

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

	Operating	Reserves	Total
CASH			
100100 - Citywide Banks	21,713.14	215,099.45	236,812.59
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	810.85	0.00	810.85
100600 - Centennial Bank Savings	4.95	1,831.23	1,836.18
100700 - UBS Business Service Acct	0.00	48,373.42	48,373.42
100800 - Wells Fargo Market Linked CD	0.00	108,927.58	108,927.58
TOTAL CASH	22,928.94	480,491.25	503,420.19
DUE (TO)/FROM			
111200 - Due (To)/From Current Year	43,883.44	(43,883.44)	0.00
111250 - Due (To)/From Prior Years	(108,399.07)	108,399.07	0.00
TOTAL DUE TO/FROM	(64,515.63)	64,515.63	0.00
NET	(41,586.69)	545,006.88	503,420.19
ACCOUNTS RECEIVABLE			
130100 - Assessments Receivable	15,461.29	0.00	15,461.29
TOTAL ACCOUNTS RECEIVABLE	15,461.29	0.00	15,461.29
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	87,522.61	545,006.88	632,529.49
LIABILITIES			
ACCOUNTS PAYABLE			
200100 - Prepaid Assessments	51,401.59	0.00	51,401.59
TOTAL ACCOUNTS PAYABLE	51,401.59	0.00	51,401.59
OTHER PAYABLES			
210100 - Other Payables	1,123.27	0.00	1,123.27
TOTAL OTHER PAYABLES	1,123.27	0.00	1,123.27
TOTAL LIABILITIES	52,524.86	0.00	52,524.86
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	30,650.60	34,701.13	65,351.73
TOTAL EQUITY	34,997.75	545,006.88	580,004.63
TOTAL LIABILITIES & EQUITY	87,522.61	545,006.88	632,529.49

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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	460.00	93.00	367.00
420300 - Late Interest	128.86	99.05	29.81
445300 - Collection/NSF Fees	40.00	105.00	(65.00)
445500 - Key/FOB Fees	0.00	25.00	(25.00)
445800 - Working Capital	371.40	196.00	175.40
455700 - Laundry Income	1,671.40	1,414.62	256.78
TOTAL OTHER REVENUES	2,671.66	1,932.67	738.99
TOTAL REVENUES	112,207.66	111,468.67	738.99
EXPENSES			
BUILDING EXPENSES			
500100 - Building Maintenance	756.75	1,526.98	(770.23)
500721 - Moen Valves	(150.00)	0.00	(150.00)
501310 - Lighting	0.00	198.68	(198.68)
502100 - Roof	2,680.85	0.00	2,680.85
503700 - Pest Control	0.00	750.00	(750.00)
504200 - Cleaning/Janitorial	3,916.66	3,916.66	0.00
TOTAL BUILDING EXPENSES	7,204.26	6,392.32	811.94
MECHANICAL EQUIPMENT SYSTEMS			
525100 - HVAC/Boiler Contract	2,236.00	2,236.00	0.00
525200 - HVAC/Boiler Repairs	0.00	240.00	(240.00)
535100 - Elevator Maint Contract	(5,550.98)	0.00	(5,550.98)
TOTAL MECHANICAL EQUIPMENT SYSTEMS	(3,314.98)	2,476.00	(5,790.98)
FIRE ENTRY SECURITY SYS & SERVICES			
545050 - Fire/Entry/Security Systems	350.87	5,171.22	(4,820.35)
TOTAL FIRE ENTRY SECURITY SYS & SERVICES	350.87	5,171.22	(4,820.35)
RECREATION FACILITIES			
600200 - Pool	0.00	178.74	(178.74)
600600 - Pool Chemicals & Supplies	0.00	770.05	(770.05)
610200 - Exercise Room	0.00	720.00	(720.00)
635145 - Community Center	1,191.53	1,194.15	(2.62)
TOTAL RECREATION FACILITIES	1,191.53	2,862.94	(1,671.41)
GROUNDS			
700100 - Landscape Contract	3,003.33	3,003.33	0.00
700150 - Grounds Maintenance	0.00	315.27	(315.27)
700400 - Trees	1,600.00	0.00	1,600.00
TOTAL GROUNDS EXPENSE	4,603.33	3,318.60	1,284.73
UTILITIES			
800150 - Gas	4,884.29	6,168.18	(1,283.89)
800200 - Electricity	4,411.91	4,409.88	2.03
800300 - Water & Sewer	15,849.68	18,582.17	(2,732.49)
800800 - Trash Removal	2,181.95	6,999.90	(4,817.95)
TOTAL UTILITIES	27,327.83	36,160.13	(8,832.30)

