

Ridgepoint At Bear Creek Homeowners Association

12/31/2008

Monthly Financial Reports

Created By MSI LLC

rbc

<u>Included Reports</u>	<u>Copies</u>
Cash Flow	1
CU-BUC Budget Comparison	1
Balance Sheet	1
Income Statement	1
Trial Balance	1
RM Delinquent by Entity	1
RM Delinquent by Entity-2	1

12/31/2008
8:57 AM

Ridgepoint At Bear Creek Homeowners Association
Cash Flow
12/31/2008

Page: 1

Morrison Rd. & S. Newcombe St.
Lakewood CO 80227

MSI
390 Interlocken Crescent #500
Broomfield, CO 80021-8041

Description	Operating	Reserve
Beginning Cash Balance	<u>1,464.40</u>	<u>52,879.14</u>
Cash Received		
Change in Accounts Receivable	58.67	0.00
Change in Prepaid Assessments	9,250.00	0.00
Interest - Operating Fund	0.01	0.00
Late/Interest Fee	(9.77)	0.00
Transfer from Operating	0.00	(5,787.00)
Interest - Reserve Fund	<u>0.00</u>	<u>14.49</u>
Total Inflow	9,298.91	(5,772.51)
Cash Disbursed		
Water	320.65	0.00
Electricity	17.27	0.00
Management	1,030.00	0.00
A/R Processing Fees	75.00	0.00
Postage	44.65	0.00
Administrative	277.50	0.00
Snow Removal	120.00	0.00
Trash Removal	961.13	0.00
Transfer to Reserves	(5,787.00)	0.00
Miscellaneous	<u>55.50</u>	<u>0.00</u>
Total Outflow	2,885.30	0.00
Ending Cash Balance	<u><u>13,648.61</u></u>	<u><u>47,106.63</u></u>

