

CVO LCM Property Management  
1776 South Jackson Suite 300  
Denver CO 80210

	Operating	Reserves	Settlement	Total
<b>ASSETS</b>				
<b>CASH</b>				
100100 - Cash Citywide Banks	77,156.23	197,314.27	0.00	274,470.50
100500 - Guaranty Bank	0.00	172,114.93	0.00	172,114.93
100600 - Citywide Petty Cash	357.91	0.00	0.00	357.91
100700 - Citywide Fullpays	0.00	116,238.20	0.00	116,238.20
100900 - FirstBank of Cherry Creek	0.00	159,881.54	0.00	159,881.54
101000 - FirstBank of Cherry Creek GR	0.00	100,447.30	0.00	100,447.30
<b>TOTAL CASH</b>	<b>77,514.14</b>	<b>745,996.24</b>	<b>0.00</b>	<b>823,510.38</b>
<b>DUE (TO)/FROM</b>				
111200 - Due (To)/From Current Year	10,060.74	(10,060.74)	0.00	0.00
111250 - Due (To)/From Prior Years	154,649.23	(154,649.23)	0.00	0.00
<b>TOTAL DUE TO/FROM</b>	<b>164,709.97</b>	<b>(164,709.97)</b>	<b>0.00</b>	<b>0.00</b>
<b>NET</b>	<b>242,224.11</b>	<b>581,286.27</b>	<b>0.00</b>	<b>823,510.38</b>
<b>ACCOUNTS RECEIVABLE</b>				
130100 - Assessments Receivable	13,723.10	0.00	0.00	13,723.10
130200 - Allowance for Bad Debt Current	(20,000.00)	0.00	0.00	(20,000.00)
<b>TOTAL ACCOUNTS RECEIVABLE</b>	<b>(6,276.90)</b>	<b>0.00</b>	<b>0.00</b>	<b>(6,276.90)</b>
<b>OTHER RECEIVABLES</b>				
140200 - Unidentified Deposits	312.50	0.00	0.00	312.50
<b>TOTAL OTHER RECEIVABLES</b>	<b>312.50</b>	<b>0.00</b>	<b>0.00</b>	<b>312.50</b>
<b>OTHER CURRENT ASSETS</b>				
150100 - Prepaid Insurance	26,050.71	0.00	0.00	26,050.71
150300 - Prepaids Expenses	2,805.00	0.00	0.00	2,805.00
<b>TOTAL OTHER CURRENT ASSET</b>	<b>28,855.71</b>	<b>0.00</b>	<b>0.00</b>	<b>28,855.71</b>
<b>FIXED ASSETS</b>				
160100 - Furniture & Fixtures	4,359.13	0.00	0.00	4,359.13
160200 - Equipment	17,450.06	0.00	0.00	17,450.06
160300 - Accumulated Depreciation	(21,809.19)	0.00	0.00	(21,809.19)
160400 - NCB Loan Fees	0.00	7,000.00	0.00	7,000.00
160500 - Accuml Amort NCB Loan Fees	0.00	(5,367.67)	0.00	(5,367.67)
<b>TOTAL FIXED ASSETS</b>	<b>0.00</b>	<b>1,632.33</b>	<b>0.00</b>	<b>1,632.33</b>
<b>TOTAL ASSETS</b>	<b>265,115.42</b>	<b>582,918.60</b>	<b>0.00</b>	<b>848,034.02</b>
<b>LIABILITIES</b>				
<b>ACCOUNTS PAYABLE</b>				
200100 - Prepaid Assessments	22,677.55	0.00	0.00	22,677.55
200200 - Accounts Payable	10,049.00	0.00	0.00	10,049.00
<b>TOTAL ACCOUNTS PAYABLE</b>	<b>32,726.55</b>	<b>0.00</b>	<b>0.00</b>	<b>32,726.55</b>
<b>TOTAL LIABILITIES</b>	<b>32,726.55</b>	<b>0.00</b>	<b>0.00</b>	<b>32,726.55</b>
<b>EQUITY</b>				
<b>FUND BALANCES</b>				
301200 - Retained Earnings	214,105.56	547,579.03	0.00	761,684.59
Current Earnings	18,283.31	35,339.57	0.00	53,622.88
<b>TOTAL EQUITY</b>	<b>232,388.87</b>	<b>582,918.60</b>	<b>0.00</b>	<b>815,307.47</b>

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

	Operating	Reserves	Settlement	Total
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>265,115.42</b>	<b>582,918.60</b>	<b>0.00</b>	<b>848,034.02</b>

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

	Current Month Operating	Current Month Reserves	Current Month Settlement	Current Month Total
<b>REVENUES</b>				
<b>ASSESSMENTS</b>				
400100 - Assessments	51,848.00	17,580.12	0.00	69,428.12
410900 - Revenue Due To Reserves	(17,580.12)	0.00	0.00	(17,580.12)
<b>TOTAL ASSESSMENTS</b>	<b>34,267.88</b>	<b>17,580.12</b>	<b>0.00</b>	<b>51,848.00</b>
<b>OTHER REVENUES</b>				
420100 - Late Charges	31.00	0.00	0.00	31.00
420300 - Late Interest	54.08	0.00	0.00	54.08
430100 - Interest Income	0.00	97.29	0.00	97.29
445300 - Collection/NSF Fees	20.00	0.00	0.00	20.00
446100 - Easement Income	559.52	0.00	0.00	559.52
<b>TOTAL OTHER REVENUES</b>	<b>664.60</b>	<b>97.29</b>	<b>0.00</b>	<b>761.89</b>
<b>TOTAL REVENUES</b>	<b>34,932.48</b>	<b>17,677.41</b>	<b>0.00</b>	<b>52,609.89</b>
<b>EXPENSES</b>				
<b>BUILDING EXPENSES</b>				
500600 - Painting-Exterior	39.79	0.00	0.00	39.79
500800 - Sewer Lines Snake	(295.00)	0.00	0.00	(295.00)
500900 - Sewer Lines Repairs	2,213.85	0.00	0.00	2,213.85
501000 - Electrical	20.51	0.00	0.00	20.51
502100 - Roof	1,178.85	0.00	0.00	1,178.85
503900 - Locks & Keys	6.00	0.00	0.00	6.00
504000 - Building Supplies	20.08	0.00	0.00	20.08
504100 - Light Bulbs	16.17	0.00	0.00	16.17
<b>TOTAL BUILDING EXPENSES</b>	<b>3,200.25</b>	<b>0.00</b>	<b>0.00</b>	<b>3,200.25</b>
<b>MECHANICAL EQUIPMENT SYSTEMS</b>				
525300 - HVAC/Boiler Inspection Fees	90.00	0.00	0.00	90.00
<b>TOTAL MECHANICAL EQUIPMENT SYSTEMS</b>	<b>90.00</b>	<b>0.00</b>	<b>0.00</b>	<b>90.00</b>
<b>FIRE ENTRY SECURITY SYS &amp; SERVICES</b>				
545150 - Fire Sprinklers	62.00	0.00	0.00	62.00
545400 - Fire Extinguishers	103.94	0.00	0.00	103.94
<b>TOTAL FIRE ENTRY SECURITY SYS &amp; SERVICES</b>	<b>165.94</b>	<b>0.00</b>	<b>0.00</b>	<b>165.94</b>
<b>RECREATION FACILITIES</b>				
600100 - Pool Service Contract	540.00	0.00	0.00	540.00
620100 - Clubhouse	(16.54)	0.00	0.00	(16.54)
<b>TOTAL RECREATION FACILITIES</b>	<b>523.46</b>	<b>0.00</b>	<b>0.00</b>	<b>523.46</b>
<b>GROUNDS</b>				
700100 - Landscape Contract	1,920.00	0.00	0.00	1,920.00
700160 - Landscape Renovations	26.64	0.00	0.00	26.64
700605 - Trees/Plants/Shrubs	4,975.00	0.00	0.00	4,975.00
700900 - Sprinklers	50.31	0.00	0.00	50.31
701100 - Backflow Testing	70.00	0.00	0.00	70.00
701200 - Vehicles/Gas/Vehc Maint/License	84.28	0.00	0.00	84.28
701350 - Grounds Tools	312.12	0.00	0.00	312.12
720205 - Concrete & Asphalt Repairs	147.42	0.00	0.00	147.42
<b>TOTAL GROUNDS EXPENSE</b>	<b>7,585.77</b>	<b>0.00</b>	<b>0.00</b>	<b>7,585.77</b>
<b>UTILITIES</b>				
800150 - Gas	222.54	0.00	0.00	222.54
800200 - Electricity	779.73	0.00	0.00	779.73

