

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

	Operating	Reserves	Total
CASH			
100100 - Citywide Banks	69,309.58	129,378.78	198,688.36
100300 - US Bank Payroll	0.00	106,294.57	106,294.57
100400 - Petty Cash	400.00	0.00	400.00
100500 - Centennial Bank Checking	2,811.72	0.00	2,811.72
100600 - Centennial Bank Savings	4.95	1,860.56	1,865.51
100700 - UBS Business Service Acct	0.00	48,622.07	48,622.07
100800 - Wells Fargo Market Linked CD	0.00	104,432.20	104,432.20
TOTAL CASH	72,526.25	390,588.18	463,114.43
DUE (TO)/FROM			
111200 - Due (To)/From Current Year	(91,971.53)	91,971.53	0.00
TOTAL DUE TO/FROM	(91,971.53)	91,971.53	0.00
NET	(19,445.28)	482,559.71	463,114.43
ACCOUNTS RECEIVABLE			
130100 - Assessments Receivable	23,441.62	0.00	23,441.62
TOTAL ACCOUNTS RECEIVABLE	23,441.62	0.00	23,441.62
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	117,644.35	482,559.71	600,204.06
LIABILITIES			
ACCOUNTS PAYABLE			
200100 - Prepaid Assessments	43,100.90	0.00	43,100.90
TOTAL ACCOUNTS PAYABLE	43,100.90	0.00	43,100.90
OTHER PAYABLES			
210100 - Other Payables	908.91	0.00	908.91
TOTAL OTHER PAYABLES	908.91	0.00	908.91
TOTAL LIABILITIES	44,009.81	0.00	44,009.81
EQUITY			
FUND BALANCES			
301200 - Retained Earnings	193,286.15	259,735.34	453,021.49
301300 - Inter Fund Transfers	(73,562.79)	73,562.79	0.00
Current Earnings	(46,088.82)	149,261.58	103,172.76
TOTAL EQUITY	73,634.54	482,559.71	556,194.25
TOTAL LIABILITIES & EQUITY	117,644.35	482,559.71	600,204.06

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	Current Month Operating	Prior Month Operating	Difference Operating
REVENUES			
ASSESSMENTS			
400100 - Assessments	130,902.00	130,912.00	(10.00)
410900 - Revenue Due To Reserves	<u>(34,976.00)</u>	<u>(34,976.00)</u>	<u>0.00</u>
TOTAL ASSESSMENTS	<u>95,926.00</u>	<u>95,936.00</u>	<u>(10.00)</u>
OTHER REVENUES			
420100 - Late Charges	60.00	67.00	(7.00)
420300 - Late Interest	186.69	190.27	(3.58)
445300 - Collection/NSF Fees	(20.00)	0.00	(20.00)
445800 - Working Capital	492.46	138.00	354.46
