

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

	Operating	Reserves	Total
CASH			
100100 - Citywide Banks	20,890.93	167,850.41	188,741.34
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	881.56	0.00	881.56
100600 - Centennial Bank Savings	4.95	1,831.23	1,836.18
100700 - UBS Business Service Acct	0.00	48,371.18	48,371.18
100800 - Wells Fargo Market Linked CD	0.00	108,117.01	108,117.01
TOTAL CASH	22,177.44	432,429.40	454,606.84
DUE (TO)/FROM			
111250 - Due (To)/From Prior Years	(108,399.07)	108,399.07	0.00
TOTAL DUE TO/FROM	(108,399.07)	108,399.07	0.00
NET	(86,221.63)	540,828.47	454,606.84
ACCOUNTS RECEIVABLE			
130100 - Assessments Receivable	14,764.14	0.00	14,764.14
TOTAL ACCOUNTS RECEIVABLE	14,764.14	0.00	14,764.14
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	42,190.52	540,828.47	583,018.99
LIABILITIES			
ACCOUNTS PAYABLE			
200100 - Prepaid Assessments	51,806.02	0.00	51,806.02
TOTAL ACCOUNTS PAYABLE	51,806.02	0.00	51,806.02
OTHER PAYABLES			
210100 - Other Payables	908.91	0.00	908.91
TOTAL OTHER PAYABLES	908.91	0.00	908.91
TOTAL LIABILITIES	52,714.93	0.00	52,714.93
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	(14,871.56)	30,522.72	15,651.16
TOTAL EQUITY	(10,524.41)	540,828.47	530,304.06
TOTAL LIABILITIES & EQUITY	42,190.52	540,828.47	583,018.99

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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	93.00	400.00	(307.00)
420300 - Late Interest	99.05	110.42	(11.37)
445100 - Fines & Violations	0.00	100.00	(100.00)
445300 - Collection/NSF Fees	105.00	315.00	(210.00)
445500 - Key/FOB Fees	25.00	0.00	25.00
445800 - Working Capital	196.00	138.12	57.88
455700 - Laundry Income	1,414.62	1,373.33	41.29
TOTAL OTHER REVENUES	1,932.67	2,436.87	(504.20)
TOTAL REVENUES	111,468.67	111,972.87	(504.20)
EXPENSES			
BUILDING EXPENSES			
500100 - Building Maintenance	1,526.98	1,975.23	(448.25)
500700 - Plumbing	0.00	1,750.00	(1,750.00)
501310 - Lighting	198.68	0.00	198.68
503700 - Pest Control	750.00	0.00	750.00
504200 - Cleaning/Janitorial	3,916.66	3,966.66	(50.00)
TOTAL BUILDING EXPENSES	6,392.32	7,691.89	(1,299.57)
MECHANICAL EQUIPMENT SYSTEMS			
525100 - HVAC/Boiler Contract	2,236.00	2,236.00	0.00
525200 - HVAC/Boiler Repairs	240.00	0.00	240.00
535100 - Elevator Maint Contract	0.00	2,063.19	(2,063.19)
TOTAL MECHANICAL EQUIPMENT SYSTEMS	2,476.00	4,299.19	(1,823.19)
FIRE ENTRY SECURITY SYS & SERVICES			
545050 - Fire/Entry/Security Systems	5,171.22	910.84	4,260.38
TOTAL FIRE ENTRY SECURITY SYS & SERVICES	5,171.22	910.84	4,260.38
RECREATION FACILITIES			
600200 - Pool	178.74	400.00	(221.26)
600600 - Pool Chemicals & Supplies	770.05	622.98	147.07
610100 - Exercise Equipment	0.00	300.00	(300.00)
610200 - Exercise Room	720.00	31.99	688.01
635145 - Community Center	1,194.15	1,162.38	31.77
TOTAL RECREATION FACILITIES	2,862.94	2,517.35	345.59
GROUND			
UTILITIES			
700100 - Landscape Contract	3,003.33	3,453.33	(450.00)
700150 - Grounds Maintenance	315.27	5,336.36	(5,021.09)
700900 - Sprinklers	0.00	675.96	(675.96)
TOTAL GROUNDS EXPENSE	3,318.60	9,465.65	(6,147.05)
UTILITIES			
800150 - Gas	6,168.18	10,451.60	(4,283.42)
800200 - Electricity	4,409.88	4,282.43	127.45
800300 - Water & Sewer	18,582.17	12,564.02	6,018.15
800800 - Trash Removal	6,999.90	3,769.95	3,229.95

