

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

	Operating	Reserves	Total
CASH			
100100 - Citywide Banks	61,228.93	181,424.69	242,653.62
100300 - US Bank Payroll	0.00	106,259.57	106,259.57
100400 - Petty Cash	400.00	0.00	400.00
100500 - Centennial Bank Checking	1,388.32	0.00	1,388.32
100600 - Centennial Bank Savings	4.95	1,831.23	1,836.18
100700 - UBS Business Service Acct	0.00	48,369.22	48,369.22
100800 - Wells Fargo Market Linked CD	0.00	108,117.01	108,117.01
TOTAL CASH	63,022.20	446,001.72	509,023.92
DUE (TO)/FROM			
111200 - Due (To)/From Current Year	(4,939.00)	4,939.00	0.00
111250 - Due (To)/From Prior Years	(108,399.07)	108,399.07	0.00
TOTAL DUE TO/FROM	(113,338.07)	113,338.07	0.00
NET	(50,315.87)	559,339.79	509,023.92
ACCOUNTS RECEIVABLE			
130100 - Assessments Receivable	11,298.83	0.00	11,298.83
TOTAL ACCOUNTS RECEIVABLE	11,298.83	0.00	11,298.83
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	74,630.97	559,339.79	633,970.76
LIABILITIES			
ACCOUNTS PAYABLE			
200100 - Prepaid Assessments	56,273.00	0.00	56,273.00
TOTAL ACCOUNTS PAYABLE	56,273.00	0.00	56,273.00
OTHER PAYABLES			
210100 - Other Payables	908.91	0.00	908.91
TOTAL OTHER PAYABLES	908.91	0.00	908.91
TOTAL LIABILITIES	57,181.91	0.00	57,181.91
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	13,101.91	49,034.04	62,135.95
TOTAL EQUITY	17,449.06	559,339.79	576,788.85
TOTAL LIABILITIES & EQUITY	74,630.97	559,339.79	633,970.76

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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	<u>(45,592.00)</u>	<u>(45,592.00)</u>	<u>0.00</u>
TOTAL ASSESSMENTS	<u>109,536.00</u>	<u>109,536.00</u>	<u>0.00</u>
OTHER REVENUES			
420100 - Late Charges	400.00	380.00	20.00
420300 - Late Interest	110.42	88.70	21.72
424999 - Misc Other Revenue	0.00	260.00	(260.00)
445100 - Fines & Violations	100.00	0.00	100.00
445300 - Collection/NSF Fees	(85.00)	0.00	(85.00)
445800 - Working Capital	138.12	396.96	(258.84)
455600 - Clubhouse/Party Room Rent	0.00	50.00	(50.00)
455700 - Laundry Income	<u>1,373.33</u>	<u>1,582.76</u>	<u>(209.43)</u>
TOTAL OTHER REVENUES	<u>2,036.87</u>	<u>2,758.42</u>	<u>(721.55)</u>
TOTAL REVENUES	<u>111,572.87</u>	<u>112,294.42</u>	<u>(721.55)</u>
EXPENSES			
BUILDING EXPENSES			
500100 - Building Maintenance	1,975.23	3,269.31	(1,294.08)
500700 - Plumbing	1,750.00	450.00	1,300.00
500721 - Moen Valves	0.00	(150.00)	150.00
501450 - Carpet Cleaning	0.00	260.00	(260.00)
504200 - Cleaning/Janitorial	<u>3,966.66</u>	<u>3,916.66</u>	<u>50.00</u>
TOTAL BUILDING EXPENSES	<u>7,691.89</u>	<u>7,745.97</u>	<u>(54.08)</u>
MECHANICAL EQUIPMENT SYSTEMS			
525100 - HVAC/Boiler Contract	2,236.00	2,930.99	(694.99)
535100 - Elevator Maint Contract	<u>2,063.19</u>	<u>0.00</u>	<u>2,063.19</u>
TOTAL MECHANICAL EQUIPMENT SYSTEMS	<u>4,299.19</u>	<u>2,930.99</u>	<u>1,368.20</u>
FIRE ENTRY SECURITY SYS & SERVICES			
545050 - Fire/Entry/Security Systems	<u>910.84</u>	<u>0.00</u>	<u>910.84</u>
TOTAL FIRE ENTRY SECURITY SYS & SERVICES	<u>910.84</u>	<u>0.00</u>	<u>910.84</u>
RECREATION FACILITIES			
600200 - Pool	400.00	0.00	400.00
600600 - Pool Chemicals & Supplies	622.98	0.00	622.98
610100 - Exercise Equipment	300.00	0.00	300.00
610200 - Exercise Room	31.99	0.00	31.99
635145 - Community Center	<u>1,162.38</u>	<u>1,137.86</u>	<u>24.52</u>
TOTAL RECREATION FACILITIES	<u>2,517.35</u>	<u>1,137.86</u>	<u>1,379.49</u>
GROUNDS			
700100 - Landscape Contract	3,453.33	3,003.33	450.00
700150 - Grounds Maintenance	5,336.36	2,238.36	3,098.00
700900 - Sprinklers	<u>675.96</u>	<u>0.00</u>	<u>675.96</u>
TOTAL GROUNDS EXPENSE	<u>9,465.65</u>	<u>5,241.69</u>	<u>4,223.96</u>
UTILITIES			
800150 - Gas	10,451.60	14,274.14	(3,822.54)
800200 - Electricity	4,282.43	3,637.56	644.87
800300 - Water & Sewer	12,564.02	10,801.94	1,762.08
800800 - Trash Removal	<u>3,769.95</u>	<u>0.00</u>	<u>3,769.95</u>