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

	Current Month Operating	Current Month Reserves	Current Month Settlement	Current Month Total
800350 - Water	11,552.68	0.00	0.00	11,552.68
800400 - Sewer	3,827.04	0.00	0.00	3,827.04
800800 - Trash Removal	1,063.00	0.00	0.00	1,063.00
<b>TOTAL UTILITIES</b>	<b>17,444.99</b>	<b>0.00</b>	<b>0.00</b>	<b>17,444.99</b>
<b>GENERAL ADMINISTRATIVE</b>				
900100 - Management	840.00	0.00	0.00	840.00
900400 - Legal	1,028.00	0.00	0.00	1,028.00
900500 - Reimbursed Legal	(110.00)	0.00	0.00	(110.00)
900600 - Collection Expense Risk Share	49.91	0.00	0.00	49.91
901800 - Permits & Licenses	174.00	0.00	0.00	174.00
902000 - Telephone/Pagers	331.60	0.00	0.00	331.60
902200 - Office Supplies & Expense	196.43	0.00	0.00	196.43
902500 - Computers	422.55	0.00	0.00	422.55
904990 - Miscellaneous Exp	85.00	0.00	0.00	85.00
904999 - Other General Admin Expenses	87.60	0.00	0.00	87.60
<b>TOTAL GENERAL ADMINISTRATIVE</b>	<b>3,105.09</b>	<b>0.00</b>	<b>0.00</b>	<b>3,105.09</b>
<b>EMPLOYMENT EXPENSE</b>				
910200 - Wages/Sal - Maintenance	4,963.45	0.00	0.00	4,963.45
911100 - Wages-Employer Taxes	380.76	0.00	0.00	380.76
911200 - Wages-Payroll Processing	184.76	0.00	0.00	184.76
<b>TOTAL EMPLOYMENT EXPENSE</b>	<b>5,528.97</b>	<b>0.00</b>	<b>0.00</b>	<b>5,528.97</b>
<b>TOTAL EXPENSES</b>	<b>37,644.47</b>	<b>0.00</b>	<b>0.00</b>	<b>37,644.47</b>
<b>NET INCOME/(LOSS)</b>	<b>(2,711.99)</b>	<b>17,677.41</b>	<b>0.00</b>	<b>14,965.42</b>

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

	YTD Operating	YTD Reserves	YTD Settlement	YTD Total
<b>REVENUES</b>				
<b>ASSESSMENTS</b>				
400100 - Assessments	103,696.00	35,160.24	0.00	138,856.24
410900 - Revenue Due To Reserves	<u>(35,160.24)</u>	<u>0.00</u>	<u>0.00</u>	<u>(35,160.24)</u>
<b>TOTAL ASSESSMENTS</b>	<b><u>68,535.76</u></b>	<b><u>35,160.24</u></b>	<b><u>0.00</u></b>	<b><u>103,696.00</u></b>
<b>OTHER REVENUES</b>				
420100 - Late Charges	224.00	0.00	0.00	224.00
420300 - Late Interest	105.08	0.00	0.00	105.08
430100 - Interest Income	0.00	179.33	0.00	179.33
445300 - Collection/NSF Fees	20.00	0.00	0.00	20.00
446100 - Easement Income	<u>559.52</u>	<u>0.00</u>	<u>0.00</u>	<u>559.52</u>
<b>TOTAL OTHER REVENUES</b>	<b><u>908.60</u></b>	<b><u>179.33</u></b>	<b><u>0.00</u></b>	<b><u>1,087.93</u></b>
<b>TOTAL REVENUES</b>	<b><u>69,444.36</u></b>	<b><u>35,339.57</u></b>	<b><u>0.00</u></b>	<b><u>104,783.93</u></b>
<b>EXPENSES</b>				
<b>BUILDING EXPENSES</b>				
500600 - Painting-Exterior	39.79	0.00	0.00	39.79
500800 - Sewer Lines Snake	295.00	0.00	0.00	295.00
500900 - Sewer Lines Repairs	2,213.85	0.00	0.00	2,213.85
501000 - Electrical	20.51	0.00	0.00	20.51
502100 - Roof	1,178.85	0.00	0.00	1,178.85
503900 - Locks & Keys	6.00	0.00	0.00	6.00
504000 - Building Supplies	20.08	0.00	0.00	20.08
504100 - Light Bulbs	<u>16.17</u>	<u>0.00</u>	<u>0.00</u>	<u>16.17</u>
<b>TOTAL BUILDING EXPENSES</b>	<b><u>3,790.25</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>3,790.25</u></b>
<b>MECHANICAL EQUIPMENT SYSTEMS</b>				
525300 - HVAC/Boiler Inspection Fees	<u>90.00</u>	<u>0.00</u>	<u>0.00</u>	<u>90.00</u>
<b>TOTAL MECHANICAL EQUIPMENT SYSTEMS</b>	<b><u>90.00</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>90.00</u></b>
<b>FIRE ENTRY SECURITY SYS &amp; SERVICES</b>				
545150 - Fire Sprinklers	62.00	0.00	0.00	62.00
545300 - Fire Alarm Monitor & Srvc Contr	511.32	0.00	0.00	511.32
545400 - Fire Extinguishers	<u>103.94</u>	<u>0.00</u>	<u>0.00</u>	<u>103.94</u>
<b>TOTAL FIRE ENTRY SECURITY SYS &amp; SERVICES</b>	<b><u>677.26</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>677.26</u></b>
<b>RECREATION FACILITIES</b>				
600100 - Pool Service Contract	1,080.00	0.00	0.00	1,080.00
620100 - Clubhouse	<u>18.56</u>	<u>0.00</u>	<u>0.00</u>	<u>18.56</u>
<b>TOTAL RECREATION FACILITIES</b>	<b><u>1,098.56</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>1,098.56</u></b>
<b>GROUNDS</b>				
700100 - Landscape Contract	2,880.00	0.00	0.00	2,880.00
700160 - Landscape Renovations	26.64	0.00	0.00	26.64
700605 - Trees/Plants/Shrubs	6,370.00	0.00	0.00	6,370.00
700900 - Sprinklers	566.60	0.00	0.00	566.60
701100 - Backflow Testing	70.00	0.00	0.00	70.00
701200 - Vehicles/Gas/Vehc Maint/License	145.80	0.00	0.00	145.80
701350 - Grounds Tools	312.12	0.00	0.00	312.12
720205 - Concrete & Asphalt Repairs	<u>147.42</u>	<u>0.00</u>	<u>0.00</u>	<u>147.42</u>
<b>TOTAL GROUNDS EXPENSE</b>	<b><u>10,518.58</u></b>	<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b><u>10,518.58</u></b>
<b>UTILITIES</b>				
800150 - Gas	572.66	0.00	0.00	572.66

