

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

	Operating	Reserves	Total
CASH			
100100 - Citywide Banks	46,586.81	242,670.03	289,256.84
100300 - US Bank Payroll	0.00	106,229.57	106,229.57
100400 - Petty Cash	400.00	0.00	400.00
100500 - Centennial Bank Checking	1,894.95	0.00	1,894.95
100600 - CWB Petty Cash	4.95	1,846.99	1,851.94
100700 - UBS Business Service Acct	0.00	48,111.96	48,111.96
100800 - Wells Fargo Market Linked CD	0.00	110,895.79	110,895.79
TOTAL CASH	48,886.71	509,754.34	558,641.05
DUE (TO)/FROM			
111200 - Due (To)/From Current Year	55,293.44	(55,293.44)	0.00
111250 - Due (To)/From Prior Years	(108,399.07)	108,399.07	0.00
TOTAL DUE TO/FROM	(53,105.63)	53,105.63	0.00
NET	(4,218.92)	562,859.97	558,641.05
ACCOUNTS RECEIVABLE			
130100 - Assessments Receivable	10,623.68	0.00	10,623.68
TOTAL ACCOUNTS RECEIVABLE	10,623.68	0.00	10,623.68
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	120,052.77	562,859.97	682,912.74
LIABILITIES			
ACCOUNTS PAYABLE			
200100 - Prepaid Assessments	59,585.98	0.00	59,585.98
TOTAL ACCOUNTS PAYABLE	59,585.98	0.00	59,585.98
OTHER PAYABLES			
210100 - Other Payables	908.91	0.00	908.91
TOTAL OTHER PAYABLES	908.91	0.00	908.91
TOTAL LIABILITIES	60,494.89	0.00	60,494.89
EQUITY			
FUND BALANCES			
301200 - Retained Earnings	77,909.94	436,742.96	514,652.90
301300 - Inter Fund Transfers	(73,562.79)	73,562.79	0.00
Current Earnings	55,210.73	52,554.22	107,764.95
TOTAL EQUITY	59,557.88	562,859.97	622,417.85
TOTAL LIABILITIES & EQUITY	120,052.77	562,859.97	682,912.74

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	Current Month Operating	Prior Month Operating	Difference Operating
REVENUES			
ASSESSMENTS			
400100 - Assessments	155,128.00	155,128.00	0.00
410900 - Revenue Due To Reserves	(45,592.00)	(45,592.00)	0.00
TOTAL ASSESSMENTS	109,536.00	109,536.00	0.00
OTHER REVENUES			
420100 - Late Charges	140.00	170.00	(30.00)
420300 - Late Interest	70.12	91.88	(21.76)
445100 - Fines & Violations	0.00	100.00	(100.00)
445300 - Collection/NSF Fees	145.00	0.00	145.00
445800 - Working Capital	138.12	136.70	1.42
455600 - Clubhouse/Party Room Rent	0.00	185.00	(185.00)
455700 - Laundry Income	1,392.55	1,445.98	(53.43)
TOTAL OTHER REVENUES	1,885.79	2,129.56	(243.77)
TOTAL REVENUES	111,421.79	111,665.56	(243.77)
EXPENSES			
BUILDING EXPENSES			
500100 - Building Maintenance	929.32	1,594.68	(665.36)
500721 - Moen Valves	(450.00)	0.00	(450.00)
501450 - Carpet Cleaning	232.50	157.88	74.62
504200 - Cleaning/Janitorial	4,504.00	4,504.00	0.00
TOTAL BUILDING EXPENSES	5,215.82	6,256.56	(1,040.74)
MECHANICAL EQUIPMENT SYSTEMS			
525100 - HVAC/Boiler Contract	2,258.33	2,258.34	(0.01)
525200 - HVAC/Boiler Repairs	1,015.00	5,812.21	(4,797.21)
535100 - Elevator Maint Contract	2,135.40	2,135.40	0.00
535400 - Elevator inspection Fee	840.00	0.00	840.00
TOTAL MECHANICAL EQUIPMENT SYSTEMS	6,248.73	10,205.95	(3,957.22)
FIRE ENTRY SECURITY SYS & SERVICES			
545050 - Fire/Entry/Security Systems	5,511.55	169.40	5,342.15
TOTAL FIRE ENTRY SECURITY SYS & SERVICES	5,511.55	169.40	5,342.15
RECREATION FACILITIES			
600300 - Pool Equipment	592.31	0.00	592.31
610100 - Exercise Equipment	200.00	0.00	200.00
610200 - Exercise Room	800.00	38.69	761.31
620100 - Clubhouse	98.81	1,133.22	(1,034.41)
635145 - Community Center	1,281.49	1,001.18	280.31
TOTAL RECREATION FACILITIES	2,972.61	2,173.09	799.52
GROUNDS			
700100 - Landscape Contract	3,243.84	3,243.84	0.00
700150 - Grounds Maintenance	664.95	450.00	214.95
700400 - Trees	650.00	840.00	(190.00)
700900 - Sprinklers	0.00	1,764.30	(1,764.30)
701500 - Snow Removal	3,015.00	1,670.00	1,345.00
721100 - Water Lines	0.00	1,280.00	(1,280.00)
TOTAL GROUNDS EXPENSE	7,573.79	9,248.14	(1,674.35)
UTILITIES			
800150 - Gas	14,189.33	11,216.36	2,972.97
800200 - Electricity	4,002.58	3,894.53	108.05