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	Current Month Operating	Prior Month Operating	Difference Operating
TOTAL UTILITIES	31,068.00	28,713.64	2,354.36
GENERAL ADMINISTRATIVE			
900100 - Management	1,953.00	0.00	1,953.00
900400 - Legal	578.00	1,220.00	(642.00)
900670 - Payment Plan Admin	142.03	0.00	142.03
900700 - Insurance	19,615.08	16,153.75	3,461.33
900900 - Audit/Tax Prep	3,300.00	0.00	3,300.00
901350 - Meeting Expense	83.39	161.15	(77.76)
902000 - Telephone/Pagers	1,354.69	79.82	1,274.87
902200 - Office Supplies & Expense	526.93	753.71	(226.78)
902800 - Website	0.00	17.95	(17.95)
902900 - Online Services	194.25	287.65	(93.40)
903000 - Engineers/Consultants	2,100.00	2,100.00	0.00
904999 - Other General Admin Expenses	234.75	0.00	234.75
TOTAL GENERAL ADMINISTRATIVE	30,082.12	20,774.03	9,308.09
EMPLOYMENT EXPENSE			
910250 - Wages - Office	8,494.16	8,805.31	(311.15)
911100 - Wages-Employer Taxes	687.85	714.05	(26.20)
911405 - Manager Subcontract	18,063.61	14,950.84	3,112.77
TOTAL EMPLOYMENT EXPENSE	27,245.62	24,470.20	2,775.42
TOTAL EXPENSES	113,280.66	91,014.38	22,266.28
NET INCOME/(LOSS)	(1,707.79)	21,280.04	(22,987.83)