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

	YTD Operating	YTD Reserves	YTD Settlement	YTD Total
800200 - Electricity	1,607.09	0.00	0.00	1,607.09
800350 - Water	11,552.68	0.00	0.00	11,552.68
800400 - Sewer	3,827.04	0.00	0.00	3,827.04
800800 - Trash Removal	1,063.00	0.00	0.00	1,063.00
800855 - Trash Removal & Recycling	1,063.00	0.00	0.00	1,063.00
<b>TOTAL UTILITIES</b>	<b>19,685.47</b>	<b>0.00</b>	<b>0.00</b>	<b>19,685.47</b>
<b>GENERAL ADMINISTRATIVE</b>				
900100 - Management	1,680.00	0.00	0.00	1,680.00
900400 - Legal	1,958.00	0.00	0.00	1,958.00
900500 - Reimbursed Legal	(204.00)	0.00	0.00	(204.00)
900600 - Collection Expense Risk Share	158.02	0.00	0.00	158.02
901800 - Permits & Licenses	174.00	0.00	0.00	174.00
902000 - Telephone/Pagers	331.60	0.00	0.00	331.60
902200 - Office Supplies & Expense	383.44	0.00	0.00	383.44
902500 - Computers	422.55	0.00	0.00	422.55
904990 - Miscellaneous Exp	85.00	0.00	0.00	85.00
904999 - Other General Admin Expenses	87.60	0.00	0.00	87.60
<b>TOTAL GENERAL ADMINISTRATIVE</b>	<b>5,076.21</b>	<b>0.00</b>	<b>0.00</b>	<b>5,076.21</b>
<b>EMPLOYMENT EXPENSE</b>				
910200 - Wages/Sal - Maintenance	8,528.30	0.00	0.00	8,528.30
911100 - Wages-Employer Taxes	653.90	0.00	0.00	653.90
911200 - Wages-Payroll Processing	369.52	0.00	0.00	369.52
911300 - Wages-Workers Comp	673.00	0.00	0.00	673.00
<b>TOTAL EMPLOYMENT EXPENSE</b>	<b>10,224.72</b>	<b>0.00</b>	<b>0.00</b>	<b>10,224.72</b>
<b>TOTAL EXPENSES</b>	<b>51,161.05</b>	<b>0.00</b>	<b>0.00</b>	<b>51,161.05</b>
<b>NET INCOME/(LOSS)</b>	<b>18,283.31</b>	<b>35,339.57</b>	<b>0.00</b>	<b>53,622.88</b>

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

Current Mnth Actual	Current Mnth Budget	Current Mnth Variance		Current YTD Actual	Current YTD Budget	Current YTD Variance	Current Year Total Budget
51,848	51,848	0	1.400100	103,696	103,696	0	622,176
(17,580)	(17,580)	0	1.410900	(35,160)	(35,160)	0	(210,961)
<b>34,268</b>	<b>34,268</b>	<b>0</b>		<b>68,536</b>	<b>68,536</b>	<b>0</b>	<b>411,216</b>
			<b>ASSESSMENT REVENUE</b>				
31	127	(96)	1.420100	224	254	(30)	1,520
54	112	(58)	1.420300	105	224	(119)	1,340
20	0	20	1.445300	20	0	20	0
560	0	560	1.446100	560	0	560	0
<b>666</b>	<b>239</b>	<b>426</b>		<b>909</b>	<b>478</b>	<b>431</b>	<b>2,860</b>
<b>34,932</b>	<b>34,507</b>	<b>425</b>		<b>69,444</b>	<b>69,014</b>	<b>430</b>	<b>414,075</b>
			<b>OTHER OPERATING REVENUE</b>				
			<b>OPERATING EXPENSES</b>				
			<b>BUILDING</b>				
0	42	42	1.500100	0	84	84	500
40	13	(27)	1.500600	40	28	(14)	150
0	167	167	1.500700	0	334	334	2,000
(295)	83	378	1.500800	295	166	(129)	1,000
2,214	417	(1,797)	1.500900	2,214	834	(1,380)	5,000
0	417	417	1.500910	0	834	834	5,000
21	42	21	1.501000	21	84	63	500
0	25	25	1.501310	0	50	50	300
1,179	250	(929)	1.502100	1,179	500	(679)	3,000
6	6	0	1.503900	6	12	6	70
20	42	22	1.504000	20	84	64	500
16	25	9	1.504100	16	50	34	300
0	33	33	1.504300	0	66	66	400
<b>3,200</b>	<b>1,562</b>	<b>(1,638)</b>		<b>3,790</b>	<b>3,124</b>	<b>(666)</b>	<b>18,720</b>
			<b>MECHANICAL EQUIPMENT SYSTEMS</b>				
0	63	63	1.525200	0	126	126	750
90	0	(90)	1.525300	90	0	(90)	300
0	8	8	1.529999	0	16	16	100
<b>90</b>	<b>71</b>	<b>(19)</b>		<b>90</b>	<b>142</b>	<b>52</b>	<b>1,160</b>
			<b>FIRE ENTRY SECURITY SYSTEMS &amp; SERVICES</b>				
62	7	(55)	1.545150	62	14	(48)	80
0	158	158	1.545300	511	316	(195)	1,900
104	22	(82)	1.545400	104	44	(60)	260
<b>166</b>	<b>187</b>	<b>21</b>		<b>677</b>	<b>374</b>	<b>(303)</b>	<b>2,240</b>
			<b>RECREATION FACILITIES</b>				
540	585	45	1.600100	1,080	1,170	90	7,020
0	42	42	1.600300	0	84	84	500
0	63	63	1.600600	0	126	126	750
0	0	0	1.600700	0	0	0	400
(17)	83	100	1.620100	19	166	147	1,000
<b>523</b>	<b>773</b>	<b>250</b>		<b>1,099</b>	<b>1,648</b>	<b>447</b>	<b>9,670</b>
			<b>GROUND</b>				
1,920	708	(1,212)	1.700100	2,880	1,416	(1,464)	8,500
27	500	473	1.700160	27	1,000	973	2,000
4,975	2,000	(2,975)	1.700605	6,370	4,000	(2,370)	10,000
0	63	63	1.700700	0	125	125	200
0	100	100	1.700800	0	200	200	300
0	50	50	1.700805	0	100	100	600
50	100	50	1.700900	567	200	(367)	400
70	600	530	1.701100	70	600	530	600
84	43	(41)	1.701200	148	86	(60)	520
312	42	(270)	1.701350	312	84	(228)	500
0	8	8	1.701400	0	16	16	100
0	0	0	1.701500	0	0	0	6,000
0	0	0	1.710100	0	0	0	1,100
0	0	0	1.710450	0	0	0	250
147	100	(47)	1.720205	147	100	(47)	200
0	875	875	1.720300	0	1,750	1,750	3,500
0	25	25	1.720900	0	50	50	300
0	25	25	1.721000	0	50	50	300
<b>7,586</b>	<b>5,239</b>	<b>(2,347)</b>		<b>10,519</b>	<b>9,777</b>	<b>(742)</b>	<b>35,370</b>
			<b>UTILITIES</b>				
223	400	177	1.800150	573	700	127	7,230
780	878	98	1.800200	1,607	1,756	149	10,540

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

Current Mnth Actual	Current Mnth Budget	Current Mnth Variance	Account	Description	Current YTD Actual	Current YTD Budget	Current YTD Variance	Current Year Total Budget
11,553	4,220	(7,333)	1.800350	Water	11,553	8,520	(3,033)	35,920
3,827	5,832	2,005	1.800400	Sewer	3,827	11,664	7,837	69,980
0	0	0	1.800500	Storm Drains	0	0	0	17,365
1,063	0	(1,063)	1.800800	Trash Removal	1,063	0	(1,063)	0
0	1,106	1,106	1.800855	Trash Removal & Recycling	1,063	2,212	1,149	13,270
<b>17,445</b>	<b>12,436</b>	<b>(6,009)</b>		<b>TOTAL UTILITIES EXPENSE</b>	<b>19,685</b>	<b>24,852</b>	<b>5,167</b>	<b>154,305</b>
				<b>ADMINISTRATIVE</b>				
				<b>ADMINISTRATIVE GENERAL</b>				
840	840	0	1.900100	Management	1,680	1,680	0	10,080
1,028	750	(278)	1.900400	Legal	1,958	1,500	(458)	9,000
(110)	0	110	1.900500	Reimbursed Legal	(204)	0	204	0
50	362	312	1.900600	Collection Expense Risk Share	158	724	566	4,340
0	0	0	1.900700	Insurance	0	0	0	80,000
0	0	0	1.900900	Audit/Review/Tax Prep	0	0	0	2,000
0	0	0	1.901000	Income Taxes-Fed	0	0	0	970
0	0	0	1.901100	Income Taxes-St	0	0	0	160
0	42	42	1.901350	Meeting Expenses	0	84	84	500
174	50	(124)	1.901800	Permits & Licenses	174	100	(74)	600
332	129	(203)	1.902000	Telephones	332	258	(74)	1,550
196	225	29	1.902200	Office Supplies & Expense	383	450	67	2,700
423	188	(235)	1.902500	Computers	423	376	(47)	2,250
0	16	16	1.902800	Website	0	32	32	190
85	0	(85)	1.904990	Miscellaneous Expense	85	0	(85)	0
88	41	(47)	1.904999	Other General Admin Expenses	88	82	(6)	490
<b>3,106</b>	<b>2,643</b>	<b>(462)</b>		<b>TOTAL GENERAL ADMIN EXP</b>	<b>6,076</b>	<b>5,286</b>	<b>210</b>	<b>114,830</b>
				<b>SALARIES</b>				
4,963	5,417	454	1.910200	Wages/Sal - Maintenance	8,528	10,834	2,306	65,000
0	17	17	1.910800	Wages/Sal -Bonuses	0	34	34	200
381	349	(32)	1.911100	Wages/Sal - Employer Taxes	654	698	44	4,190
185	205	20	1.911200	Wages/Sal - Payroll Processing	370	410	40	2,460
0	412	412	1.911300	Wages - Workers Comp	673	824	151	4,940
0	83	83	1.911400	Contract Labor	0	166	166	1,000
<b>5,629</b>	<b>6,483</b>	<b>954</b>		<b>TOTAL SALARIES EXPENSE</b>	<b>10,225</b>	<b>12,966</b>	<b>2,741</b>	<b>77,790</b>
<b>37,644</b>	<b>29,394</b>	<b>(8,250)</b>		<b>TOTAL OPERATING EXPENSES</b>	<b>61,161</b>	<b>68,067</b>	<b>6,906</b>	<b>414,075</b>
<u>(2,712)</u>	<u>5,113</u>	<u>(7,825)</u>		<b>NET OPERATING INCOME/(LOSS)</b>	<u>18,283</u>	<u>10,947</u>	<u>7,336</u>	<u>0</u>