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800300 - Water & Sewer	9,824.12	9,934.74	(110.62)
800800 - Trash Removal	<u>3,221.95</u>	<u>3,115.15</u>	<u>106.80</u>
TOTAL UTILITIES	31,237.98	28,160.78	3,077.20
GENERAL ADMINISTRATIVE			
900100 - Management	1,953.00	1,953.00	0.00
900330 - Collections Admin	133.00	133.00	0.00
900700 - Insurance	19,615.09	19,615.06	0.03
901350 - Meeting Expense	0.00	87.81	(87.81)
902000 - Telephone/Pagers	1,273.33	80.66	1,192.67
902200 - Office Supplies & Expense	710.63	1,440.64	(730.01)
902800 - Website	279.99	47.99	232.00
902900 - Online Services	<u>287.65</u>	<u>287.65</u>	<u>0.00</u>
TOTAL GENERAL ADMINISTRATIVE	24,252.69	23,645.81	606.88
EMPLOYMENT EXPENSE			
910250 - Wages - Office	8,725.96	10,593.75	(1,867.79)
910800 - Wages-Bonuses 1	0.00	550.00	(550.00)
911100 - Wages-Employer Taxes	808.01	811.72	(3.71)
911200 - Wages-Payroll Processing	0.00	142.03	(142.03)
911300 - Wages-Workers Comp	175.00	492.00	(317.00)
911405 - Manager Subcontract	<u>16,023.25</u>	<u>16,023.25</u>	<u>0.00</u>
TOTAL EMPLOYMENT EXPENSE	25,732.22	28,612.75	(2,880.53)
TOTAL EXPENSES	108,745.39	108,472.48	272.91
NET INCOME/(LOSS)	<u><u>2,676.40</u></u>	<u><u>3,193.08</u></u>	<u><u>(516.68)</u></u>

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	Current Month Operating	Current Month Reserves	Current Month Total
REVENUES			
ASSESSMENTS			
400100 - Assessments	155,128.00	0.00	155,128.00
410900 - Revenue Due To Reserves	(45,592.00)	0.00	(45,592.00)
402200 - Assessments Reserves	0.00	45,592.00	45,592.00
TOTAL ASSESSMENTS	109,536.00	45,592.00	155,128.00
OTHER REVENUES			
420100 - Late Charges	140.00	0.00	140.00
420300 - Late Interest	70.12	0.00	70.12
430100 - Interest Income	0.00	615.15	615.15
445300 - Collection Exp Reimb	145.00	0.00	145.00
445800 - Working Capital	138.12	0.00	138.12
455700 - Laundry Income	1,392.55	0.00	1,392.55
TOTAL OTHER REVENUES	1,885.79	615.15	2,500.94
TOTAL REVENUES	111,421.79	46,207.15	157,628.94
EXPENSES			
BUILDING EXPENSES			
500100 - Building Maintenance	929.32	1,800.00	2,729.32
500721 - Moen Valves	(450.00)	0.00	(450.00)
501450 - Carpet Cleaning	232.50	0.00	232.50
504200 - Cleaning/Janitorial	4,504.00	0.00	4,504.00
TOTAL BUILDING EXPENSES	5,215.82	1,800.00	7,015.82
MECHANICAL EQUIPMENT SYSTEMS			
525100 - HVAC/Boiler Contract	2,258.33	0.00	2,258.33
525200 - HVAC/Boiler Repairs	1,015.00	0.00	1,015.00
535100 - Elevator Maint Contract	2,135.40	0.00	2,135.40
535400 - Elevator inspection Fee	840.00	0.00	840.00
TOTAL MECHANICAL EQUIPMENT SYSTEMS	6,248.73	0.00	6,248.73
FIRE ENTRY SECURITY SYS & SERVICES			
545050 - Fire/Entry/Security Systems	5,511.55	0.00	5,511.55
TOTAL FIRE ENTRY SECURITY SYS & SERVICES	5,511.55	0.00	5,511.55
RECREATION FACILITIES			
600300 - Pool Equipment	592.31	0.00	592.31
610100 - Exercise Equipment	200.00	0.00	200.00
610200 - Exercise Room	800.00	0.00	800.00
620100 - Clubhouse	98.81	0.00	98.81
635145 - Community Center	1,281.49	0.00	1,281.49
TOTAL RECREATION FACILITIES	2,972.61	0.00	2,972.61
GROUPS			
700100 - Landscape Contract	3,243.84	0.00	3,243.84
700150 - Grounds Maintenance	664.95	0.00	664.95
700400 - Trees	650.00	0.00	650.00
701500 - Snow Removal	3,015.00	0.00	3,015.00
TOTAL GROUNDS EXPENSE	7,573.79	0.00	7,573.79
UTILITIES			
800150 - Gas	14,189.33	0.00	14,189.33
800200 - Electricity	4,002.58	0.00	4,002.58
800300 - Water & Sewer	9,824.12	0.00	9,824.12
800800 - Trash Removal	3,221.95	0.00	3,221.95

