL MECHANICAL EQUIPMENT SYSTEMS	6,522.50	8,122.00	14,644.50
FIRE ENTRY SECURITY SYS & SERVICES			
545050 - Fire/Entry/Security Systems	112.10	0.00	112.10
TOTAL FIRE ENTRY SECURITY SYS & SERVICES	112.10	0.00	112.10
RECREATION FACILITIES			
600200 - Pool	491.15	1,560.00	2,051.15
610100 - Exercise Equipment	0.00	3,009.60	3,009.60
610200 - Exercise Room	145.20	0.00	145.20
620100 - Clubhouse	0.00	424.64	424.64
635145 - Community Center	955.52	0.00	955.52
TOTAL RECREATION FACILITIES	1,591.87	4,994.24	6,586.11
GROUNDS			
721200 - Hydrants	0.00	19,010.00	19,010.00
TOTAL GROUNDS EXPENSE	0.00	19,010.00	19,010.00
UTILITIES			
800150 - Gas	5,106.41	0.00	5,106.41
800200 - Electricity	5,244.98	0.00	5,244.98
800300 - Water & Sewer	17,107.70	0.00	17,107.70
800800 - Trash Removal	2,718.34	0.00	2,718.34
TOTAL UTILITIES	30,177.43	0.00	30,177.43
GENERAL ADMINISTRATIVE			
900700 - Insurance	15,162.41	0.00	15,162.41
902000 - Telephone/Pagers	1,120.03	0.00	1,120.03

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902200 - Office Supplies & Expense	474.36	0.00	474.36
902800 - Website	16.95	0.00	16.95
902900 - Online Services	379.63	0.00	379.63
903200 - Bank Charges	0.00	440.40	440.40
TOTAL GENERAL ADMINISTRATIVE	17,153.38	440.40	17,593.78
EMPLOYMENT EXPENSE			
910250 - Wages - Office	7,518.75	0.00	7,518.75
911100 - Wages-Employer Taxes	851.35	0.00	851.35
911405 - Manager Subcontract	20,833.33	0.00	20,833.33
TOTAL EMPLOYMENT EXPENSE	29,203.43	0.00	29,203.43
TOTAL EXPENSES	91,750.06	32,566.64	124,316.70
NET INCOME/(LOSS)	843.89	(18,042.78)	(17,198.89)

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	YTD Operating	YTD Reserves	YTD Total
REVENUES			
ASSESSMENTS			
400100 - Assessments	627,936.00	0.00	627,936.00
410900 - Revenue Due To Reserves	(87,094.98)	0.00	(87,094.98)
402200 - Assessments Reserves	<u>0.00</u>	<u>87,094.98</u>	<u>87,094.98</u>
TOTAL ASSESSMENTS	<u>540,841.02</u>	<u>87,094.98</u>	<u>627,936.00</u>
OTHER REVENUES			
420100 - Late Charges	476.37	0.00	476.37
420300 - Late Interest	799.92	0.00	799.92
430100 - Interest Income	0.00	20.26	20.26
445300 - Collection/NSF Fees	355.00	0.00	355.00
445800 - Working Capital	2,774.66	0.00	2,774.66
446100 - Easement Income	12,755.09	0.00	12,755.09
455700 - Laundry Income	<u>10,093.54</u>	<u>0.00</u>	<u>10,093.54</u>
TOTAL OTHER REVENUES	<u>27,254.58</u>	<u>20.26</u>	<u>27,274.84</u>
TOTAL REVENUES	<u>568,095.60</u>	<u>87,115.24</u>	<u>655,210.84</u>
EXPENSES			
BUILDING EXPENSES			
500100 - Building Maintenance	16,000.31	0.00	16,000.31
500300 - Building Maint-Exterior	0.00	11,450.00	11,450.00
500700 - Plumbing	5,851.01	(5,000.00)	851.01
500721 - Moen Valves	(335.00)	0.00	(335.00)
502100 - Roof	3,551.09	9,824.00	13,375.09
504200 - Cleaning/Janitorial	<u>(2,520.00)</u>	<u>0.00</u>	<u>(2,520.00)</u>
TOTAL BUILDING EXPENSES	<u>22,547.41</u>	<u>16,274.00</u>	<u>38,821.41</u>
MECHANICAL EQUIPMENT SYSTEMS			
525200 - HVAC/Boiler Repairs	4,770.78	8,122.00	12,892.78
535100 - Elevator Maint Contract	<u>8,224.50</u>	<u>0.00</u>	<u>8,224.50</u>
TOTAL MECHANICAL EQUIPMENT SYSTEMS	<u>12,995.28</u>	<u>8,122.00</u>	<u>21,117.28</u>
FIRE ENTRY SECURITY SYS & SERVICES			
545050 - Fire/Entry/Security Systems	<u>6,306.96</u>	<u>0.00</u>	<u>6,306.96</u>
TOTAL FIRE ENTRY SECURITY SYS & SERVICES	<u>6,306.96</u>	<u>0.00</u>	<u>6,306.96</u>
LAUNDRY OPERATIONS & APPLIANCES			
560215 - Laundry Facilities	<u>0.00</u>	<u>(5,000.00)</u>	<u>(5,000.00)</u>
TOTAL LAUNDRY OPERATIONS & APPLIANCES	<u>0.00</u>	<u>(5,000.00)</u>	<u>(5,000.00)</u>
RECREATION FACILITIES			
600200 - Pool	1,508.75	1,560.00	3,068.75
600600 - Pool Chemicals & Supplies	1,566.55	0.00	1,566.55
610100 - Exercise Equipment	944.55	3,009.60	3,954.15
610200 - Exercise Room	1,110.36	0.00	1,110.36
620100 - Clubhouse	3,965.95	424.64	4,390.59
635145 - Community Center	<u>4,563.68</u>	<u>0.00</u>	<u>4,563.68</u>
TOTAL RECREATION FACILITIES	<u>13,659.84</u>	<u>4,994.24</u>	<u>18,654.08</u>
GROUNDS			
700100 - Landscape Contract	6,006.00	0.00	6,006.00
700150 - Grounds Maintenance	5,572.98	4,181.45	9,754.43
700400 - Trees	2,805.00	0.00	2,805.00
700900 - Sprinklers	4,823.40	0.00	4,823.40
710450 - Parking Lot Maintenance	<u>0.00</u>	<u>28,550.00</u>	<u>28,550.00</u>