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

	Jul 2017	Aug 2017	Sep 2017	Oct 2017	Nov 2017	Dec 2017	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Y-T-D ACT	Y-T-D BUD	Y-T-D VAR
<b>ASSESSMENT REVENUE</b>															
Assessments	51,848	51,848	0	0	0	0	0	0	0	0	0	0	103,696	103,696	0
Revenue Due To Reserves	(17,580)	(17,580)	0	0	0	0	0	0	0	0	0	0	(35,160)	(35,160)	0
<b>TOTAL OPERATING ASSESSMENTS</b>	<b>34,268</b>	<b>34,268</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>68,536</b>	<b>68,536</b>	<b>0</b>
<b>OTHER OPERATING REVENUE</b>															
Late Charges	193	31	0	0	0	0	0	0	0	0	0	0	224	254	(30)
Late Interest	51	54	0	0	0	0	0	0	0	0	0	0	105	224	(119)
Collection/NSF Fees	0	20	0	0	0	0	0	0	0	0	0	0	20	0	20
Easement Income	0	560	0	0	0	0	0	0	0	0	0	0	560	0	560
<b>TOTAL OTHER OPERATING INCOME</b>	<b>244</b>	<b>665</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>909</b>	<b>478</b>	<b>431</b>
<b>TOTAL OPERATING REVENUE</b>	<b>34,512</b>	<b>34,932</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>69,444</b>	<b>69,014</b>	<b>430</b>
<b>OPERATING EXPENSES</b>															
<b>BUILDING</b>															
Building Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	84	84
Painting-Exterior	0	40	0	0	0	0	0	0	0	0	0	0	40	26	(14)
Plumbing	590	(295)	0	0	0	0	0	0	0	0	0	0	295	334	(34)
Sewer Lines Snake	0	2,214	0	0	0	0	0	0	0	0	0	0	2,214	166	(1,295)
Sewer Lines Repairs	0	0	0	0	0	0	0	0	0	0	0	0	0	834	(834)
Sewer Preventative	0	0	0	0	0	0	0	0	0	0	0	0	0	834	(834)
Electrical	0	21	0	0	0	0	0	0	0	0	0	0	21	84	(63)
Lighting	0	0	0	0	0	0	0	0	0	0	0	0	0	50	50
Roof	0	1,179	0	0	0	0	0	0	0	0	0	0	1,179	500	(679)
Doors Locks & Keys	0	6	0	0	0	0	0	0	0	0	0	0	6	12	(6)
Building Supplies	0	20	0	0	0	0	0	0	0	0	0	0	20	84	(64)
Light Bulbs	0	16	0	0	0	0	0	0	0	0	0	0	16	50	(34)
Cleaning/Janitorial Supplies	0	0	0	0	0	0	0	0	0	0	0	0	0	66	(66)
<b>TOTAL BUILDING EXPENSES</b>	<b>580</b>	<b>3,200</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,780</b>	<b>3,124</b>	<b>(656)</b>
<b>MECHANICAL/EQUIPMENT SYSTEMS</b>															
HVAC/Boiler Repairs	0	0	0	0	0	0	0	0	0	0	0	0	0	126	126
HVAC/Boiler Inspection Fee	0	90	0	0	0	0	0	0	0	0	0	0	90	0	(90)
Other HVAC/Boiler Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	16	(16)
<b>TOTAL MECHANICAL/EQUIPMENT SYSTEMS</b>	<b>0</b>	<b>90</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>90</b>	<b>142</b>	<b>(52)</b>
<b>FIRE ENTRY SECURITY SYSTEMS &amp; SERVICES</b>															
Fire Sprinklers	0	62	0	0	0	0	0	0	0	0	0	0	62	14	(48)
Fire Alarm Monitoring & Svc Contract	511	0	0	0	0	0	0	0	0	0	0	0	511	316	(195)
Fire Extinguishers	0	104	0	0	0	0	0	0	0	0	0	0	104	44	(60)
<b>TOTAL FIRE ENTRY SECURITY SYS &amp; SRVS</b>	<b>511</b>	<b>166</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>677</b>	<b>374</b>	<b>(303)</b>
<b>RECREATION FACILITIES</b>															
Pool Service Contract	540	540	0	0	0	0	0	0	0	0	0	0	1,080	1,170	(90)
Pool Equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	84	84
Pool Chemicals & Supplies	0	0	0	0	0	0	0	0	0	0	0	0	0	126	126
Clubhouse	35	(17)	0	0	0	0	0	0	0	0	0	0	19	165	(147)
<b>TOTAL RECREATION FACILITIES</b>	<b>575</b>	<b>523</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,099</b>	<b>1,546</b>	<b>447</b>
<b>GROUNDS</b>															
Landscape Contract	960	1,920	0	0	0	0	0	0	0	0	0	0	2,880	1,416	(1,464)
Landscape Renovations	0	27	0	0	0	0	0	0	0	0	0	0	27	1,000	(973)
Trees/Plants/Shrubs	1,395	4,975	0	0	0	0	0	0	0	0	0	0	6,370	4,000	(2,370)
Flowers, Beds & Shrubs	0	0	0	0	0	0	0	0	0	0	0	0	0	125	125
Weed & Pest Control / Fertilizer	0	0	0	0	0	0	0	0	0	0	0	0	0	200	200
Pest Control	0	0	0	0	0	0	0	0	0	0	0	0	0	100	100
Sprinklers	516	50	0	0	0	0	0	0	0	0	0	0	567	200	(367)
Backflow Testing	0	70	0	0	0	0	0	0	0	0	0	0	70	600	(530)
Vehicles/Gas/Vehc Maint/Licenses	62	84	0	0	0	0	0	0	0	0	0	0	146	86	(60)