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TOTAL UTILITIES	31,237.98	0.00	31,237.98
GENERAL ADMINISTRATIVE			
900100 - Management	1,953.00	0.00	1,953.00
900330 - Collection Expense	133.00	0.00	133.00
900700 - Insurance	19,615.09	0.00	19,615.09
902000 - Telephone/Pagers	1,273.33	0.00	1,273.33
902200 - Office Supplies & Expense	710.63	0.00	710.63
902800 - Website	279.99	0.00	279.99
902900 - Online Services	287.65	0.00	287.65
903200 - Bank Charges	0.00	300.00	300.00
TOTAL GENERAL ADMINISTRATIVE	24,252.69	300.00	24,552.69
EMPLOYMENT EXPENSE			
910250 - Wages - Office	8,725.96	0.00	8,725.96
911100 - Wages-Employer Taxes	808.01	0.00	808.01
911300 - Wages-Workers Comp	175.00	0.00	175.00
911405 - Manager Subcontract	16,023.25	0.00	16,023.25
TOTAL EMPLOYMENT EXPENSE	25,732.22	0.00	25,732.22
TOTAL EXPENSES	108,745.39	2,100.00	110,845.39
NET INCOME/(LOSS)	2,676.40	44,107.15	46,783.55

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	YTD Operating	YTD Reserves	YTD Total
REVENUES			
ASSESSMENTS			
400100 - Assessments	1,396,152.00	0.00	1,396,152.00
410900 - Revenue Due To Reserves	(410,328.00)	0.00	(410,328.00)
402200 - Assessments Reserves	0.00	410,328.00	410,328.00
TOTAL ASSESSMENTS	985,824.00	410,328.00	1,396,152.00
OTHER REVENUES			
420100 - Late Charges	1,546.00	0.00	1,546.00
420300 - Late Interest	787.46	0.00	787.46
424999 - Misc Other Revenue	260.00	0.00	260.00
430100 - Interest Income	0.00	6,063.43	6,063.43
445100 - Fines & Violations	200.00	0.00	200.00
445300 - Collection Exp Reimb	435.00	0.00	435.00
445500 - Key/FOB Fees	315.00	0.00	315.00
445800 - Working Capital	1,819.42	0.00	1,819.42
455600 - Clubhouse/Party Room Rent	485.00	0.00	485.00
455700 - Laundry Income	13,529.47	0.00	13,529.47
TOTAL OTHER REVENUES	19,377.35	6,063.43	25,440.78
TOTAL REVENUES	1,005,201.35	416,391.43	1,421,592.78
EXPENSES			
BUILDING EXPENSES			
500100 - Building Maintenance	17,580.04	8,093.82	25,673.86
500113 - Building Repair	0.00	122,728.81	122,728.81
500300 - Building Maint-Exterior	0.00	1,500.00	1,500.00
500640 - Stucco	0.00	6,350.00	6,350.00
500700 - Plumbing	3,914.64	1,200.00	5,114.64
500721 - Moen Valves	(1,350.00)	0.00	(1,350.00)
501450 - Carpet Cleaning	1,995.38	0.00	1,995.38
502100 - Roof	4,463.57	0.00	4,463.57
503700 - Pest Control	750.00	0.00	750.00
504200 - Cleaning/Janitorial	38,823.98	0.00	38,823.98
TOTAL BUILDING EXPENSES	66,177.61	139,872.63	206,050.24
MECHANICAL EQUIPMENT SYSTEMS			
525100 - HVAC/Boiler Contract	20,908.32	0.00	20,908.32
525200 - HVAC/Boiler Repairs	7,655.59	155,140.57	162,796.16
535100 - Elevator Maint Contract	8,469.39	0.00	8,469.39
535400 - Elevator inspection Fee	840.00	0.00	840.00
TOTAL MECHANICAL EQUIPMENT SYSTEMS	37,873.30	155,140.57	193,013.87
FIRE ENTRY SECURITY SYS & SERVICES			
545050 - Fire/Entry/Security Systems	15,965.12	0.00	15,965.12
TOTAL FIRE ENTRY SECURITY SYS & SERVICES	15,965.12	0.00	15,965.12
RECREATION FACILITIES			
600200 - Pool	978.74	0.00	978.74
600300 - Pool Equipment	592.31	0.00	592.31
600600 - Pool Chemicals & Supplies	1,393.03	0.00	1,393.03
610100 - Exercise Equipment	651.98	0.00	651.98
610200 - Exercise Room	1,624.77	0.00	1,624.77
620100 - Clubhouse	1,232.03	0.00	1,232.03
635145 - Community Center	10,178.54	0.00	10,178.54
TOTAL RECREATION FACILITIES	16,651.40	0.00	16,651.40