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720100 - Concrete	0.00	4,900.00	4,900.00
720335 - Trash Enclosures	0.00	2,960.00	2,960.00
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	21,277.00	59,601.45	80,878.45
UTILITIES			
800150 - Gas	41,091.22	0.00	41,091.22
800200 - Electricity	19,701.56	0.00	19,701.56
800300 - Water & Sewer	83,490.53	0.00	83,490.53
800800 - Trash Removal	11,153.83	0.00	11,153.83
TOTAL UTILITIES	155,437.14	0.00	155,437.14
GENERAL ADMINISTRATIVE			
900100 - Management	9,765.00	0.00	9,765.00
900400 - Legal	357.50	0.00	357.50
900700 - Insurance	93,920.30	0.00	93,920.30
900900 - Audit/Tax Prep	2,950.00	0.00	2,950.00
901350 - Meeting Expense	432.66	0.00	432.66
901500 - Holidays/Entertainment	83.33	0.00	83.33
902000 - Telephone/Pagers	6,783.72	0.00	6,783.72
902200 - Office Supplies & Expense	3,966.52	0.00	3,966.52
902800 - Website	101.70	0.00	101.70
902900 - Online Services	2,821.92	0.00	2,821.92
903000 - Engineers/Consultants	8,000.00	0.00	8,000.00
903200 - Bank Charges	370.00	440.40	810.40
904999 - Other General Admin Expenses	2,529.35	0.00	2,529.35
TOTAL GENERAL ADMINISTRATIVE	132,082.00	440.40	132,522.40
EMPLOYMENT EXPENSE			
910250 - Wages - Office	53,056.03	0.00	53,056.03
911100 - Wages-Employer Taxes	4,608.13	0.00	4,608.13
911200 - Wages-Payroll Processing	783.46	0.00	783.46
911300 - Wages-Workers Comp	462.00	0.00	462.00
911405 - Manager Subcontract	118,993.86	0.00	118,993.86
TOTAL EMPLOYMENT EXPENSE	177,903.48	0.00	177,903.48
TOTAL EXPENSES	542,209.11	84,432.09	626,641.20
NET INCOME/(LOSS)	25,886.49	2,683.15	28,569.64