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

	Jul 2017	Aug 2017	Sep 2017	Oct 2017	Nov 2017	Dec 2017	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	ACT Y-T-D	BUD Y-T-D	VAR Y-T-D
1.701350 Grounds Tools	0	312	0	0	0	0	0	0	0	0	0	0	312	84	(228)
1.701400 Grounds Supplies	0	0	0	0	0	0	0	0	0	0	0	0	0	16	16
1.720205 Concrete & Asphalt Repairs	0	147	0	0	0	0	0	0	0	0	0	0	147	100	(47)
1.720300 Fences	0	0	0	0	0	0	0	0	0	0	0	0	0	1,750	1,750
1.720900 Lighting	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1.721000 Signage	0	0	0	0	0	0	0	0	0	0	0	0	0	50	50
<b>TOTAL GROUNDS EXPENSE</b>	<b>2,933</b>	<b>7,686</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10,519</b>	<b>9,777</b>	<b>(742)</b>
<b>UTILITIES</b>															
1.800150 Gas	350	223	0	0	0	0	0	0	0	0	0	0	573	700	127
1.800200 Electricity	827	780	0	0	0	0	0	0	0	0	0	0	1,607	1,756	149
1.800350 Water	0	11,553	0	0	0	0	0	0	0	0	0	0	11,553	8,520	(3,033)
1.800400 Sewer	0	3,827	0	0	0	0	0	0	0	0	0	0	3,827	7,837	4,010
1.800800 Trash Removal	0	1,063	0	0	0	0	0	0	0	0	0	0	1,063	0	(1,063)
1.800855 Trash Removal & Recycling	1,063	0	0	0	0	0	0	0	0	0	0	0	1,063	2,212	1,149
<b>TOTAL UTILITIES EXPENSE</b>	<b>2,240</b>	<b>17,445</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>19,685</b>	<b>24,852</b>	<b>5,167</b>
<b>ADMINISTRATIVE GENERAL</b>															
1.900100 Management	840	840	0	0	0	0	0	0	0	0	0	0	1,680	1,680	0
1.900400 Legal	930	1,028	0	0	0	0	0	0	0	0	0	0	1,958	1,500	(458)
1.900500 Reimbursed Legal	(94)	(110)	0	0	0	0	0	0	0	0	0	0	(204)	0	204
1.900600 Collection Expense Risk Share	108	50	0	0	0	0	0	0	0	0	0	0	158	724	566
1.901350 Meeting Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	84	84
1.901800 Permits & Licenses	0	174	0	0	0	0	0	0	0	0	0	0	174	100	(74)
1.902000 Telephones	0	332	0	0	0	0	0	0	0	0	0	0	332	258	(74)
1.902200 Office Supplies & Expense	187	186	0	0	0	0	0	0	0	0	0	0	383	450	67
1.902500 Computers	0	423	0	0	0	0	0	0	0	0	0	0	423	376	(47)
1.902800 Website	0	0	0	0	0	0	0	0	0	0	0	0	0	32	32
1.904850 Miscellaneous Expense	0	85	0	0	0	0	0	0	0	0	0	0	85	0	(85)
1.904999 Other General Admin Expenses	0	88	0	0	0	0	0	0	0	0	0	0	88	82	(6)
<b>TOTAL GENERAL ADMIN EXP</b>	<b>1,971</b>	<b>3,105</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,076</b>	<b>5,286</b>	<b>210</b>
<b>SALARIES</b>															
1.910200 Wages/Sal - Maintenance	3,585	4,963	0	0	0	0	0	0	0	0	0	0	8,528	10,834	2,306
1.910800 Wages/Sal - Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	34	34
1.911100 Wages/Sal - Employer Taxes	273	381	0	0	0	0	0	0	0	0	0	0	654	698	44
1.911200 Wages/Sal - Payroll Processing	185	185	0	0	0	0	0	0	0	0	0	0	370	410	40
1.911300 Wages - Workers Comp	673	0	0	0	0	0	0	0	0	0	0	0	673	824	151
1.911400 Contract Labor	0	0	0	0	0	0	0	0	0	0	0	0	0	166	166
<b>TOTAL SALARIES EXPENSE</b>	<b>4,696</b>	<b>5,529</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10,225</b>	<b>12,966</b>	<b>2,741</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>13,517</b>	<b>37,644</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>51,161</b>	<b>68,067</b>	<b>6,906</b>
<b>NET OPERATING INCOME/(LOSS)</b>	<b>20,995</b>	<b>(2,712)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>18,283</b>	<b>10,947</b>	<b>7,336</b>

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

	Actual Jul 2017	Actual Aug 2017	Budget Sep 2017	Budget Oct 2017	Budget Nov 2017	Budget Dec 2017	Budget Jan 2018	Budget Feb 2018	Budget Mar 2018	Budget Apr 2018	Budget May 2018	Budget Jun 2018	TOTAL	ANNUAL BUDGET	VARIANCE
<b>ASSESSMENT REVENUE</b>															
Assessments	51,848	51,848	51,848	51,848	51,848	51,848	51,848	51,848	51,848	51,848	51,848	51,848	622,176	622,176	0
Revenue Due To Reserves	(17,580)	(17,580)	(17,580)	(17,580)	(17,580)	(17,580)	(17,580)	(17,580)	(17,580)	(17,580)	(17,580)	(17,581)	(210,961)	(210,961)	0
<b>TOTAL OPERATING ASSESSMENTS</b>	<b>34,268</b>	<b>34,268</b>	<b>34,268</b>	<b>34,268</b>	<b>34,268</b>	<b>34,268</b>	<b>34,268</b>	<b>34,268</b>	<b>34,268</b>	<b>34,268</b>	<b>34,268</b>	<b>34,267</b>	<b>411,215</b>	<b>411,215</b>	<b>0</b>
<b>OTHER OPERATING REVENUE</b>															
Late Charges	193	31	127	127	127	127	127	127	127	127	127	123	1,490	1,520	(30)
Late Interest	51	54	112	112	112	112	112	112	112	112	112	108	1,221	1,340	(119)
Collection/NSF Fees	0	0	0	0	0	0	0	0	0	0	0	0	20	0	20
Easement Income	0	560	0	0	0	0	0	0	0	0	0	0	560	0	560
<b>TOTAL OTHER OPERATING INCOME</b>	<b>244</b>	<b>665</b>	<b>239</b>	<b>239</b>	<b>239</b>	<b>239</b>	<b>239</b>	<b>239</b>	<b>239</b>	<b>239</b>	<b>239</b>	<b>231</b>	<b>3,291</b>	<b>2,860</b>	<b>431</b>
<b>TOTAL OPERATING REVENUE</b>	<b>34,512</b>	<b>34,932</b>	<b>34,507</b>	<b>34,507</b>	<b>34,507</b>	<b>34,507</b>	<b>34,507</b>	<b>34,507</b>	<b>34,507</b>	<b>34,507</b>	<b>34,507</b>	<b>34,498</b>	<b>414,505</b>	<b>414,075</b>	<b>430</b>
<b>OPERATING EXPENSES</b>															
<b>BUILDING</b>															
Building Maintenance	0	0	42	42	42	42	42	42	42	42	42	38	416	500	84
Painting-Exterior	0	40	13	13	13	13	13	13	13	13	13	7	164	150	(14)
Plumbing	0	0	167	167	167	167	167	167	167	167	167	163	1,686	2,000	334
Sewer Lines Snake	590	(295)	83	83	83	83	83	83	83	83	83	87	1,129	1,000	129
Sewer Lines Repairs	0	2,214	417	417	417	417	417	417	417	417	417	413	5,380	5,000	(380)
Sewer Preventative	0	0	417	417	417	417	417	417	417	417	417	413	4,166	5,000	834
Electrical	0	21	42	42	42	42	42	42	42	42	42	38	437	500	63
Lighting	0	0	25	25	25	25	25	25	25	25	25	25	300	300	0
Roof	0	1,179	250	250	250	250	250	250	250	250	250	250	3,679	3,000	(679)
Doors Locks & Keys	0	0	6	6	6	6	6	6	6	6	6	4	64	70	6
Building Supplies	0	20	42	42	42	42	42	42	42	42	42	38	436	500	64
Light Bulbs	0	16	25	25	25	25	25	25	25	25	25	25	266	300	34
Cleaning/Janitorial Supplies	0	0	33	33	33	33	33	33	33	33	33	37	334	400	66
<b>TOTAL BUILDING EXPENSES</b>	<b>590</b>	<b>3,200</b>	<b>1,562</b>	<b>1,562</b>	<b>1,562</b>	<b>1,562</b>	<b>1,562</b>	<b>1,562</b>	<b>1,562</b>	<b>1,562</b>	<b>1,562</b>	<b>1,538</b>	<b>19,386</b>	<b>18,720</b>	<b>(666)</b>
<b>MECHANICAL/EQUIPMENT SYSTEMS</b>															
HVAC/Boiler Repairs	0	0	63	63	63	63	63	63	63	63	63	57	624	750	126
HVAC/Boiler Inspection Fee	0	90	0	0	0	0	0	0	0	0	0	0	390	300	90
Other HVAC/Boiler Expenses	0	0	8	8	8	8	8	8	8	8	8	12	84	100	16
<b>TOTAL MECHANICAL/EQUIPMENT SYSTEMS &amp; SERVICES</b>	<b>0</b>	<b>90</b>	<b>71</b>	<b>71</b>	<b>71</b>	<b>71</b>	<b>71</b>	<b>71</b>	<b>71</b>	<b>71</b>	<b>71</b>	<b>69</b>	<b>1,088</b>	<b>1,150</b>	<b>(62)</b>
<b>FIRE ENTRY SECURITY SYSTEMS &amp; SERVICES</b>															
Fire Sprinklers	0	62	7	7	7	7	7	7	7	7	7	3	128	80	(48)
Fire Alarm Monitoring & Srvc Contract	511	0	158	158	158	158	158	158	158	158	158	162	2,095	1,900	(195)
Fire Extinguishers	0	104	22	22	22	22	22	22	22	22	22	18	320	260	(60)
<b>TOTAL FIRE ENTRY SECURITY SYS &amp; SRVS</b>	<b>511</b>	<b>166</b>	<b>187</b>	<b>187</b>	<b>187</b>	<b>187</b>	<b>187</b>	<b>187</b>	<b>187</b>	<b>187</b>	<b>187</b>	<b>183</b>	<b>2,543</b>	<b>2,240</b>	<b>(303)</b>
<b>RECREATION FACILITIES</b>															
Pool Service Contract	540	540	585	585	585	585	585	585	585	585	585	585	6,930	7,020	90
Pool Equipment	0	0	42	42	42	42	42	42	42	42	42	38	416	500	84
Pool Chemicals & Supplies	0	0	63	63	63	63	63	63	63	63	63	57	624	750	126
Pool License Fee	0	0	0	0	0	0	0	0	0	0	0	0	400	400	0
Clubhouse	35	(17)	83	83	83	83	83	83	83	83	83	87	853	1,000	147
<b>TOTAL RECREATION FACILITIES</b>	<b>575</b>	<b>523</b>	<b>773</b>	<b>773</b>	<b>773</b>	<b>773</b>	<b>773</b>	<b>773</b>	<b>773</b>	<b>773</b>	<b>773</b>	<b>767</b>	<b>9,223</b>	<b>9,670</b>	<b>447</b>
<b>GROUND</b>															
Landscape Contract	960	1,920	708	708	708	708	708	708	708	708	708	712	9,964	8,500	(1,464)
Landscape Renovations	0	27	0	0	0	0	0	0	0	0	0	500	1,027	2,000	973
Trees/Plants/Shrubs	1,395	4,975	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	12,370	10,000	(2,370)
Flowers, Beds & Shrubs	0	0	0	0	0	0	0	0	0	0	0	75	75	200	125
Weed & Pest Control / Fertilizer	0	0	0	0	0	0	0	0	0	0	0	100	100	300	200
Pest Control	0	0	50	50	50	50	50	50	50	50	50	50	600	600	0
Sprinklers	516	50	0	0	0	0	0	0	0	0	0	100	767	400	(367)
Backflow Testing	0	70	0	0	0	0	0	0	0	0	0	0	70	600	530