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under	Total Budget
Water	417.00 0.00	417.00 93.52	417.00 0.00	417.00 6.68	417.00 0.00	417.00 735.19	417.00 0.00	417.00 3,228.31	417.00 0.00	417.00 4,310.23	417.00 0.00	413.00 320.65	5,000.00 8,694.58	3,694.58 73.89%	5,000.00
Electricity	25.00 84.08	25.00 1.08	25.00 16.60	25.00 16.61	25.00 14.16	25.00 0.00	25.00 27.95	25.00 14.83	25.00 15.66	25.00 15.94	25.00 15.03	25.00 17.27	300.00 239.21	-60.79 -20.26%	300.00
Management	1,000.00 1,000.00	1,000.00 1,000.00	1,000.00 1,000.00	1,000.00 1,000.00	1,000.00 1,000.00	1,000.00 1,000.00	1,000.00 1,000.00	1,000.00 1,000.00	1,000.00 1,000.00	1,030.00 1,000.00	1,030.00 1,060.00	1,030.00 1,030.00	12,090.00 12,090.00	0.00 0.00%	12,090.00
A/R Processing Fees	15.00 0.00	15.00 0.00	15.00 0.00	15.00 0.00	15.00 15.00	15.00 45.00	15.00 15.00	15.00 35.00	15.00 60.00	15.00 30.00	15.00 15.00	15.00 75.00	180.00 290.00	110.00 61.11%	180.00
Lien Processing Fees	0.00 0.00	0.00 0.00	75.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	75.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 75.00	0.00 0.00	150.00 75.00	-75.00 -50.00%	150.00
Postage	28.00 46.23	28.00 3.43	28.00 19.68	28.00 5.04	28.00 42.64	28.00 5.24	28.00 6.83	28.00 40.72	28.00 13.40	28.00 4.13	28.00 14.21	32.00 44.65	340.00 246.20	-93.80 -27.59%	340.00
Administrative	136.00 178.56	136.00 393.31	136.00 62.35	136.00 26.75	136.00 234.15	136.00 38.95	136.00 46.90	136.00 161.55	136.00 77.00	136.00 79.25	136.00 57.90	134.00 277.50	1,630.00 1,634.17	4.17 0.26%	1,630.00
Audit/Tax Prep	0.00 0.00	0.00 0.00	0.00 200.00	1,200.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	1,200.00 200.00	-1,000.00 -83.33%	1,200.00
Insurance	0.00 0.00	0.00 0.00	0.00 307.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	1,680.00 901.00	0.00 254.00	0.00 0.00	0.00 0.00	1,680.00 1,462.00	-218.00 -12.98%	1,680.00
Grounds Maintenance	400.00 0.00	400.00 0.00	400.00 0.00	400.00 532.00	400.00 532.00	400.00 532.00	400.00 532.00	400.00 532.00	400.00 532.00	400.00 532.00	400.00 532.00	400.00 0.00	4,800.00 4,256.00	-544.00 -11.33%	4,800.00
Grounds Improvements	0.00 253.46	0.00 0.00	0.00 0.00	0.00 0.00	0.00 939.40	0.00 2,550.00	0.00 486.00	0.00 144.00	0.00 125.86	0.00 116.00	0.00 0.00	0.00 0.00	0.00 4,614.72	4,614.72 0.00%	0.00
Fert/Weed/Insect	0.00 0.00	0.00 0.00	625.00 0.00	625.00 0.00	625.00 0.00	625.00 0.00	625.00 0.00	625.00 2,914.99	625.00 0.00	625.00 1,160.00	0.00 0.00	0.00 0.00	5,000.00 4,074.99	-925.01 -18.50%	5,000.00
Grds Rpr - Sprinkler	0.00 0.00	0.00 0.00	297.00 0.00	297.00 0.00	297.00 0.00	297.00 6,473.52	297.00 411.11	297.00 700.52	297.00 1,143.73	297.00 248.80	0.00 73.54	0.00 0.00	2,376.00 9,051.22	6,675.22 280.94%	2,376.00
Grds Rpr - Other	208.00 0.00	208.00 0.00	208.00 0.00	208.00 0.00	208.00 0.00	208.00 0.00	208.00 0.00	208.00 0.00	208.00 0.00	208.00 0.00	208.00 0.00	212.00 0.00	2,500.00 0.00	-2,500.00 0.00%	2,500.00
Tree/Shrub Maint	83.00 0.00	83.00 0.00	83.00 0.00	83.00 0.00	83.00 0.00	83.00 0.00	83.00 0.00	83.00 0.00	83.00 0.00	83.00 1,980.00	83.00 0.00	87.00 0.00	1,000.00 1,980.00	980.00 98.00%	1,000.00
Lighting Maintenance	0.00 0.00	0.00 0.00	0.00 0.00	0.00 470.00	0.00 48.27	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 518.27	518.27 0.00%	0.00
Snow Removal	0.00 0.00	0.00 0.00	0.00 80.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 120.00	0.00 200.00	200.00 0.00%	0.00
Fence Maintenance	167.00 0.00	167.00 0.00	167.00 0.00	167.00 0.00	167.00 0.00	167.00 909.50	167.00 0.00	167.00 0.00	167.00 0.00	167.00 0.00	167.00 0.00	163.00 0.00	2,000.00 909.50	-1,090.50 -54.53%	2,000.00
Trash Removal	950.00 983.12	950.00 981.80	950.00 987.08	950.00 1,012.59	950.00 1,020.07	950.00 1,035.47	950.00 1,044.26	950.00 1,045.14	950.00 1,045.14	950.00 1,012.15	950.00 968.61	950.00 961.13	11,400.00 12,096.56	696.56 6.11%	11,400.00

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under	Total Budget
Fuel Surcharges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.64 0.00%	0.00
Legal Fees	209.00 715.00	209.00 55.00	209.00 0.00	209.00 0.00	209.00 700.00	209.00 160.00	209.00 0.00	209.00 100.00	209.00 0.00	209.00 0.00	209.00 0.00	201.00 0.00	2,500.00 1,730.00	-770.00 -30.80%	2,500.00
Transfer to Reserves	417.00 417.00	417.00 417.00	417.00 417.00	417.00 10,417.00	417.00 417.00	417.00 417.00	417.00 417.00	417.00 417.00	417.00 417.00	417.00 417.00	417.00 417.00	413.00 -5,787.00	5,000.00 8,800.00	3,800.00 76.00%	5,000.00
Miscellaneous	25.00 0.00	25.00 111.50	25.00 612.00	25.00 -0.75	0.00 120.00	0.00 31.15	0.00 5.68	0.00 159.59	0.00 0.00	0.00 0.00	0.00 50.00	0.00 55.50	100.00 1,144.67	1,044.67 1,044.67%	100.00
Bank Charges	2.00 0.00	2.00 0.00	2.00 0.00	2.00 0.00	2.00 0.00	2.00 0.00	2.00 0.00	2.00 0.00	2.00 0.00	2.00 0.00	2.00 0.00	2.00 0.00	24.00 0.00	-24.00 0.00%	24.00
Bad Debt	42.00 0.00	42.00 0.00	42.00 0.00	42.00 0.00	42.00 0.00	42.00 0.00	42.00 0.00	42.00 0.00	42.00 0.00	42.00 0.00	42.00 0.00	38.00 0.00	500.00 0.00	-500.00 0.00%	500.00