455700 - Laundry Income	<u>1,490.04</u>	<u>1,303.40</u>	<u>186.64</u>
TOTAL OTHER REVENUES	<u>2,209.19</u>	<u>1,698.67</u>	<u>510.52</u>
TOTAL REVENUES	<u>98,135.19</u>	<u>97,634.67</u>	<u>500.52</u>
EXPENSES			
BUILDING EXPENSES			
500100 - Building Maintenance	(442.86)	5,991.13	(6,433.99)
500700 - Plumbing	3,500.00	1,947.37	1,552.63
500721 - Moen Valves	(150.00)	(165.00)	15.00
501450 - Carpet Cleaning	0.00	1,420.00	(1,420.00)
504200 - Cleaning/Janitorial	<u>3,916.66</u>	<u>3,916.66</u>	<u>0.00</u>
TOTAL BUILDING EXPENSES	<u>6,823.80</u>	<u>13,110.16</u>	<u>(6,286.36)</u>
MECHANICAL EQUIPMENT SYSTEMS			
525100 - HVAC/Boiler Contract	2,236.00	2,236.00	0.00
525200 - HVAC/Boiler Repairs	0.00	2,801.39	(2,801.39)
535100 - Elevator Maint Contract	<u>0.00</u>	<u>2,063.19</u>	<u>(2,063.19)</u>
TOTAL MECHANICAL EQUIPMENT SYSTEMS	<u>2,236.00</u>	<u>7,100.58</u>	<u>(4,864.58)</u>
FIRE ENTRY SECURITY SYS & SERVICES			
545050 - Fire/Entry/Security Systems	<u>1,722.50</u>	<u>4,393.00</u>	<u>(2,670.50)</u>
TOTAL FIRE ENTRY SECURITY SYS & SERVICES	<u>1,722.50</u>	<u>4,393.00</u>	<u>(2,670.50)</u>
RECREATION FACILITIES			
600300 - Pool Equipment	0.00	120.01	(120.01)
610100 - Exercise Equipment	1,123.43	1,545.62	(422.19)
620100 - Clubhouse	0.00	(74.38)	74.38
635145 - Community Center	<u>1,110.35</u>	<u>1,047.99</u>	<u>62.36</u>
TOTAL RECREATION FACILITIES	<u>2,233.78</u>	<u>2,639.24</u>	<u>(405.46)</u>
GROUNDS			
700100 - Landscape Contract	3,003.33	3,003.33	0.00
700150 - Grounds Maintenance	100.48	1,190.54	(1,090.06)
700900 - Sprinklers	<u>0.00</u>	<u>871.30</u>	<u>(871.30)</u>
TOTAL GROUNDS EXPENSE	<u>3,103.81</u>	<u>5,065.17</u>	<u>(1,961.36)</u>
UTILITIES			
800150 - Gas	9,107.22	6,992.06	2,115.16
800200 - Electricity	4,037.15	4,417.97	(380.82)
800300 - Water & Sewer	15,579.11	16,352.86	(773.75)
800800 - Trash Removal	<u>3,333.70</u>	<u>2,823.70</u>	<u>510.00</u>
TOTAL UTILITIES	<u>32,057.18</u>	<u>30,586.59</u>	<u>1,470.59</u>
GENERAL ADMINISTRATIVE			
900100 - Management	1,953.00	1,953.00	0.00

