

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

	Operating	Reserves	Total
CASH			
100100 - Citywide Banks	46,412.51	151,366.77	197,779.28
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	1,975.86	0.00	1,975.86
100600 - CWB Petty Cash	4.95	1,842.00	1,846.95
100700 - UBS Business Service Acct	0.00	48,375.38	48,375.38
100800 - Wells Fargo Market Linked CD	0.00	109,904.71	109,904.71
TOTAL CASH	48,793.32	417,748.43	466,541.75
DUE (TO)/FROM			
111200 - Due (To)/From Current Year	47,623.44	(47,623.44)	0.00
111250 - Due (To)/From Prior Years	(108,399.07)	108,399.07	0.00
TOTAL DUE TO/FROM	(60,775.63)	60,775.63	0.00
NET	(11,982.31)	478,524.06	466,541.75
ACCOUNTS RECEIVABLE			
130100 - Assessments Receivable	12,901.57	0.00	12,901.57
TOTAL ACCOUNTS RECEIVABLE	12,901.57	0.00	12,901.57
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	114,567.27	478,524.06	593,091.33
LIABILITIES			
ACCOUNTS PAYABLE			
200100 - Prepaid Assessments	59,969.96	0.00	59,969.96
TOTAL ACCOUNTS PAYABLE	59,969.96	0.00	59,969.96
OTHER PAYABLES			
210100 - Other Payables	908.91	0.00	908.91
TOTAL OTHER PAYABLES	908.91	0.00	908.91
TOTAL LIABILITIES	60,878.87	0.00	60,878.87
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	49,341.25	(31,781.69)	17,559.56
TOTAL EQUITY	53,688.40	478,524.06	532,212.46
TOTAL LIABILITIES & EQUITY	114,567.27	478,524.06	593,091.33

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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	160.00	(117.00)	277.00
420300 - Late Interest	103.31	95.12	8.19
445300 - Collection/NSF Fees	0.00	(255.00)	255.00
445500 - Key/FOB Fees	0.00	290.00	(290.00)
445800 - Working Capital	98.00	236.12	(138.12)
455600 - Clubhouse/Party Room Rent	50.00	150.00	(100.00)
455700 - Laundry Income	1,737.71	1,323.38	414.33
TOTAL OTHER REVENUES	2,149.02	1,722.62	426.40
TOTAL REVENUES	111,685.02	111,258.62	426.40
EXPENSES			
BUILDING EXPENSES			
500100 - Building Maintenance	1,070.66	2,459.79	(1,389.13)
500700 - Plumbing	0.00	1,506.63	(1,506.63)
500721 - Moen Valves	(300.00)	(300.00)	0.00
501310 - Lighting	0.00	(198.68)	198.68
501450 - Carpet Cleaning	1,195.00	0.00	1,195.00
504200 - Cleaning/Janitorial	6,266.02	3,916.66	2,349.36
TOTAL BUILDING EXPENSES	8,231.68	7,384.40	847.28
MECHANICAL EQUIPMENT SYSTEMS			
525100 - HVAC/Boiler Contract	2,258.33	2,258.33	0.00
525200 - HVAC/Boiler Repairs	260.00	328.38	(68.38)
535100 - Elevator Maint Contract	2,135.40	0.00	2,135.40
TOTAL MECHANICAL EQUIPMENT SYSTEMS	4,653.73	2,586.71	2,067.02
FIRE ENTRY SECURITY SYS & SERVICES			
545050 - Fire/Entry/Security Systems	827.14	2,529.10	(1,701.96)
TOTAL FIRE ENTRY SECURITY SYS & SERVICES	827.14	2,529.10	(1,701.96)
RECREATION FACILITIES			
600200 - Pool	0.00	400.00	(400.00)
635145 - Community Center	1,003.02	1,100.60	(97.58)
TOTAL RECREATION FACILITIES	1,003.02	1,500.60	(497.58)
GROUNDS			
700100 - Landscape Contract	3,003.33	3,003.33	0.00
700150 - Grounds Maintenance	500.00	254.89	245.11
700400 - Trees	400.00	0.00	400.00
700900 - Sprinklers	0.00	472.40	(472.40)
701500 - Snow Removal	1,795.00	538.72	1,256.28
720300 - Fences	(500.00)	500.00	(1,000.00)
TOTAL GROUNDS EXPENSE	5,198.33	4,769.34	428.99
UTILITIES			
800150 - Gas	6,222.85	4,928.36	1,294.49
800200 - Electricity	4,043.90	4,293.30	(249.40)
800300 - Water & Sewer	15,685.43	17,008.58	(1,323.15)
800800 - Trash Removal	3,073.95	3,073.95	0.00