Hiland Hills Townhouse Owners Assn  
12 Month Act/Bud-Operating Fund  
08/31/2017

09/05/2017  
12:50 PM

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

	Actual Jul 2017	Actual Aug 2017	Budget Sep 2017	Budget Oct 2017	Budget Nov 2017	Budget Dec 2017	Budget Jan 2018	Budget Feb 2018	Budget Mar 2018	Budget Apr 2018	Budget May 2018	Budget Jun 2018	TOTAL	ANNUAL BUDGET	VARIANCE
Vehicles/Gas/Vehc Maint/Licenses	62	84	43	43	43	43	43	43	43	43	43	47	580	520	(60)
Grounds Tools	0	312	42	42	42	42	42	42	42	42	42	38	728	500	(228)
Grounds Supplies	0	0	8	8	8	8	8	8	8	8	8	12	84	100	16
Snow Removal	0	0	0	0	1,000	1,000	1,000	1,000	1,000	1,000	0	0	6,000	6,000	0
Lots/Street Sweeping	0	0	0	0	0	0	0	0	0	0	0	0	1,100	1,100	0
Parking Lot Maintenance	0	0	0	125	0	0	0	0	0	0	125	0	250	250	0
Concrete & Asphalt Repairs	0	147	100	0	0	0	0	0	0	0	0	0	247	200	(47)
Fences	0	0	875	0	0	0	0	0	0	0	0	875	1,750	3,500	1,750
Lighting	0	0	25	25	25	25	25	25	25	25	25	25	250	300	50
Signage	0	0	25	25	25	25	25	25	25	25	25	25	250	300	50
<b>TOTAL GROUNDS EXPENSE</b>	<b>2,833</b>	<b>7,566</b>	<b>4,426</b>	<b>1,026</b>	<b>1,901</b>	<b>1,901</b>	<b>1,901</b>	<b>1,901</b>	<b>1,901</b>	<b>1,901</b>	<b>4,176</b>	<b>4,559</b>	<b>38,112</b>	<b>35,370</b>	<b>(2,742)</b>
<b>UTILITIES</b>	<b>350</b>	<b>223</b>	<b>425</b>	<b>475</b>	<b>550</b>	<b>550</b>	<b>1,040</b>	<b>1,040</b>	<b>750</b>	<b>550</b>	<b>500</b>	<b>300</b>	<b>7,103</b>	<b>7,230</b>	<b>127</b>
Gas	827	780	878	878	878	878	878	878	878	878	878	882	10,391	10,540	149
Electricity	0	11,553	4,000	3,000	2,600	2,300	1,900	1,900	2,000	2,700	3,200	3,800	38,953	35,920	(3,033)
Water	0	3,827	5,832	5,832	5,832	5,832	5,832	5,832	5,832	5,832	5,832	5,828	62,143	69,980	7,837
Sewer	0	0	17,365	0	0	0	0	0	0	0	0	0	17,365	17,365	0
Storm Drains	0	1,063	0	0	0	0	0	0	0	0	0	0	1,063	0	(1,063)
Trash Removal	1,063	0	1,106	1,106	1,106	1,106	1,106	1,106	1,106	1,106	1,106	1,104	12,121	13,270	1,149
Trash Removal & Recycling	2,240	17,445	12,241	28,656	10,966	11,016	10,756	10,756	10,566	11,066	11,516	11,814	149,138	154,305	5,167
<b>TOTAL UTILITIES EXPENSE</b>	<b>840</b>	<b>1,028</b>	<b>840</b>	<b>840</b>	<b>840</b>	<b>840</b>	<b>840</b>	<b>840</b>	<b>840</b>	<b>840</b>	<b>840</b>	<b>840</b>	<b>10,080</b>	<b>10,080</b>	<b>0</b>
<b>ADMINISTRATIVE</b>	<b>830</b>	<b>(94)</b>	<b>750</b>	<b>750</b>	<b>750</b>	<b>750</b>	<b>750</b>	<b>750</b>	<b>750</b>	<b>750</b>	<b>750</b>	<b>750</b>	<b>9,458</b>	<b>9,000</b>	<b>(458)</b>
<b>ADMINISTRATIVE GENERAL</b>	<b>108</b>	<b>50</b>	<b>362</b>	<b>362</b>	<b>362</b>	<b>362</b>	<b>362</b>	<b>362</b>	<b>362</b>	<b>362</b>	<b>362</b>	<b>358</b>	<b>3,774</b>	<b>4,340</b>	<b>566</b>
Management	0	0	0	0	0	0	0	0	0	0	0	0	80,000	80,000	0
Legal	0	0	0	0	0	0	0	0	0	0	0	0	2,000	2,000	0
Reimbursed Legal	0	0	0	0	0	0	0	0	0	0	0	0	970	970	0
Collection Expense Risk Share	0	0	0	0	0	0	0	0	0	0	0	0	160	160	0
Insurance	0	0	2,000	2,000	0	0	0	0	0	0	0	0	416	500	84
Audit/Review/Tax Prep	0	0	0	0	0	0	0	0	0	0	0	0	674	600	(74)
Income Taxes-Fed	0	0	0	0	0	0	0	0	0	0	0	0	1,624	1,550	(74)
Income Taxes-St	0	0	0	0	0	0	0	0	0	0	0	0	2,633	2,700	67
Meeting Expenses	0	0	0	0	0	0	0	0	0	0	0	0	2,297	2,250	(47)
Permits & Licenses	0	174	42	42	42	42	42	42	42	42	42	38	416	500	84
Telephone	0	332	129	129	129	129	129	129	129	129	129	131	1,624	1,550	(74)
Office Supplies & Expense	187	196	225	225	225	225	225	225	225	225	225	225	2,633	2,700	67
Computers	0	423	188	188	188	188	188	188	188	188	188	182	2,297	2,250	(47)
Website	0	0	16	16	16	16	16	16	16	16	16	14	158	190	32
Miscellaneous Expense	0	85	0	0	0	0	0	0	0	0	0	0	85	0	(85)
Other General Admin Expenses	0	88	41	41	41	41	41	41	41	41	41	39	496	490	(6)
<b>TOTAL GENERAL ADMIN EXP</b>	<b>1,971</b>	<b>3,105</b>	<b>3,773</b>	<b>4,643</b>	<b>76,143</b>	<b>9,143</b>	<b>2,643</b>	<b>2,643</b>	<b>2,643</b>	<b>2,643</b>	<b>2,643</b>	<b>2,627</b>	<b>114,620</b>	<b>114,830</b>	<b>210</b>
<b>SALARIES</b>	<b>3,565</b>	<b>4,963</b>	<b>5,417</b>	<b>5,417</b>	<b>5,417</b>	<b>5,417</b>	<b>5,417</b>	<b>5,417</b>	<b>5,417</b>	<b>5,417</b>	<b>5,417</b>	<b>5,413</b>	<b>62,694</b>	<b>65,000</b>	<b>2,306</b>
Wages/Sal - Maintenance	0	0	17	17	17	17	17	17	17	17	17	13	166	200	34
Wages/Sal - Bonuses	273	381	349	349	349	349	349	349	349	349	349	351	4,146	4,190	44
Wages/Sal - Employer Taxes	185	185	205	205	205	205	205	205	205	205	205	205	2,460	2,460	0
Wages/Sal - Payroll Processing	673	0	412	412	412	412	412	412	412	412	412	408	4,789	4,940	151
Wages - Workers Comp	0	0	83	83	83	83	83	83	83	83	83	87	834	1,000	166
Contract Labor	4,696	5,529	5,483	5,483	5,483	5,483	5,483	5,483	5,483	5,483	5,483	5,477	75,049	77,790	2,741
<b>TOTAL SALARIES EXPENSE</b>	<b>13,517</b>	<b>37,644</b>	<b>29,516</b>	<b>43,801</b>	<b>99,086</b>	<b>31,136</b>	<b>24,676</b>	<b>24,376</b>	<b>24,186</b>	<b>24,888</b>	<b>27,411</b>	<b>28,134</b>	<b>407,189</b>	<b>414,075</b>	<b>6,906</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>20,995</b>	<b>(2,712)</b>	<b>4,981</b>	<b>(9,294)</b>	<b>(83,579)</b>	<b>3,371</b>	<b>9,831</b>	<b>10,131</b>	<b>10,321</b>	<b>9,821</b>	<b>7,056</b>	<b>6,364</b>	<b>7,336</b>	<b>0</b>	<b>7,336</b>
<b>NET OPERATING INCOME/(LOSS)</b>															