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900400 - Legal	247.21	532.50	(285.29)
900700 - Insurance	16,153.75	16,153.75	0.00
901350 - Meeting Expense	73.32	73.99	(0.67)
902000 - Telephone/Pagers	1,216.35	1,308.49	(92.14)
902200 - Office Supplies & Expense	1,153.55	1,535.29	(381.74)
902900 - Online Services	147.85	421.95	(274.10)
903200 - Bank Charges	0.00	10.00	(10.00)
TOTAL GENERAL ADMINISTRATIVE EMPLOYMENT EXPENSE	20,945.03	21,988.97	(1,043.94)
910250 - Wages - Office	8,158.12	7,919.63	238.49
911100 - Wages-Employer Taxes	647.11	630.86	16.25
911200 - Wages-Payroll Processing	284.06	0.00	284.06
911405 - Manager Subcontract	14,950.84	14,950.84	0.00
TOTAL EMPLOYMENT EXPENSE	24,040.13	23,501.33	538.80
TOTAL EXPENSES	93,162.23	108,385.04	(15,222.81)
NET INCOME/(LOSS)	4,972.96	(10,750.37)	15,723.33

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	Current Month Operating	Current Month Reserves	Current Month Total
REVENUES			
ASSESSMENTS			
400100 - Assessments	130,902.00	0.00	130,902.00
410900 - Revenue Due To Reserves	(34,976.00)	0.00	(34,976.00)
402200 - Assessments Reserves	0.00	34,976.00	34,976.00
TOTAL ASSESSMENTS	95,926.00	34,976.00	130,902.00
OTHER REVENUES			
420100 - Late Charges	60.00	0.00	60.00
420300 - Late Interest	186.69	0.00	186.69
430100 - Interest Income	0.00	210.51	210.51
445300 - Collection/NSF Fees	(20.00)	0.00	(20.00)
445800 - Working Capital	492.46	0.00	492.46
455700 - Laundry Income	1,490.04	0.00	1,490.04
TOTAL OTHER REVENUES	2,209.19	210.51	2,419.70
TOTAL REVENUES	98,135.19	35,186.51	133,321.70
EXPENSES			
BUILDING EXPENSES			
500100 - Building Maintenance	(442.86)	0.00	(442.86)
500700 - Plumbing	3,500.00	0.00	3,500.00
500721 - Moen Valves	(150.00)	0.00	(150.00)
504200 - Cleaning/Janitorial	3,916.66	0.00	3,916.66
TOTAL BUILDING EXPENSES	6,823.80	0.00	6,823.80
MECHANICAL EQUIPMENT SYSTEMS			
525100 - HVAC/Boiler Contract	2,236.00	0.00	2,236.00
525200 - HVAC/Boiler Repairs	0.00	2,194.90	2,194.90
TOTAL MECHANICAL EQUIPMENT SYSTEMS	2,236.00	2,194.90	4,430.90
FIRE ENTRY SECURITY SYS & SERVICES			
545050 - Fire/Entry/Security Systems	1,722.50	0.00	1,722.50
TOTAL FIRE ENTRY SECURITY SYS & SERVICES	1,722.50	0.00	1,722.50
RECREATION FACILITIES			
610100 - Exercise Equipment	1,123.43	0.00	1,123.43
635145 - Community Center	1,110.35	0.00	1,110.35
TOTAL RECREATION FACILITIES	2,233.78	0.00	2,233.78
GROUNDS			
700100 - Landscape Contract	3,003.33	0.00	3,003.33
700150 - Grounds Maintenance	100.48	0.00	100.48
TOTAL GROUNDS EXPENSE	3,103.81	0.00	3,103.81
UTILITIES			
800150 - Gas	9,107.22	0.00	9,107.22
800200 - Electricity	4,037.15	0.00	4,037.15
800300 - Water & Sewer	15,579.11	0.00	15,579.11
800800 - Trash Removal	3,333.70	0.00	3,333.70
TOTAL UTILITIES	32,057.18	0.00	32,057.18
GENERAL ADMINISTRATIVE			
900100 - Management	1,953.00	0.00	1,953.00
900400 - Legal	247.21	0.00	247.21
900700 - Insurance	16,153.75	0.00	16,153.75
901350 - Meeting Expense	73.32	0.00	73.32

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902000 - Telephone/Pagers	1,216.35	0.00	1,216.35
902200 - Office Supplies & Expense	1,153.55	0.00	1,153.55
902900 - Online Services	147.85	0.00	147.85
903200 - Bank Charges	0.00	175.00	175.00
TOTAL GENERAL ADMINISTRATIVE	20,945.03	175.00	21,120.03
EMPLOYMENT EXPENSE			
910250 - Wages - Office	8,158.12	0.00	8,158.12
911100 - Wages-Employer Taxes	647.11	0.00	647.11
911200 - Wages-Payroll Processing	284.06	0.00	284.06
911405 - Manager Subcontract	14,950.84	0.00	14,950.84
TOTAL EMPLOYMENT EXPENSE	24,040.13	0.00	24,040.13
TOTAL EXPENSES	93,162.23	2,369.90	95,532.13
NET INCOME/(LOSS)	4,972.96	32,816.61	37,789.57