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	Current Month Operating	Prior Month Operating	Difference Operating
TOTAL UTILITIES	29,026.13	29,304.19	(278.06)
GENERAL ADMINISTRATIVE			
900100 - Management	1,953.00	3,906.00	(1,953.00)
900330 - Collections Admin	340.00	0.00	340.00
900700 - Insurance	19,615.08	19,615.08	0.00
901350 - Meeting Expense	0.00	85.72	(85.72)
902000 - Telephone/Pagers	1,147.68	1,274.14	(126.46)
902200 - Office Supplies & Expense	245.63	1,874.10	(1,628.47)
902800 - Website	27.99	0.00	27.99
902900 - Online Services	399.00	315.64	83.36
903000 - Engineers/Consultants	1,400.00	2,100.00	(700.00)
TOTAL GENERAL ADMINISTRATIVE	25,128.38	29,170.68	(4,042.30)
EMPLOYMENT EXPENSE			
910250 - Wages - Office	9,080.38	8,297.49	782.89
911100 - Wages-Employer Taxes	710.37	651.65	58.72
911200 - Wages-Payroll Processing	282.40	163.43	118.97
911405 - Manager Subcontract	17,640.41	15,988.43	1,651.98
TOTAL EMPLOYMENT EXPENSE	27,713.56	25,101.00	2,612.56
TOTAL EXPENSES	101,781.97	102,346.02	(564.05)
NET INCOME/(LOSS)	9,903.05	8,912.60	990.45

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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	160.00	0.00	160.00
420300 - Late Interest	103.31	0.00	103.31
430100 - Interest Income	0.00	579.80	579.80
445800 - Working Capital	98.00	0.00	98.00
455600 - Clubhouse/Party Room Rent	50.00	0.00	50.00
455700 - Laundry Income	1,737.71	0.00	1,737.71
TOTAL OTHER REVENUES	2,149.02	579.80	2,728.82
TOTAL REVENUES	111,685.02	46,171.80	157,856.82
EXPENSES			
BUILDING EXPENSES			
500100 - Building Maintenance	1,070.66	0.00	1,070.66
500721 - Moen Valves	(300.00)	0.00	(300.00)
501450 - Carpet Cleaning	1,195.00	0.00	1,195.00
504200 - Cleaning/Janitorial	6,266.02	0.00	6,266.02
TOTAL BUILDING EXPENSES	8,231.68	0.00	8,231.68
MECHANICAL EQUIPMENT SYSTEMS			
525100 - HVAC/Boiler Contract	2,258.33	0.00	2,258.33
525200 - HVAC/Boiler Repairs	260.00	155,140.57	155,400.57
535100 - Elevator Maint Contract	2,135.40	0.00	2,135.40
TOTAL MECHANICAL EQUIPMENT SYSTEMS	4,653.73	155,140.57	159,794.30
FIRE ENTRY SECURITY SYS & SERVICES			
545050 - Fire/Entry/Security Systems	827.14	0.00	827.14
TOTAL FIRE ENTRY SECURITY SYS & SERVICES	827.14	0.00	827.14
RECREATION FACILITIES			
635145 - Community Center	1,003.02	0.00	1,003.02
TOTAL RECREATION FACILITIES	1,003.02	0.00	1,003.02
GROUNDS			
700100 - Landscape Contract	3,003.33	0.00	3,003.33
700150 - Grounds Maintenance	500.00	0.00	500.00
700400 - Trees	400.00	0.00	400.00
701500 - Snow Removal	1,795.00	0.00	1,795.00
720300 - Fences	(500.00)	0.00	(500.00)
TOTAL GROUNDS EXPENSE	5,198.33	0.00	5,198.33
UTILITIES			
800150 - Gas	6,222.85	0.00	6,222.85
800200 - Electricity	4,043.90	0.00	4,043.90
800300 - Water & Sewer	15,685.43	0.00	15,685.43
800800 - Trash Removal	3,073.95	0.00	3,073.95
TOTAL UTILITIES	29,026.13	0.00	29,026.13
GENERAL ADMINISTRATIVE			
900100 - Management	1,953.00	0.00	1,953.00

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900330 - Collection Expense	340.00	0.00	340.00
900700 - Insurance	19,615.08	0.00	19,615.08
902000 - Telephone/Pagers	1,147.68	0.00	1,147.68
902200 - Office Supplies & Expense	245.63	0.00	245.63
902800 - Website	27.99	0.00	27.99
902900 - Online Services	399.00	0.00	399.00
903000 - Engineers/Consultants	1,400.00	0.00	1,400.00
TOTAL GENERAL ADMINISTRATIVE	25,128.38	0.00	25,128.38
EMPLOYMENT EXPENSE			
910250 - Wages - Office	9,080.38	0.00	9,080.38
911100 - Wages-Employer Taxes	710.37	0.00	710.37
911200 - Wages-Payroll Processing	282.40	0.00	282.40
911405 - Manager Subcontract	17,640.41	0.00	17,640.41
TOTAL EMPLOYMENT EXPENSE	27,713.56	0.00	27,713.56
TOTAL EXPENSES	101,781.97	155,140.57	256,922.54
NET INCOME/(LOSS)	9,903.05	(108,968.77)	(99,065.72)