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	Current Month Operating	Prior Month Operating	Difference Operating
TOTAL UTILITIES	36,160.13	31,068.00	5,092.13
GENERAL ADMINISTRATIVE			
900100 - Management	3,906.00	1,953.00	1,953.00
900400 - Legal	0.00	578.00	(578.00)
900670 - Payment Plan Admin	0.00	142.03	(142.03)
900700 - Insurance	44,107.16	19,615.08	24,492.08
900800 - Insurance Deductible/Claims	2,500.00	0.00	2,500.00
900900 - Audit/Tax Prep	0.00	3,300.00	(3,300.00)
901350 - Meeting Expense	325.84	83.39	242.45
902000 - Telephone/Pagers	1,243.58	1,354.69	(111.11)
902200 - Office Supplies & Expense	638.51	526.93	111.58
902800 - Website	17.95	0.00	17.95
902900 - Online Services	287.65	194.25	93.40
903000 - Engineers/Consultants	0.00	2,100.00	(2,100.00)
904999 - Other General Admin Expenses	125.00	0.00	125.00
TOTAL GENERAL ADMINISTRATIVE	53,151.69	29,847.37	23,304.32
EMPLOYMENT EXPENSE			
910250 - Wages - Office	12,988.49	8,494.16	4,494.33
911100 - Wages-Employer Taxes	1,048.26	687.85	360.41
911200 - Wages-Payroll Processing	284.06	0.00	284.06
911405 - Manager Subcontract	15,988.43	18,063.61	(2,075.18)
TOTAL EMPLOYMENT EXPENSE	30,309.24	27,245.62	3,063.62
TOTAL EXPENSES	139,842.14	113,045.91	26,796.23
NET INCOME/(LOSS)	(28,373.47)	(1,073.04)	(27,300.43)

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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	93.00	0.00	93.00
420300 - Late Interest	99.05	0.00	99.05
430100 - Interest Income	0.00	144.43	144.43
445300 - Collection/NSF Fees	105.00	0.00	105.00
445500 - Key/FOB Fees	25.00	0.00	25.00
445800 - Working Capital	196.00	0.00	196.00
455700 - Laundry Income	1,414.62	0.00	1,414.62
TOTAL OTHER REVENUES	1,932.67	144.43	2,077.10
TOTAL REVENUES	111,468.67	45,736.43	157,205.10
EXPENSES			
BUILDING EXPENSES			
500100 - Building Maintenance	1,526.98	0.00	1,526.98
500113 - Building Repair	0.00	650.00	650.00
501310 - Lighting	198.68	0.00	198.68
503700 - Pest Control	750.00	0.00	750.00
504200 - Cleaning/Janitorial	3,916.66	0.00	3,916.66
TOTAL BUILDING EXPENSES	6,392.32	650.00	7,042.32
MECHANICAL EQUIPMENT SYSTEMS			
525100 - HVAC/Boiler Contract	2,236.00	0.00	2,236.00
525200 - HVAC/Boiler Repairs	240.00	0.00	240.00
TOTAL MECHANICAL EQUIPMENT SYSTEMS	2,476.00	0.00	2,476.00
FIRE ENTRY SECURITY SYS & SERVICES			
545050 - Fire/Entry/Security Systems	5,171.22	0.00	5,171.22
TOTAL FIRE ENTRY SECURITY SYS & SERVICES	5,171.22	0.00	5,171.22
RECREATION FACILITIES			
600200 - Pool	178.74	0.00	178.74
600600 - Pool Chemicals & Supplies	770.05	0.00	770.05
610200 - Exercise Room	720.00	0.00	720.00
635145 - Community Center	1,194.15	0.00	1,194.15
TOTAL RECREATION FACILITIES	2,862.94	0.00	2,862.94
GROUNDS			
700100 - Landscape Contract	3,003.33	0.00	3,003.33
700150 - Grounds Maintenance	315.27	0.00	315.27
710450 - Parking Lot Maintenance	0.00	60,560.00	60,560.00
720100 - Concrete	0.00	3,037.75	3,037.75
TOTAL GROUNDS EXPENSE	3,318.60	63,597.75	66,916.35
UTILITIES			
800150 - Gas	6,168.18	0.00	6,168.18
800200 - Electricity	4,409.88	0.00	4,409.88
800300 - Water & Sewer	18,582.17	0.00	18,582.17
800800 - Trash Removal	6,999.90	0.00	6,999.90