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GENERAL ADMINISTRATIVE			
900100 - Management	0.00	3,906.00	(3,906.00)
900700 - Insurance	492.00	44,107.16	(43,615.16)
900800 - Insurance Deductible/Claims	0.00	2,500.00	(2,500.00)
901350 - Meeting Expense	149.53	325.84	(176.31)
902000 - Telephone/Pagers	1,243.47	1,243.58	(0.11)
902200 - Office Supplies & Expense	291.58	638.51	(346.93)
902800 - Website	0.00	17.95	(17.95)
902900 - Online Services	315.64	287.65	27.99
903000 - Engineers/Consultants	1,400.00	0.00	1,400.00
TOTAL GENERAL ADMINISTRATIVE	3,892.22	53,026.69	(49,134.47)
EMPLOYMENT EXPENSE			
910250 - Wages - Office	8,757.87	12,988.49	(4,230.62)
911100 - Wages-Employer Taxes	684.14	1,048.26	(364.12)
911200 - Wages-Payroll Processing	0.00	284.06	(284.06)
911405 - Manager Subcontract	15,988.43	15,988.43	0.00
TOTAL EMPLOYMENT EXPENSE	25,430.44	30,309.24	(4,878.80)
TOTAL EXPENSES	66,685.50	139,717.14	(73,031.64)
NET INCOME/(LOSS)	45,522.16	(28,248.47)	73,770.63

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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	460.00	0.00	460.00
420300 - Late Interest	128.86	0.00	128.86
430100 - Interest Income	0.00	1,095.22	1,095.22
445300 - Collection Exp Reimb	40.00	0.00	40.00
445800 - Working Capital	371.40	0.00	371.40
455700 - Laundry Income	1,671.40	0.00	1,671.40
TOTAL OTHER REVENUES	2,671.66	1,095.22	3,766.88
TOTAL REVENUES	112,207.66	46,687.22	158,894.88
EXPENSES			
BUILDING EXPENSES			
500100 - Building Maintenance	756.75	0.00	756.75
500113 - Building Repair	0.00	34,483.81	34,483.81
500300 - Building Maint-Exterior	0.00	1,500.00	1,500.00
500640 - Stucco	0.00	6,350.00	6,350.00
500721 - Moen Valves	(150.00)	0.00	(150.00)
502100 - Roof	2,680.85	0.00	2,680.85
504200 - Cleaning/Janitorial	3,916.66	0.00	3,916.66
TOTAL BUILDING EXPENSES	7,204.26	42,333.81	49,538.07
MECHANICAL EQUIPMENT SYSTEMS			
525100 - HVAC/Boiler Contract	2,236.00	0.00	2,236.00
535100 - Elevator Maint Contract	(5,550.98)	0.00	(5,550.98)
TOTAL MECHANICAL EQUIPMENT SYSTEMS	(3,314.98)	0.00	(3,314.98)
FIRE ENTRY SECURITY SYS & SERVICES			
545050 - Fire/Entry/Security Systems	350.87	0.00	350.87
TOTAL FIRE ENTRY SECURITY SYS & SERVICES	350.87	0.00	350.87
RECREATION FACILITIES			
635145 - Community Center	1,191.53	0.00	1,191.53
TOTAL RECREATION FACILITIES	1,191.53	0.00	1,191.53
GROUNDS			
700100 - Landscape Contract	3,003.33	0.00	3,003.33
700400 - Trees	1,600.00	0.00	1,600.00
TOTAL GROUNDS EXPENSE	4,603.33	0.00	4,603.33
UTILITIES			
800150 - Gas	4,884.29	0.00	4,884.29
800200 - Electricity	4,411.91	0.00	4,411.91
800300 - Water & Sewer	15,849.68	0.00	15,849.68
800800 - Trash Removal	2,181.95	0.00	2,181.95
TOTAL UTILITIES	27,327.83	0.00	27,327.83
GENERAL ADMINISTRATIVE			
900700 - Insurance	492.00	0.00	492.00
901350 - Meeting Expense	149.53	0.00	149.53

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902000 - Telephone/Pagers	1,243.47	0.00	1,243.47
902200 - Office Supplies & Expense	291.58	0.00	291.58
902900 - Online Services	315.64	0.00	315.64
903000 - Engineers/Consultants	1,400.00	0.00	1,400.00
903200 - Bank Charges	0.00	175.00	175.00
TOTAL GENERAL ADMINISTRATIVE EMPLOYMENT EXPENSE	3,892.22	175.00	4,067.22
910250 - Wages - Office	8,757.87	0.00	8,757.87
911100 - Wages-Employer Taxes	684.14	0.00	684.14
911405 - Manager Subcontract	15,988.43	0.00	15,988.43
TOTAL EMPLOYMENT EXPENSE	25,430.44	0.00	25,430.44
TOTAL EXPENSES	66,685.50	42,508.81	109,194.31
NET INCOME/(LOSS)	45,522.16	4,178.41	49,700.57