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

Acct#	Description	Jul 2017	Aug 2017	Sep 2017	Oct 2017	Nov 2017	Dec 2017	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	ANNUAL BUDGET
1.400100	ASSESSMENT REVENUE													
1.410900	Assessments	51,848	51,848	51,848	51,848	51,848	51,848	51,848	51,848	51,848	51,848	51,848	51,848	622,176
	Revenue Due To Reserves	(17,580)	(17,580)	(17,580)	(17,580)	(17,580)	(17,580)	(17,580)	(17,580)	(17,580)	(17,580)	(17,580)	(17,581)	(210,951)
	<b>TOTAL OPERATING ASSESSMENTS</b>	<b>34,268</b>	<b>34,268</b>	<b>34,268</b>	<b>34,268</b>	<b>34,268</b>	<b>34,268</b>	<b>34,268</b>	<b>34,268</b>	<b>34,268</b>	<b>34,268</b>	<b>34,268</b>	<b>34,267</b>	<b>411,215</b>
1.420100	OTHER OPERATING REVENUE													
1.420300	Late Charges	127	127	127	127	127	127	127	127	127	127	127	123	1,520
	Late Interest	112	112	112	112	112	112	112	112	112	112	112	108	1,340
	<b>TOTAL OTHER OPERATING INCOME</b>	<b>239</b>	<b>239</b>	<b>239</b>	<b>239</b>	<b>239</b>	<b>239</b>	<b>239</b>	<b>239</b>	<b>239</b>	<b>239</b>	<b>239</b>	<b>231</b>	<b>2,860</b>
	<b>TOTAL OPERATING REVENUE</b>	<b>34,507</b>	<b>34,507</b>	<b>34,507</b>	<b>34,507</b>	<b>34,507</b>	<b>34,507</b>	<b>34,507</b>	<b>34,507</b>	<b>34,507</b>	<b>34,507</b>	<b>34,507</b>	<b>34,498</b>	<b>414,075</b>
1.500100	OPERATING EXPENSES													
	<b>BUILDING</b>													
	Building Maintenance	42	42	42	42	42	42	42	42	42	42	42	38	500
1.500800	Painting-Exterior	13	13	13	13	13	13	13	13	13	13	13	7	150
1.500700	Plumbing	167	167	167	167	167	167	167	167	167	167	167	163	2,000
1.500800	Sewer Lines Snake	83	83	83	83	83	83	83	83	83	83	83	87	1,000
1.500900	Sewer Lines Repairs	417	417	417	417	417	417	417	417	417	417	417	413	5,000
1.500910	Sewer Preventative	417	417	417	417	417	417	417	417	417	417	417	413	5,000
1.501000	Electrical	42	42	42	42	42	42	42	42	42	42	42	38	500
1.501310	Lighting	25	25	25	25	25	25	25	25	25	25	25	25	300
1.502100	Roof	250	250	250	250	250	250	250	250	250	250	250	250	3,000
1.503900	Doors Locks & Keys	6	6	6	6	6	6	6	6	6	6	6	4	70
1.504000	Building Supplies	42	42	42	42	42	42	42	42	42	42	42	38	500
1.504100	Light Bulbs	25	25	25	25	25	25	25	25	25	25	25	25	300
1.504300	Cleaning/Janitorial Supplies	33	33	33	33	33	33	33	33	33	33	33	37	400
	<b>TOTAL BUILDING EXPENSES</b>	<b>1,562</b>	<b>1,562</b>	<b>1,562</b>	<b>1,562</b>	<b>1,562</b>	<b>1,562</b>	<b>1,562</b>	<b>1,562</b>	<b>1,562</b>	<b>1,562</b>	<b>1,562</b>	<b>1,538</b>	<b>18,720</b>
1.525200	MECHANICAL EQUIPMENT SYSTEMS													
1.525300	HVAC/Boiler Repairs	63	63	63	63	63	63	63	63	63	63	63	57	750
1.529999	HVAC/Boiler Inspection Fee	0	0	0	0	0	0	300	0	0	0	0	0	300
	Other HVAC/Boiler Expenses	8	8	8	8	8	8	8	8	8	8	8	12	100
	<b>TOTAL MECHANICAL/EQUIPMENT SYSTEMS &amp; SERVICES</b>	<b>71</b>	<b>71</b>	<b>71</b>	<b>71</b>	<b>71</b>	<b>71</b>	<b>371</b>	<b>71</b>	<b>71</b>	<b>71</b>	<b>71</b>	<b>69</b>	<b>1,150</b>
1.545150	FIRE ENTRY SECURITY SYSTEMS & SERVICES													
1.545300	Fire Sprinklers	7	7	7	7	7	7	7	7	7	7	7	3	80
1.545400	Fire Alarm Monitoring & Svc Contract	158	158	158	158	158	158	158	158	158	158	158	162	1,900
	Fire Extinguishers	22	22	22	22	22	22	22	22	22	22	22	18	260
	<b>TOTAL FIRE ENTRY SECURITY SYS &amp; SRVS</b>	<b>187</b>	<b>187</b>	<b>187</b>	<b>187</b>	<b>187</b>	<b>187</b>	<b>187</b>	<b>187</b>	<b>187</b>	<b>187</b>	<b>187</b>	<b>183</b>	<b>2,240</b>
1.600100	RECREATION FACILITIES													
1.600300	Pool Service Contract	585	585	585	585	585	585	585	585	585	585	585	585	7,020
1.600600	Pool Equipment	42	42	42	42	42	42	42	42	42	42	42	38	500
1.600700	Pool Chemicals & Supplies	63	63	63	63	63	63	63	63	63	63	63	57	750
1.620100	Pool License Fee	0	0	0	0	0	0	0	0	0	0	0	0	400
	Clubhouse	83	83	83	83	83	83	83	83	83	83	83	87	1,000
	<b>TOTAL RECREATION FACILITIES</b>	<b>773</b>	<b>773</b>	<b>773</b>	<b>773</b>	<b>773</b>	<b>773</b>	<b>773</b>	<b>773</b>	<b>773</b>	<b>773</b>	<b>773</b>	<b>767</b>	<b>9,670</b>
1.700100	LANDSCAPE FACILITIES													
1.700160	Landscape Contract	708	708	708	708	708	708	708	708	708	708	708	712	8,500
1.700605	Landscape Revolutions	500	500	0	0	0	0	0	0	0	0	0	500	2,000
	Trees/Plants/Shrubs	2,000	2,000	2,000	0	0	0	0	0	0	0	2,000	2,000	10,000
1.700700	Flowers, Beds & Shrubs	62	63	0	0	0	0	0	0	0	0	0	75	200