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	YTD Operating	YTD Reserves	YTD Total
REVENUES			
ASSESSMENTS			
400100 - Assessments	916,374.00	0.00	916,374.00
410900 - Revenue Due To Reserves	(244,832.00)	0.00	(244,832.00)
402200 - Assessments Reserves	0.00	244,832.00	244,832.00
TOTAL ASSESSMENTS	671,542.00	244,832.00	916,374.00
OTHER REVENUES			
420100 - Late Charges	213.00	0.00	213.00
420300 - Late Interest	1,105.54	0.00	1,105.54
430100 - Interest Income	0.00	581.87	581.87
445800 - Working Capital	2,339.82	0.00	2,339.82
446100 - Easement Income	5,174.65	0.00	5,174.65
455700 - Laundry Income	9,957.13	0.00	9,957.13
TOTAL OTHER REVENUES	18,790.14	581.87	19,372.01
TOTAL REVENUES	690,332.14	245,413.87	935,746.01
EXPENSES			
BUILDING EXPENSES			
500100 - Building Maintenance	24,163.31	0.00	24,163.31
500113 - Building Repair	0.00	400.00	400.00
500300 - Building Maint-Exterior	0.00	15,215.00	15,215.00
500700 - Plumbing	15,396.99	6,800.00	22,196.99
500721 - Moen Valves	(3,070.00)	0.00	(3,070.00)
501310 - Lighting	0.00	4,556.51	4,556.51
501450 - Carpet Cleaning	2,885.00	0.00	2,885.00
502100 - Roof	1,341.40	0.00	1,341.40
503700 - Pest Control	2,000.00	0.00	2,000.00
504200 - Cleaning/Janitorial	27,416.62	0.00	27,416.62
TOTAL BUILDING EXPENSES	70,133.32	26,971.51	97,104.83
MECHANICAL EQUIPMENT SYSTEMS			
525100 - HVAC/Boiler Contract	10,922.00	0.00	10,922.00
525200 - HVAC/Boiler Repairs	10,206.32	21,732.25	31,938.57
525300 - HVAC/Boiler Inspection Fees	1,830.00	0.00	1,830.00
535100 - Elevator Maint Contract	6,049.74	0.00	6,049.74
535200 - Elevator Repairs	555.62	0.00	555.62
TOTAL MECHANICAL EQUIPMENT SYSTEMS	29,563.68	21,732.25	51,295.93
FIRE ENTRY SECURITY SYS & SERVICES			
545050 - Fire/Entry/Security Systems	12,493.00	0.00	12,493.00
TOTAL FIRE ENTRY SECURITY SYS & SERVICES	12,493.00	0.00	12,493.00
RECREATION FACILITIES			
600200 - Pool	1,519.41	0.00	1,519.41
600300 - Pool Equipment	120.01	1,433.53	1,553.54
600600 - Pool Chemicals & Supplies	773.21	0.00	773.21
610100 - Exercise Equipment	4,063.48	0.00	4,063.48
620100 - Clubhouse	2,464.55	0.00	2,464.55
635145 - Community Center	8,218.60	0.00	8,218.60
TOTAL RECREATION FACILITIES	17,159.26	1,433.53	18,592.79
GROUND			
700100 - Landscape Contract	21,023.31	0.00	21,023.31
700150 - Grounds Maintenance	3,701.91	4,139.75	7,841.66
700400 - Trees	11,775.00	0.00	11,775.00

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700900 - Sprinklers	7,071.32	0.00	7,071.32
701500 - Snow Removal	400.00	0.00	400.00
710450 - Parking Lot Maintenance	0.00	37,425.00	37,425.00
720100 - Concrete	0.00	4,215.25	4,215.25
TOTAL GROUNDS EXPENSE	43,971.54	45,780.00	89,751.54
UTILITIES			
800150 - Gas	72,708.61	0.00	72,708.61
800200 - Electricity	34,300.64	0.00	34,300.64
800300 - Water & Sewer	106,673.19	0.00	106,673.19
800800 - Trash Removal	25,340.48	0.00	25,340.48
TOTAL UTILITIES	239,022.92	0.00	239,022.92
GENERAL ADMINISTRATIVE			
900100 - Management	13,671.00	0.00	13,671.00
900400 - Legal	5,457.71	0.00	5,457.71
900500 - Reimbursed Legal	(3,018.00)	0.00	(3,018.00)
900700 - Insurance	114,209.18	0.00	114,209.18
900900 - Audit/Tax Prep	3,150.00	0.00	3,150.00
901350 - Meeting Expense	696.17	0.00	696.17
902000 - Telephone/Pagers	9,156.05	0.00	9,156.05
902200 - Office Supplies & Expense	6,111.13	0.00	6,111.13
902800 - Website	51.85	0.00	51.85
902900 - Online Services	2,074.35	0.00	2,074.35
903000 - Engineers/Consultants	6,747.00	0.00	6,747.00
903200 - Bank Charges	30.00	235.00	265.00
904999 - Other General Admin Expenses	46.67	0.00	46.67
TOTAL GENERAL ADMINISTRATIVE	158,383.11	235.00	158,618.11
EMPLOYMENT EXPENSE			
910250 - Wages - Office	58,202.80	0.00	58,202.80
911100 - Wages-Employer Taxes	4,800.71	0.00	4,800.71
911200 - Wages-Payroll Processing	1,010.58	0.00	1,010.58
911300 - Wages-Workers Comp	(2,538.34)	0.00	(2,538.34)
911405 - Manager Subcontract	104,218.38	0.00	104,218.38
TOTAL EMPLOYMENT EXPENSE	165,694.13	0.00	165,694.13
TOTAL EXPENSES	736,420.96	96,152.29	832,573.25
NET INCOME/(LOSS)	(46,088.82)	149,261.58	103,172.76