

C/O LCM Property Management
1776 South Jackson Suite 530
Denver CO 80210

Acct#	Description	Jul 2015	Aug 2015	Sep 2015	Oct 2015	Nov 2015	Dec 2015	Jan 2016	Feb 2016	Mar 2016	Apr 2016	May 2016	Jun 2016	ANNUAL BUDGET
ASSESSMENT REVENUE														
1.400100	Assessments	50,336	50,336	50,336	50,336	50,336	50,336	50,336	50,336	50,336	50,336	50,336	50,336	
1.410900	Revenue Due To Reserves	(20,516)	(20,516)	(20,516)	(20,516)	(20,516)	(20,516)	(20,516)	(20,516)	(20,516)	(20,516)	(20,516)	(20,516)	604,032
TOTAL OPERATING ASSESSMENTS														29,820
OTHER OPERATING REVENUE														
1.420100	Late Charges	198	198	198	198	198	198	198	198	198	198	198	192	2,370
1.420300	Late Interest	175	175	175	175	175	175	175	175	175	175	175	175	2,100
1.455300	Rent Income	775	775	775	775	775	775	775	775	775	775	775	775	9,300
1.475100	Miscellaneous Income	19	19	19	19	19	19	19	19	19	19	19	21	230
TOTAL OTHER OPERATING INCOME														1,167
TOTAL OPERATING REVENUE														30,987
OPERATING EXPENSES														
BUILDING														
1.500100	Building Maintenance	42	42	42	42	42	42	42	42	42	42	42	38	500
1.500600	Painting-Exterior	21	21	21	21	21	21	21	21	21	21	21	19	250
1.500700	Plumbing	8	8	8	8	8	8	8	8	8	8	8	12	100
1.500800	Sewer Lines Snake	125	125	125	125	125	125	125	125	125	125	125	125	1,500
1.500900	Sewer Lines Repairs	833	833	833	833	833	833	833	833	833	833	833	837	10,000
1.500910	Sewer Preventative	333	333	333	333	333	333	333	333	333	333	333	337	4,000
1.501000	Electrical	83	83	83	83	83	83	83	83	83	83	83	87	1,000
1.501310	Lighting	83	83	83	83	83	83	83	83	83	83	83	87	1,000
1.502100	Roof	333	333	333	333	333	333	333	333	333	333	333	337	4,000
1.503700	Pest Control	42	42	42	42	42	42	42	42	42	42	42	38	500
1.503900	Doors Locks & Keys	8	8	8	8	8	8	8	8	8	8	8	12	100
1.504000	Building Supplies	125	125	125	125	125	125	125	125	125	125	125	125	1,500
1.504100	Light Bulbs	33	33	33	33	33	33	33	33	33	33	33	37	400
1.504300	Cleaning/Janitorial Supplies	33	33	33	33	33	33	33	33	33	33	33	37	400
TOTAL BUILDING EXPENSES														2,102
MECHANICAL EQUIPMENT SYSTEMS														
1.525200	HVAC/Boiler Repairs	8	8	8	8	8	8	8	8	8	8	8	12	100
1.525300	HVAC/Boiler Inspection Fee	0	0	0	0	0	0	300	0	0	0	0	0	300
1.529999	Other HVAC/Boiler Expenses	8	8	8	8	8	8	8	8	8	8	8	12	100
TOTAL MECHANICAL/EQUIPMENT SYSTEMS														16
FIRE ENTRY SECURITY SYSTEMS & SERVICES														
1.545150	Fire Sprinklers	7	7	7	7	7	7	7	7	7	7	7	3	80
1.545300	Fire Alarm Monitoring & Srvc	143	143	143	143	143	143	143	143	143	143	143	137	1,710
1.545400	Fire Extinguishers	0	0	200	0	0	0	0	0	0	0	0	0	200
TOTAL FIRE ENTRY SECURITY SYS & SRVS														150
RECREATION FACILITIES														
1.600100	Pool Service Contract	585	585	585	585	585	585	585	585	585	585	585	585	7,020
1.600300	Pool Equipment	42	42	42	42	42	42	42	42	42	42	42	38	500
1.600600	Pool Chemicals & Supplies	63	63	63	63	63	63	63	63	63	63	63	57	750
1.600700	Pool License Fee	0	0	0	400	0	0	0	0	0	0	0	0	400
1.620100	Clubhouse	125	125	125	125	125	125	125	125	125	125	125	125	1,500
TOTAL RECREATION FACILITIES														815
GROUND														
1.700100	Landscape Contract	1,166	1,167	1,167	1,166	0	0	0	0	0	0	1,167	1,167	7,000
1.700150	Grounds Maintenance	3	3	3	3	3	3	3	3	3	3	3	(3)	30