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

Acct#	Description	Jul 2017	Aug 2017	Sep 2017	Oct 2017	Nov 2017	Dec 2017	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	ANNUAL BUDGET
1.700800	Weed & Pest Control / Fertilizer	100	100	0	0	0	0	0	0	0	0	0	100	300
1.700805	Pest Control	50	50	50	50	50	50	50	50	50	50	50	50	600
1.700900	Sprinklers	100	100	0	0	0	0	0	0	0	0	100	100	400
1.701100	Backflow Testing	0	600	0	0	0	0	0	0	0	0	0	0	600
1.701200	Vehicles/Gas/Vehc Maint/Licenses	43	43	43	43	43	43	43	43	43	43	43	47	520
1.701350	Grounds Tools	42	42	42	42	42	42	42	42	42	42	42	38	500
1.701400	Grounds Supplies	8	8	8	8	8	8	8	8	8	8	8	12	100
1.701500	Snow Removal	0	0	0	0	1,000	1,000	1,000	1,000	1,000	1,000	550	0	6,000
1.701000	Lot/Street Sweeping	0	0	550	0	0	0	0	0	0	0	0	0	1,100
1.710450	Parking Lot Maintenance	0	0	0	125	0	0	0	0	0	0	125	0	250
1.720205	Concrete & Asphalt Repairs	0	100	100	0	0	0	0	0	0	0	0	0	200
1.720300	Fences	875	875	875	0	0	0	0	0	0	0	0	875	3,500
1.720900	Lighting	25	25	25	25	25	25	25	25	25	25	25	25	300
1.721000	Signage	25	25	25	25	25	25	25	25	25	25	25	25	300
	<b>TOTAL GROUNDS EXPENSE</b>	<b>4,538</b>	<b>5,239</b>	<b>4,426</b>	<b>1,026</b>	<b>1,901</b>	<b>1,901</b>	<b>1,901</b>	<b>1,901</b>	<b>1,901</b>	<b>1,901</b>	<b>4,176</b>	<b>4,559</b>	<b>35,370</b>
1.800150	Gas	300	400	425	475	550	900	1,040	1,040	750	550	500	300	7,230
1.800200	Electricity	878	878	878	878	878	878	878	878	878	878	878	882	10,540
1.800350	Water	4,300	4,220	4,000	3,000	2,600	2,300	1,900	1,900	2,000	2,700	3,200	3,800	35,920
1.800400	Sewer	5,832	5,832	5,832	5,832	5,832	5,832	5,832	5,832	5,832	5,832	5,832	5,828	69,980
1.800500	Storm Drains	0	0	0	17,365	0	0	0	0	0	0	0	0	17,365
1.800855	Trash Removal & Recycling	1,108	1,108	1,108	1,108	1,108	1,108	1,108	1,108	1,108	1,108	1,108	1,104	13,270
	<b>TOTAL UTILITIES EXPENSE</b>	<b>12,416</b>	<b>12,436</b>	<b>12,241</b>	<b>28,656</b>	<b>10,986</b>	<b>11,016</b>	<b>10,756</b>	<b>10,756</b>	<b>10,586</b>	<b>11,066</b>	<b>11,516</b>	<b>11,914</b>	<b>154,305</b>
1.900100	Management	840	840	840	840	840	840	840	840	840	840	840	840	10,080
1.900400	Legal	750	750	750	750	750	750	750	750	750	750	750	750	9,000
1.900600	Collection Expense Risk Share	362	362	362	362	362	362	362	362	362	362	362	358	4,340
1.900700	Insurance	0	0	0	0	73,500	6,500	0	0	0	0	0	0	80,000
1.900900	Audit/Review/Tax Prep	0	0	0	2,000	0	0	0	0	0	0	0	0	2,000
1.901000	Income Taxes-Fed	0	0	970	0	0	0	0	0	0	0	0	0	970
1.901100	Income Taxes-St	0	0	160	0	0	0	0	0	0	0	0	0	160
1.901350	Meeting Expenses	42	42	42	42	42	42	42	42	42	42	42	38	500
1.901800	Permits & Licenses	50	50	50	50	50	50	50	50	50	50	50	50	600
1.902000	Telephones	129	129	129	129	129	129	129	129	129	129	129	131	1,550
1.902200	Office Supplies & Expense	225	225	225	225	225	225	225	225	225	225	225	225	2,700
1.902500	Computers	188	188	188	188	188	188	188	188	188	188	188	182	2,250
1.902800	Website	16	16	16	16	16	16	16	16	16	16	16	14	190
1.904999	Other General Admin Expenses	41	41	41	41	41	41	41	41	41	41	41	39	490
	<b>TOTAL GENERAL ADMIN EXP</b>	<b>2,643</b>	<b>2,643</b>	<b>3,773</b>	<b>4,643</b>	<b>76,143</b>	<b>9,143</b>	<b>2,643</b>	<b>2,643</b>	<b>2,643</b>	<b>2,643</b>	<b>2,643</b>	<b>2,627</b>	<b>114,830</b>
1.910200	Wages/Sal - Maintenance	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,417	5,413	65,000
1.910800	Wages/Sal -Bonuses	17	17	17	17	17	17	17	17	17	17	17	13	200
1.911100	Wages/Sal - Employer Taxes	349	349	349	349	349	349	349	349	349	349	349	351	4,190
1.911200	Wages/Sal - Payroll Processing	205	205	205	205	205	205	205	205	205	205	205	205	2,460
1.911300	Wages - Workers Comp	412	412	412	412	412	412	412	412	412	412	412	408	4,940
1.911400	Contract Labor	83	83	83	83	83	83	83	83	83	83	83	87	1,000
	<b>TOTAL SALARIES EXPENSE</b>	<b>6,483</b>	<b>6,483</b>	<b>6,483</b>	<b>6,483</b>	<b>6,483</b>	<b>6,483</b>	<b>6,483</b>	<b>6,483</b>	<b>6,483</b>	<b>6,483</b>	<b>6,483</b>	<b>6,477</b>	<b>77,790</b>
	<b>TOTAL OPERATING EXPENSES</b>	<b>28,673</b>	<b>29,394</b>	<b>29,516</b>	<b>43,801</b>	<b>98,086</b>	<b>31,136</b>	<b>24,676</b>	<b>24,376</b>	<b>24,186</b>	<b>24,886</b>	<b>27,411</b>	<b>28,134</b>	<b>414,075</b>
	<b>NET OPERATING INCOME/(LOSS)</b>	<b>5,834</b>	<b>5,113</b>	<b>4,991</b>	<b>(9,294)</b>	<b>(63,579)</b>	<b>3,371</b>	<b>9,831</b>	<b>10,131</b>	<b>10,321</b>	<b>9,821</b>	<b>7,096</b>	<b>6,364</b>	<b>0</b>