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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	400.00	0.00	400.00
420300 - Late Interest	110.42	0.00	110.42
430100 - Interest Income	0.00	1,458.16	1,458.16
445100 - Fines & Violations	100.00	0.00	100.00
445300 - Collection/NSF Fees	(85.00)	0.00	(85.00)
445800 - Working Capital	138.12	0.00	138.12
455700 - Laundry Income	1,373.33	0.00	1,373.33
TOTAL OTHER REVENUES	2,036.87	1,458.16	3,495.03
TOTAL REVENUES	111,572.87	47,050.16	158,623.03
EXPENSES			
BUILDING EXPENSES			
500100 - Building Maintenance	1,975.23	0.00	1,975.23
500113 - Building Repair	0.00	24,248.75	24,248.75
500700 - Plumbing	1,750.00	0.00	1,750.00
504200 - Cleaning/Janitorial	3,966.66	0.00	3,966.66
TOTAL BUILDING EXPENSES	7,691.89	24,248.75	31,940.64
MECHANICAL EQUIPMENT SYSTEMS			
525100 - HVAC/Boiler Contract	2,236.00	0.00	2,236.00
535100 - Elevator Maint Contract	2,063.19	0.00	2,063.19
TOTAL MECHANICAL EQUIPMENT SYSTEMS	4,299.19	0.00	4,299.19
FIRE ENTRY SECURITY SYS & SERVICES			
545050 - Fire/Entry/Security Systems	910.84	0.00	910.84
TOTAL FIRE ENTRY SECURITY SYS & SERVICES	910.84	0.00	910.84
RECREATION FACILITIES			
600200 - Pool	400.00	0.00	400.00
600600 - Pool Chemicals & Supplies	622.98	0.00	622.98
610100 - Exercise Equipment	300.00	0.00	300.00
610200 - Exercise Room	31.99	0.00	31.99
635145 - Community Center	1,162.38	0.00	1,162.38
TOTAL RECREATION FACILITIES	2,517.35	0.00	2,517.35
GROUNDS			
700100 - Landscape Contract	3,453.33	0.00	3,453.33
700150 - Grounds Maintenance	5,336.36	0.00	5,336.36
700900 - Sprinklers	675.96	0.00	675.96
TOTAL GROUNDS EXPENSE	9,465.65	0.00	9,465.65
UTILITIES			
800150 - Gas	10,451.60	0.00	10,451.60
800200 - Electricity	4,282.43	0.00	4,282.43
800300 - Water & Sewer	12,564.02	0.00	12,564.02
800800 - Trash Removal	3,769.95	0.00	3,769.95
TOTAL UTILITIES	31,068.00	0.00	31,068.00

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GENERAL ADMINISTRATIVE			
900100 - Management	1,953.00	0.00	1,953.00
900400 - Legal	578.00	0.00	578.00
900670 - Payment Plan Admin	142.03	0.00	142.03
900700 - Insurance	19,615.08	0.00	19,615.08
900900 - Audit/Tax Prep	3,300.00	0.00	3,300.00
901350 - Meeting Expense	83.39	0.00	83.39
902000 - Telephone/Pagers	1,354.69	0.00	1,354.69
902200 - Office Supplies & Expense	526.93	0.00	526.93
902900 - Online Services	194.25	0.00	194.25
903000 - Engineers/Consultants	2,100.00	0.00	2,100.00
903200 - Bank Charges	0.00	35.00	35.00
904999 - Other General Admin Expenses	234.75	0.00	234.75
TOTAL GENERAL ADMINISTRATIVE	30,082.12	35.00	30,117.12
EMPLOYMENT EXPENSE			
910250 - Wages - Office	8,494.16	0.00	8,494.16
911100 - Wages-Employer Taxes	687.85	0.00	687.85
911405 - Manager Subcontract	18,063.61	0.00	18,063.61
TOTAL EMPLOYMENT EXPENSE	27,245.62	0.00	27,245.62
TOTAL EXPENSES	113,280.66	24,283.75	137,564.41
NET INCOME/(LOSS)	(1,707.79)	22,766.41	21,058.62