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TOTAL UTILITIES	36,160.13	0.00	36,160.13
GENERAL ADMINISTRATIVE			
900100 - Management	3,906.00	0.00	3,906.00
900700 - Insurance	44,107.16	0.00	44,107.16
900800 - Insurance Deductible/Claims	2,500.00	0.00	2,500.00
901350 - Meeting Expense	325.84	0.00	325.84
902000 - Telephone/Pagers	1,243.58	0.00	1,243.58
902200 - Office Supplies & Expense	638.51	0.00	638.51
902800 - Website	17.95	0.00	17.95
902900 - Online Services	287.65	0.00	287.65
904999 - Other General Admin Expenses	125.00	0.00	125.00
TOTAL GENERAL ADMINISTRATIVE	53,151.69	0.00	53,151.69
EMPLOYMENT EXPENSE			
910250 - Wages - Office	12,988.49	0.00	12,988.49
911100 - Wages-Employer Taxes	1,048.26	0.00	1,048.26
911200 - Wages-Payroll Processing	284.06	0.00	284.06
911405 - Manager Subcontract	15,988.43	0.00	15,988.43
TOTAL EMPLOYMENT EXPENSE	30,309.24	0.00	30,309.24
TOTAL EXPENSES	139,842.14	64,247.75	204,089.89
NET INCOME/(LOSS)	(28,373.47)	(18,511.32)	(46,884.79)