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	YTD Operating	YTD Reserves	YTD Total
REVENUES			
ASSESSMENTS			
400100 - Assessments	775,640.00	0.00	775,640.00
410900 - Revenue Due To Reserves	(227,960.00)	0.00	(227,960.00)
402200 - Assessments Reserves	0.00	227,960.00	227,960.00
TOTAL ASSESSMENTS	547,680.00	227,960.00	775,640.00
OTHER REVENUES			
420100 - Late Charges	1,193.00	0.00	1,193.00
420300 - Late Interest	427.03	0.00	427.03
424999 - Misc Other Revenue	260.00	0.00	260.00
430100 - Interest Income	0.00	3,727.77	3,727.77
445100 - Fines & Violations	100.00	0.00	100.00
445300 - Collection Exp Reimb	545.00	0.00	545.00
445500 - Key/FOB Fees	25.00	0.00	25.00
445800 - Working Capital	1,210.48	0.00	1,210.48
455600 - Clubhouse/Party Room Rent	100.00	0.00	100.00
455700 - Laundry Income	7,629.85	0.00	7,629.85
TOTAL OTHER REVENUES	11,490.36	3,727.77	15,218.13
TOTAL REVENUES	559,170.36	231,687.77	790,858.13
EXPENSES			
BUILDING EXPENSES			
500100 - Building Maintenance	11,525.59	3,903.82	15,429.41
500113 - Building Repair	0.00	121,378.81	121,378.81
500300 - Building Maint-Exterior	0.00	1,500.00	1,500.00
500640 - Stucco	0.00	6,350.00	6,350.00
500700 - Plumbing	2,408.01	0.00	2,408.01
500721 - Moen Valves	(300.00)	0.00	(300.00)
501310 - Lighting	198.68	0.00	198.68
501450 - Carpet Cleaning	410.00	0.00	410.00
502100 - Roof	4,463.57	0.00	4,463.57
503700 - Pest Control	750.00	0.00	750.00
504200 - Cleaning/Janitorial	19,633.30	0.00	19,633.30
TOTAL BUILDING EXPENSES	39,089.15	133,132.63	172,221.78
MECHANICAL EQUIPMENT SYSTEMS			
525100 - HVAC/Boiler Contract	11,874.99	0.00	11,874.99
525200 - HVAC/Boiler Repairs	240.00	0.00	240.00
535100 - Elevator Maint Contract	2,063.19	0.00	2,063.19
TOTAL MECHANICAL EQUIPMENT SYSTEMS	14,178.18	0.00	14,178.18
FIRE ENTRY SECURITY SYS & SERVICES			
545050 - Fire/Entry/Security Systems	6,927.93	0.00	6,927.93
TOTAL FIRE ENTRY SECURITY SYS & SERVICES	6,927.93	0.00	6,927.93
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	5,792.25	0.00	5,792.25
TOTAL RECREATION FACILITIES	9,002.08	0.00	9,002.08
GROUNDS			
700100 - Landscape Contract	15,466.65	0.00	15,466.65

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	YTD Operating	YTD Reserves	YTD Total
700150 - Grounds Maintenance	8,004.26	46.26	8,050.52
700400 - Trees	7,355.00	0.00	7,355.00
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	37,641.09	63,644.01	101,285.10
UTILITIES			
800150 - Gas	54,397.85	0.00	54,397.85
800200 - Electricity	20,285.86	0.00	20,285.86
800300 - Water & Sewer	67,514.57	0.00	67,514.57
800800 - Trash Removal	15,572.68	0.00	15,572.68
TOTAL UTILITIES	157,770.96	0.00	157,770.96
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	96,521.74	0.00	96,521.74
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	778.56	0.00	778.56
902000 - Telephone/Pagers	7,489.18	0.00	7,489.18
902200 - Office Supplies & Expense	2,910.33	0.00	2,910.33
902800 - Website	35.90	0.00	35.90
902900 - Online Services	1,390.79	0.00	1,390.79
903000 - Engineers/Consultants	5,600.00	0.00	5,600.00
903200 - Bank Charges	0.00	210.00	210.00
904999 - Other General Admin Expenses	859.75	0.00	859.75
TOTAL GENERAL ADMINISTRATIVE	131,188.28	210.00	131,398.28
EMPLOYMENT EXPENSE			
910250 - Wages - Office	48,452.98	0.00	48,452.98
911100 - Wages-Employer Taxes	3,900.87	0.00	3,900.87
911200 - Wages-Payroll Processing	426.09	0.00	426.09
911405 - Manager Subcontract	79,942.15	0.00	79,942.15
TOTAL EMPLOYMENT EXPENSE	132,722.09	0.00	132,722.09
TOTAL EXPENSES	528,519.76	196,986.64	725,506.40
NET INCOME/(LOSS)	30,650.60	34,701.13	65,351.73