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	YTD Operating	YTD Reserves	YTD Total
GROUNDS			
700100 - Landscape Contract	27,960.99	0.00	27,960.99
700150 - Grounds Maintenance	9,874.10	46.26	9,920.36
700400 - Trees	9,245.00	0.00	9,245.00
700900 - Sprinklers	8,016.88	0.00	8,016.88
701500 - Snow Removal	8,053.72	0.00	8,053.72
710450 - Parking Lot Maintenance	0.00	60,560.00	60,560.00
720100 - Concrete	0.00	7,707.75	7,707.75
721100 - Water Lines	1,280.00	0.00	1,280.00
TOTAL GROUNDS EXPENSE	64,430.69	68,314.01	132,744.70
UTILITIES			
800150 - Gas	90,954.75	0.00	90,954.75
800200 - Electricity	36,520.17	0.00	36,520.17
800300 - Water & Sewer	119,967.44	0.00	119,967.44
800800 - Trash Removal	28,057.68	0.00	28,057.68
TOTAL UTILITIES	275,500.04	0.00	275,500.04
GENERAL ADMINISTRATIVE			
900100 - Management	17,577.00	0.00	17,577.00
900330 - Collection Expense	606.00	0.00	606.00
900400 - Legal	1,798.00	0.00	1,798.00
900670 - Payment Plan Admin	142.03	0.00	142.03
900700 - Insurance	174,982.05	0.00	174,982.05
900800 - Insurance Deductible/Claims	2,500.00	0.00	2,500.00
900900 - Audit/Tax Prep	3,300.00	0.00	3,300.00
901101 - Income Tax Expense	50.00	0.00	50.00
901350 - Meeting Expense	952.09	0.00	952.09
902000 - Telephone/Pagers	11,264.99	0.00	11,264.99
902200 - Office Supplies & Expense	7,181.33	0.00	7,181.33
902800 - Website	391.87	0.00	391.87
902900 - Online Services	2,680.73	0.00	2,680.73
903000 - Engineers/Consultants	9,100.00	0.00	9,100.00
903200 - Bank Charges	0.00	510.00	510.00
904999 - Other General Admin Expenses	984.75	0.00	984.75
TOTAL GENERAL ADMINISTRATIVE	233,510.84	510.00	234,020.84
EMPLOYMENT EXPENSE			
910250 - Wages - Office	85,150.56	0.00	85,150.56
910800 - Wages-Bonuses 1	550.00	0.00	550.00
911100 - Wages-Employer Taxes	6,882.62	0.00	6,882.62
911200 - Wages-Payroll Processing	1,013.95	0.00	1,013.95
911300 - Wages-Workers Comp	667.00	0.00	667.00
911405 - Manager Subcontract	145,617.49	0.00	145,617.49
TOTAL EMPLOYMENT EXPENSE	239,881.62	0.00	239,881.62
TOTAL EXPENSES	949,990.62	363,837.21	1,313,827.83
NET INCOME/(LOSS)	55,210.73	52,554.22	107,764.95