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	YTD Operating	YTD Reserves	YTD Total
REVENUES			
ASSESSMENTS			
400100 - Assessments	620,512.00	0.00	620,512.00
410900 - Revenue Due To Reserves	(182,368.00)	0.00	(182,368.00)
402200 - Assessments Reserves	0.00	182,368.00	182,368.00
TOTAL ASSESSMENTS	438,144.00	182,368.00	620,512.00
OTHER REVENUES			
420100 - Late Charges	733.00	0.00	733.00
420300 - Late Interest	298.17	0.00	298.17
424999 - Misc Other Revenue	260.00	0.00	260.00
430100 - Interest Income	0.00	2,632.55	2,632.55
445100 - Fines & Violations	100.00	0.00	100.00
445300 - Collection/NSF Fees	505.00	0.00	505.00
445500 - Key/FOB Fees	25.00	0.00	25.00
445800 - Working Capital	839.08	0.00	839.08
455600 - Clubhouse/Party Room Rent	100.00	0.00	100.00
455700 - Laundry Income	5,958.45	0.00	5,958.45
TOTAL OTHER REVENUES	8,818.70	2,632.55	11,451.25
TOTAL REVENUES	446,962.70	185,000.55	631,963.25
EXPENSES			
BUILDING EXPENSES			
500100 - Building Maintenance	10,768.84	3,903.82	14,672.66
500113 - Building Repair	0.00	86,895.00	86,895.00
500700 - Plumbing	2,408.01	0.00	2,408.01
500721 - Moen Valves	(150.00)	0.00	(150.00)
501310 - Lighting	198.68	0.00	198.68
501450 - Carpet Cleaning	410.00	0.00	410.00
502100 - Roof	1,782.72	0.00	1,782.72
503700 - Pest Control	750.00	0.00	750.00
504200 - Cleaning/Janitorial	15,716.64	0.00	15,716.64
TOTAL BUILDING EXPENSES	31,884.89	90,798.82	122,683.71
MECHANICAL EQUIPMENT SYSTEMS			
525100 - HVAC/Boiler Contract	9,638.99	0.00	9,638.99
525200 - HVAC/Boiler Repairs	240.00	0.00	240.00
535100 - Elevator Maint Contract	7,614.17	0.00	7,614.17
TOTAL MECHANICAL EQUIPMENT SYSTEMS	17,493.16	0.00	17,493.16
FIRE ENTRY SECURITY SYS & SERVICES			
545050 - Fire/Entry/Security Systems	6,577.06	0.00	6,577.06
TOTAL FIRE ENTRY SECURITY SYS & SERVICES	6,577.06	0.00	6,577.06
RECREATION FACILITIES			
600200 - Pool	578.74	0.00	578.74
600600 - Pool Chemicals & Supplies	1,393.03	0.00	1,393.03
610100 - Exercise Equipment	451.98	0.00	451.98
610200 - Exercise Room	786.08	0.00	786.08
635145 - Community Center	4,600.72	0.00	4,600.72
TOTAL RECREATION FACILITIES	7,810.55	0.00	7,810.55
GROUND			
700100 - Landscape Contract	12,463.32	0.00	12,463.32
700150 - Grounds Maintenance	8,004.26	46.26	8,050.52
700400 - Trees	5,755.00	0.00	5,755.00

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	YTD Operating	YTD Reserves	YTD Total
700900 - Sprinklers	5,780.18	0.00	5,780.18
701500 - Snow Removal	1,035.00	0.00	1,035.00
710450 - Parking Lot Maintenance	0.00	60,560.00	60,560.00
720100 - Concrete	0.00	3,037.75	3,037.75
TOTAL GROUNDS EXPENSE	33,037.76	63,644.01	96,681.77
UTILITIES			
800150 - Gas	49,513.56	0.00	49,513.56
800200 - Electricity	15,873.95	0.00	15,873.95
800300 - Water & Sewer	51,664.89	0.00	51,664.89
800800 - Trash Removal	13,390.73	0.00	13,390.73
TOTAL UTILITIES	130,443.13	0.00	130,443.13
GENERAL ADMINISTRATIVE			
900100 - Management	7,812.00	0.00	7,812.00
900400 - Legal	1,798.00	0.00	1,798.00
900670 - Payment Plan Admin	142.03	0.00	142.03
900700 - Insurance	96,029.74	0.00	96,029.74
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	629.03	0.00	629.03
902000 - Telephone/Pagers	6,245.71	0.00	6,245.71
902200 - Office Supplies & Expense	2,618.75	0.00	2,618.75
902800 - Website	35.90	0.00	35.90
902900 - Online Services	1,075.15	0.00	1,075.15
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	859.75	0.00	859.75
TOTAL GENERAL ADMINISTRATIVE	127,296.06	35.00	127,331.06
EMPLOYMENT EXPENSE			
910250 - Wages - Office	39,695.11	0.00	39,695.11
911100 - Wages-Employer Taxes	3,216.73	0.00	3,216.73
911200 - Wages-Payroll Processing	426.09	0.00	426.09
911405 - Manager Subcontract	63,953.72	0.00	63,953.72
TOTAL EMPLOYMENT EXPENSE	107,291.65	0.00	107,291.65
TOTAL EXPENSES	461,834.26	154,477.83	616,312.09
NET INCOME/(LOSS)	(14,871.56)	30,522.72	15,651.16