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	YTD Operating	YTD Reserves	YTD Total
REVENUES			
ASSESSMENTS			
400100 - Assessments	1,085,896.00	0.00	1,085,896.00
410900 - Revenue Due To Reserves	(319,144.00)	0.00	(319,144.00)
402200 - Assessments Reserves	0.00	319,144.00	319,144.00
TOTAL ASSESSMENTS	766,752.00	319,144.00	1,085,896.00
OTHER REVENUES			
420100 - Late Charges	1,236.00	0.00	1,236.00
420300 - Late Interest	625.46	0.00	625.46
424999 - Misc Other Revenue	260.00	0.00	260.00
430100 - Interest Income	0.00	4,941.52	4,941.52
445100 - Fines & Violations	100.00	0.00	100.00
445300 - Collection Exp Reimb	290.00	0.00	290.00
445500 - Key/FOB Fees	315.00	0.00	315.00
445800 - Working Capital	1,544.60	0.00	1,544.60
455600 - Clubhouse/Party Room Rent	300.00	0.00	300.00
455700 - Laundry Income	10,690.94	0.00	10,690.94
TOTAL OTHER REVENUES	15,362.00	4,941.52	20,303.52
TOTAL REVENUES	782,114.00	324,085.52	1,106,199.52
EXPENSES			
BUILDING EXPENSES			
500100 - Building Maintenance	15,056.04	6,293.82	21,349.86
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	0.00	3,914.64
500721 - Moen Valves	(900.00)	0.00	(900.00)
501450 - Carpet Cleaning	1,605.00	0.00	1,605.00
502100 - Roof	4,463.57	0.00	4,463.57
503700 - Pest Control	750.00	0.00	750.00
504200 - Cleaning/Janitorial	29,815.98	0.00	29,815.98
TOTAL BUILDING EXPENSES	54,705.23	136,872.63	191,577.86
MECHANICAL EQUIPMENT SYSTEMS			
525100 - HVAC/Boiler Contract	16,391.65	0.00	16,391.65
525200 - HVAC/Boiler Repairs	828.38	155,140.57	155,968.95
535100 - Elevator Maint Contract	4,198.59	0.00	4,198.59
TOTAL MECHANICAL EQUIPMENT SYSTEMS	21,418.62	155,140.57	176,559.19
FIRE ENTRY SECURITY SYS & SERVICES			
545050 - Fire/Entry/Security Systems	10,284.17	0.00	10,284.17
TOTAL FIRE ENTRY SECURITY SYS & SERVICES	10,284.17	0.00	10,284.17
RECREATION FACILITIES			
600200 - Pool	978.74	0.00	978.74
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	7,895.87	0.00	7,895.87
TOTAL RECREATION FACILITIES	11,505.70	0.00	11,505.70
GROUNDS			
700100 - Landscape Contract	21,473.31	0.00	21,473.31
700150 - Grounds Maintenance	8,759.15	46.26	8,805.41

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	YTD Operating	YTD Reserves	YTD Total
700400 - Trees	7,755.00	0.00	7,755.00
700900 - Sprinklers	6,252.58	0.00	6,252.58
701500 - Snow Removal	3,368.72	0.00	3,368.72
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	47,608.76	63,644.01	111,252.77
UTILITIES			
800150 - Gas	65,549.06	0.00	65,549.06
800200 - Electricity	28,623.06	0.00	28,623.06
800300 - Water & Sewer	100,208.58	0.00	100,208.58
800800 - Trash Removal	21,720.58	0.00	21,720.58
TOTAL UTILITIES	216,101.28	0.00	216,101.28
GENERAL ADMINISTRATIVE			
900100 - Management	13,671.00	0.00	13,671.00
900330 - Collection Expense	340.00	0.00	340.00
900400 - Legal	1,798.00	0.00	1,798.00
900670 - Payment Plan Admin	142.03	0.00	142.03
900700 - Insurance	135,751.90	0.00	135,751.90
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	864.28	0.00	864.28
902000 - Telephone/Pagers	9,911.00	0.00	9,911.00
902200 - Office Supplies & Expense	5,030.06	0.00	5,030.06
902800 - Website	63.89	0.00	63.89
902900 - Online Services	2,105.43	0.00	2,105.43
903000 - Engineers/Consultants	9,100.00	0.00	9,100.00
903200 - Bank Charges	0.00	210.00	210.00
904999 - Other General Admin Expenses	984.75	0.00	984.75
TOTAL GENERAL ADMINISTRATIVE	185,612.34	210.00	185,822.34
EMPLOYMENT EXPENSE			
910250 - Wages - Office	65,830.85	0.00	65,830.85
911100 - Wages-Employer Taxes	5,262.89	0.00	5,262.89
911200 - Wages-Payroll Processing	871.92	0.00	871.92
911405 - Manager Subcontract	113,570.99	0.00	113,570.99
TOTAL EMPLOYMENT EXPENSE	185,536.65	0.00	185,536.65
TOTAL EXPENSES	732,772.75	355,867.21	1,088,639.96
NET INCOME/(LOSS)	49,341.25	(31,781.69)	17,559.56