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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
ASSESSMENT REVENUE							
104,656	104,665	(9)	1.400100	627,936	627,990	(54)	1,255,990
(14,516)	(14,515)	(1)	1.410900	(87,095)	(87,090)	(5)	(174,190)
90,140	90,150	(10)		540,841	540,900	(59)	1,081,800
TOTAL OPERATING ASSESSMENTS							
OTHER OPERATING REVENUE							
350	55	295	1.420100	476	330	146	660
133	113	20	1.420300	800	678	122	1,350
250	0	250	1.445300	355	0	355	0
0	83	(83)	1.445755	0	498	(498)	1,000
384	185	199	1.445800	2,775	1,110	1,665	2,230
0	0	0	1.446100	12,755	0	12,755	0
1,336	607	729	1.455700	10,094	3,642	6,452	7,290
2,454	1,043	1,411		27,255	6,258	20,997	12,530
92,594	91,193	1,401		568,096	547,158	20,938	1,094,330
TOTAL OPERATING REVENUE							
OPERATING EXPENSES							
BUILDING							
0	416	416	1.500050	0	2,496	2,496	5,000
4,424	2,878	(1,546)	1.500100	16,000	17,268	1,268	34,540
1,350	560	(790)	1.500700	5,851	3,360	(2,491)	6,730
(335)	0	335	1.500721	(335)	0	335	0
0	0	0	1.501450	0	3,000	3,000	3,000
1,551	83	(1,468)	1.502100	3,551	498	(3,053)	1,000
0	53	53	1.503700	0	318	318	640
0	4,124	4,124	1.504200	(2,520)	24,744	27,264	49,500
6,989	8,114	1,125		22,547	51,684	29,137	100,410
TOTAL BUILDING EXPENSES							
MECHANICAL EQUIPMENT SYSTEMS							
2,150	1,249	(901)	1.525200	4,771	7,494	2,723	15,000
0	195	195	1.525300	0	1,170	1,170	2,350
4,373	1,215	(3,158)	1.535100	8,225	7,290	(935)	14,580
0	208	208	1.535200	0	1,248	1,248	2,500
0	0	0	1.535400	0	840	840	840
6,523	2,867	(3,656)		12,995	18,042	5,047	35,270
TOTAL MECHANICAL/EQUIPMENT SYSTEMS							
FIRE ENTRY SECURITY SYSTEMS & SERVICES							
112	1,544	1,432	1.545050	6,307	9,264	2,957	18,535
112	1,544	1,432		6,307	9,264	2,957	18,535
TOTAL FIRE ENTRY SECURITY SYS & SRVS							
RECREATION FACILITIES							
491	85	(406)	1.600200	1,509	510	(999)	1,020
0	42	42	1.600300	0	252	252	500
0	283	283	1.600600	1,567	1,698	131	3,390
0	24	24	1.610100	945	144	(801)	290
145	16	(129)	1.610200	1,110	96	(1,014)	200
0	34	34	1.620100	3,966	204	(3,762)	410
956	990	34	1.635145	4,564	5,940	1,376	11,890
1,592	1,474	(118)		13,660	8,844	(4,816)	17,700
TOTAL RECREATION FACILITIES							
GROUNDS							
0	3,003	3,003	1.700100	6,006	18,018	12,012	36,040
0	433	433	1.700150	5,573	2,598	(2,975)	5,200
0	0	0	1.700400	2,805	5,000	2,195	5,000
0	836	836	1.700900	4,823	5,000	177	5,000
0	0	0	1.701500	0	0	0	26,870
0	208	208	1.721100	680	1,248	568	2,500
0	700	700	1.721400	1,390	4,200	2,810	8,400
0	5,180	5,180		21,277	36,064	14,787	89,010
TOTAL GROUNDS EXPENSE							
UTILITIES							
5,106	3,513	(1,593)	1.800150	41,091	32,278	(8,813)	82,480
5,245	3,819	(1,426)	1.800200	19,702	22,914	3,212	45,830
17,108	18,835	1,727	1.800300	83,491	90,126	6,635	161,275
2,718	2,587	(131)	1.800800	11,154	15,522	4,368	31,050
30,177	28,754	(1,423)		155,437	160,840	5,403	320,635
TOTAL UTILITIES EXPENSE							
ADMINISTRATIVE							
ADMINISTRATIVE GENERAL							
0	1,953	1,953	1.900100	9,765	11,718	1,953	23,440
0	375	375	1.900400	358	2,250	1,893	4,500
0	(139)	(139)	1.900500	0	(834)	(834)	(1,670)
15,162	15,259	97	1.900700	93,920	91,554	(2,366)	183,110
0	0	0	1.900900	2,950	2,925	(25)	2,925
0	0	0	1.901101	0	0	0	170

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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
0	69	69	1.901350 Meeting Expenses	433	414	(19)	830
0	0	0	1.901500 Holidays/Entertainment	83	340	257	340
0	106	106	1.901905 Concession Expense	0	636	636	1,270
1,120	1,213	93	1.902000 Telephones	6,784	7,278	494	14,560
474	545	71	1.902200 Office Supplies & Expense	3,967	3,270	(697)	6,540
17	82	65	1.902800 Website	102	492	390	980
380	461	81	1.902900 Online Services	2,822	2,766	(56)	5,530
0	0	0	1.903000 Engineers/Consultants	8,000	0	(8,000)	0
0	30	30	1.903200 Bank Charges	370	180	(190)	360
0	198	198	1.903400 Bad Debt	0	1,188	1,188	2,390
0	468	468	1.904999 Other General Admin Expenses	2,529	2,808	279	5,620
17,153	20,620	3,467	TOTAL GENERAL ADMIN EXP	132,082	126,985	(5,097)	250,895
			SALARIES				
7,519	8,456	937	1.910250 Wages - Office	53,056	50,736	(2,320)	101,480
0	0	0	1.910800 Wages/Sal -Bonuses	0	0	0	1,000
851	699	(152)	1.911100 Wages/Sal - Employer Taxes	4,608	4,194	(414)	8,390
0	162	162	1.911200 Wages/Sal - Payroll Processing	783	972	189	1,950
0	162	162	1.911300 Wages - Workers Comp	462	972	510	1,950
20,833	12,259	(8,574)	1.911405 Manager Subcontract	118,994	73,554	(45,440)	147,105
29,203	21,738	(7,465)	TOTAL SALARIES EXPENSE	177,903	130,428	(47,475)	261,875
91,750	90,291	(1,459)	TOTAL OPERATING EXPENSES	542,209	542,151	(58)	1,094,330
844	902	(58)	NET OPERATING INCOME/(LOSS)	25,886	5,007	20,879	0