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1.700160	Landscape Revocations	167	167	167	167	167	167	167	167	167	167	167	163	2,000
1.700605	Trees/Plants/Shrubs	0	1,200	1,200	0	3,700	0	0	0	0	0	1,400	0	7,500
1.700700	Flowers, Beds & Shrubs	62	63	0	0	0	0	0	0	0	0	0	75	200
1.700800	Weed & Pest Control / Fertilizer	83	84	0	0	0	0	0	0	0	0	0	83	250
1.700900	Sprinklers	100	100	100	0	0	0	0	0	0	0	100	100	500
1.701100	Backflow Testing	0	600	0	0	0	0	0	0	0	0	0	0	600
1.701200	Vehicles/Gas/Vehc Maint/Licenses	50	50	50	50	50	50	50	50	50	50	50	50	600
1.701350	Grounds Tools	58	58	58	58	58	58	58	58	58	58	58	50	600
1.701400	Grounds Supplies	8	8	8	8	8	8	8	8	8	8	8	62	700
1.701500	Snow Removal	0	0	0	0	1,000	1,000	1,000	1,000	1,000	1,000	0	0	90
1.710450	Parking Lot Maintenance	0	0	0	150	0	0	0	0	0	0	0	0	6,000
1.720205	Concrete & Asphalt Repairs	0	350	400	0	0	0	0	0	0	0	150	0	300
1.720220	Drainage	83	83	83	83	83	83	83	83	83	83	83	87	750
1.720300	Fences	0	100	100	100	0	0	0	0	0	0	0	0	1,000
1.720910	Lighting - Lamp Posts	42	42	42	42	42	42	42	42	42	42	42	38	300
1.721000	Signage	25	25	25	25	25	25	25	25	25	25	25	25	500
	TOTAL GROUNDS EXPENSE UTILITIES	1,847	4,100	3,403	1,852	5,136	1,436	1,436	1,436	1,436	1,436	3,253	1,849	28,620
1.800150	Gas	400	400	500	750	900	1,400	1,500	1,400	1,300	940	800	400	10,690
1.800200	Electricity	981	981	981	981	981	981	981	981	981	981	981	979	11,770
1.800350	Water	3,500	4,000	3,200	2,900	2,700	2,680	2,200	1,800	1,700	1,700	2,300	3,700	32,380
1.800400	Sewer	3,423	3,423	3,423	3,423	3,423	3,423	3,423	3,423	3,423	3,423	3,423	3,418	41,071
1.800500	Storm Drains	0	0	0	15,000	0	0	0	0	0	0	0	0	15,000
1.800855	Trash Removal & Recycling	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
	TOTAL UTILITIES EXPENSE	9,304	9,804	9,104	24,054	9,004	9,484	9,104	8,604	8,404	8,044	8,504	9,497	122,911
	ADMINISTRATIVE													
	ADMINISTRATIVE GENERAL													
1.900100	Management	840	840	840	840	840	840	840	840	840	840	840	840	10,080
1.900310	Office Supplies-Mgt	7	7	7	7	7	7	7	7	7	7	7	3	80
1.900400	Legal	487	487	487	487	487	487	487	487	487	487	487	483	5,840
1.900600	Collection Expense Risk Share	283	283	283	283	283	283	283	283	283	283	283	287	3,400
1.900700	Insurance	0	0	0	0	0	76,500	3,840	0	0	0	0	0	80,340
1.900900	Audit/Review/Tax Prep	0	0	0	375	0	0	0	0	0	0	0	0	375
1.901101	Income Tax Expense	0	0	250	0	0	0	0	0	250	0	0	0	500
1.901500	Holidays/Entertainment	0	75	0	0	0	75	0	0	0	0	0	0	150
1.902000	Telephones	81	81	81	81	81	81	81	81	81	81	81	79	970
1.902200	Office Supplies & Expense	184	184	184	184	184	184	184	184	184	184	184	186	2,210
1.902500	Computers	124	124	124	124	124	124	124	124	124	124	124	126	1,490
1.902800	Website	8	8	8	8	8	8	8	8	8	8	8	12	100
1.903100	Reserve Studies	292	292	292	292	292	292	292	292	292	292	292	288	3,500
1.903200	Bank Charges	3	3	3	3	3	3	3	3	3	3	3	7	40
1.903400	Bad Debt	122	122	122	122	122	122	122	122	122	122	122	118	1,460
1.904999	Other General Admin Expenses	156	156	156	156	156	156	156	156	156	156	156	154	1,870
	TOTAL GENERAL ADMIN EXP	2,587	2,662	2,837	2,962	2,587	79,162	6,427	2,587	2,837	2,587	2,587	2,583	112,405
	SALARIES													
1.910200	Wages/Sal - Maintenance	4,748	4,748	4,748	4,748	4,748	4,748	4,748	4,748	4,748	4,748	4,748	4,742	56,970
1.910800	Wages/Sal -Bonuses	0	0	0	0	0	300	0	0	0	0	0	0	300
1.911100	Wages/Sal - Employer Taxes	526	526	526	526	526	526	526	526	526	526	526	524	6,310
1.911200	Wages/Sal - Payroll Processing	208	208	208	208	208	208	208	208	208	208	208	202	2,490
1.911300	Wages - Workers Comp	244	244	244	244	244	244	244	244	244	244	244	246	2,930
1.911400	Contract Labor	83	83	83	83	83	83	83	83	83	83	83	87	1,000
	TOTAL SALARIES EXPENSE	5,809	5,809	5,809	5,809	5,809	6,109	5,809	5,809	5,809	5,809	5,809	5,801	70,000

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	TOTAL OPERATING EXPENSES	<u>22,630</u>	<u>25,458</u>	<u>24,436</u>	<u>38,160</u>	<u>25,619</u>	<u>99,274</u>	<u>26,159</u>	<u>21,519</u>	<u>21,569</u>	<u>20,959</u>	<u>23,236</u>	<u>22,827</u>	<u>371,846</u>
	NET OPERATING INCOME/(LOSS)	<u>8,357</u>	<u>5,529</u>	<u>6,551</u>	<u>(7,173)</u>	<u>5,368</u>	<u>(68,287)</u>	<u>4,828</u>	<u>9,468</u>	<u>9,418</u>	<u>10,028</u>	<u>7,751</u>	<u>8,162</u>	<u>0</u>