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	YTD Operating	YTD Reserves	YTD Total
REVENUES			
ASSESSMENTS			
400100 - Assessments	465,384.00	0.00	465,384.00
410900 - Revenue Due To Reserves	(136,776.00)	0.00	(136,776.00)
402200 - Assessments Reserves	0.00	136,776.00	136,776.00
TOTAL ASSESSMENTS	328,608.00	136,776.00	465,384.00
OTHER REVENUES			
420100 - Late Charges	640.00	0.00	640.00
420300 - Late Interest	199.12	0.00	199.12
424999 - Misc Other Revenue	260.00	0.00	260.00
430100 - Interest Income	0.00	2,488.12	2,488.12
445100 - Fines & Violations	100.00	0.00	100.00
445800 - Working Capital	643.08	0.00	643.08
455600 - Clubhouse/Party Room Rent	100.00	0.00	100.00
455700 - Laundry Income	4,543.83	0.00	4,543.83
TOTAL OTHER REVENUES	6,486.03	2,488.12	8,974.15
TOTAL REVENUES	335,094.03	139,264.12	474,358.15
EXPENSES			
BUILDING EXPENSES			
500100 - Building Maintenance	9,241.86	3,903.82	13,145.68
500113 - Building Repair	0.00	86,245.00	86,245.00
500700 - Plumbing	2,408.01	0.00	2,408.01
500721 - Moen Valves	(150.00)	0.00	(150.00)
501450 - Carpet Cleaning	410.00	0.00	410.00
502100 - Roof	1,782.72	0.00	1,782.72
504200 - Cleaning/Janitorial	11,799.98	0.00	11,799.98
TOTAL BUILDING EXPENSES	25,492.57	90,148.82	115,641.39
MECHANICAL EQUIPMENT SYSTEMS			
525100 - HVAC/Boiler Contract	7,402.99	0.00	7,402.99
535100 - Elevator Maint Contract	7,614.17	0.00	7,614.17
TOTAL MECHANICAL EQUIPMENT SYSTEMS	15,017.16	0.00	15,017.16
FIRE ENTRY SECURITY SYS & SERVICES			
545050 - Fire/Entry/Security Systems	1,405.84	0.00	1,405.84
TOTAL FIRE ENTRY SECURITY SYS & SERVICES	1,405.84	0.00	1,405.84
RECREATION FACILITIES			
600200 - Pool	400.00	0.00	400.00
600600 - Pool Chemicals & Supplies	622.98	0.00	622.98
610100 - Exercise Equipment	451.98	0.00	451.98
610200 - Exercise Room	66.08	0.00	66.08
635145 - Community Center	3,406.57	0.00	3,406.57
TOTAL RECREATION FACILITIES	4,947.61	0.00	4,947.61
GROUNDS			
700100 - Landscape Contract	9,459.99	0.00	9,459.99
700150 - Grounds Maintenance	7,688.99	46.26	7,735.25
700400 - Trees	5,755.00	0.00	5,755.00
700900 - Sprinklers	5,780.18	0.00	5,780.18
701500 - Snow Removal	1,035.00	0.00	1,035.00
TOTAL GROUNDS EXPENSE	29,719.16	46.26	29,765.42
UTILITIES			

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800150 - Gas	43,345.38	0.00	43,345.38
800200 - Electricity	11,464.07	0.00	11,464.07
800300 - Water & Sewer	33,082.72	0.00	33,082.72
800800 - Trash Removal	6,390.83	0.00	6,390.83
TOTAL UTILITIES	94,283.00	0.00	94,283.00
GENERAL ADMINISTRATIVE			
900100 - Management	3,906.00	0.00	3,906.00
900400 - Legal	1,798.00	0.00	1,798.00
900670 - Payment Plan Admin	142.03	0.00	142.03
900700 - Insurance	51,922.58	0.00	51,922.58
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	303.19	0.00	303.19
902000 - Telephone/Pagers	5,002.13	0.00	5,002.13
902200 - Office Supplies & Expense	1,980.24	0.00	1,980.24
902800 - Website	17.95	0.00	17.95
902900 - Online Services	787.50	0.00	787.50
903000 - Engineers/Consultants	4,200.00	0.00	4,200.00
903200 - Bank Charges	0.00	35.00	35.00
904999 - Other General Admin Expenses	734.75	0.00	734.75
TOTAL GENERAL ADMINISTRATIVE	74,144.37	35.00	74,179.37
EMPLOYMENT EXPENSE			
910250 - Wages - Office	26,706.62	0.00	26,706.62
911100 - Wages-Employer Taxes	2,168.47	0.00	2,168.47
911200 - Wages-Payroll Processing	142.03	0.00	142.03
911405 - Manager Subcontract	47,965.29	0.00	47,965.29
TOTAL EMPLOYMENT EXPENSE	76,982.41	0.00	76,982.41
TOTAL EXPENSES	321,992.12	90,230.08	412,222.20
NET INCOME/(LOSS)	13,101.91	49,034.04	62,135.95