12/31/2008
8:57 AM

Ridgepoint At Bear Creek Homeowners Association
Balance Sheet
12/31/2008

Page: 1

Morrison Rd. & S. Newcombe St.
Lakewood CO 80227

MSI
390 Interlocken Crescent #500
Broomfield, CO 80021-8041

Assets

Current Assets

Cash - Operating Fund 13,648.61
Cash - Reserve Fund 47,106.63

Total Cash 60,755.24

A/R Homeowners 307.60
Petty Cash 500.00

Total Other Current Assets 807.60

Total Assets 61,562.84

Liabilities and Capital

Liabilities

Prepaid Assessments 9,805.00

Total Liabilities 9,805.00

Association Equity

Equity - Operating Fund 4,195.46
Equity - Reserve Fund 47,106.63
Equity - Working Capital 5,950.00
Net Income (5,494.25)

Total Equity 51,757.84

Total Liabilities & Equity 61,562.84

12/31/2008
8:57 AM

Ridgepoint At Bear Creek Homeowners Association
Income Statement
12/31/2008

Page: 1

Morrison Rd. & S. Newcombe St.
Lakewood CO 80227

MSI
390 Interlocken Crescent #500
Broomfield, CO 80021-8041

		Current Month	Prior Year Month	Current Year To Date	Prior Year to Date
Income					
4000	Assessments - Homeowners	0.00	0.00	59,517.18	59,500.00
4097	Encroachment Agreement	0.00	0.00	125.00	0.00
4100	Interest - Operating Fund	0.01	24.36	58.32	273.99
4200	Late/Interest Fee	(9.77)	0.00	246.32	895.00
4250	Lien Fee	0.00	0.00	75.00	0.00
	Total Income	(9.76)	24.36	60,021.82	60,668.99
Expenses					
6011	Water	320.65	874.46	8,694.58	4,149.79
6035	Electricity	17.27	16.13	239.21	191.64
6100	Management	1,030.00	1,000.00	12,090.00	9,270.00
6105	A/R Processing Fees	75.00	0.00	290.00	0.00
6106	Lien Processing Fees	0.00	0.00	75.00	0.00
6110	Postage	44.65	47.60	246.20	85.10
6120	Administrative	277.50	95.90	1,634.17	2,697.55
6130	Audit/Tax Preparation	0.00	0.00	200.00	1,000.00
6150	Insurance	0.00	0.00	1,462.00	1,456.00
6200	Grounds Maintenance	0.00	710.00	4,256.00	4,260.00
6201	General Maintenance	0.00	0.00	0.00	48.62
6205	Grounds Improvements	0.00	0.00	4,614.72	0.00
6210	Fertilization/Weed/Insect Control	0.00	0.00	4,074.99	4,841.33
6220	Grounds Repairs - Sprinklers	0.00	0.00	9,051.22	2,447.40
6222	Grounds Repairs - Other	0.00	0.00	0.00	2,712.39
6234	Tree/Shrub Maintenance	0.00	1,000.00	1,980.00	1,193.73
6260	Lighting Maintenance	0.00	0.00	518.27	0.00
6285	Snow Removal	120.00	0.00	200.00	0.00
6291	Fence Maintenance	0.00	0.00	909.50	0.00
6490	Trash Removal	961.13	940.23	12,096.56	10,984.72
6493	Fuel Surcharges	0.00	0.00	10.64	0.00
6547	Legal Fees	0.00	0.00	1,730.00	1,717.50
6600	Transfer to Reserves	(5,787.00)	663.00	8,800.00	4,997.00
6700	Miscellaneous	55.50	189.84	1,144.67	199.84
6750	Bank Charges	0.00	0.00	0.00	20.00
	Total Expenses	(2,885.30)	5,537.16	74,317.73	52,272.61
	Operating Profit	2,875.54	(5,512.80)	(14,295.91)	8,396.38
Reserve Income					
8000	Transfer from Operating	(5,787.00)	663.00	8,800.00	4,997.00
8020	Interest - Reserve Fund	14.49	30.22	61.66	928.87
	Total Reserve Income	(5,772.51)	693.22	8,861.66	5,925.87
Reserve Expenditures					
9900	Other Contingencies	0.00	0.00	60.00	5,619.39
	Total Reserve Expenditures	0.00	0.00	60.00	5,619.39
	Net Income	(2,896.97)	(4,819.58)	(5,494.25)	8,702.86

12/31/2008

8:57 AM

Ridgepoint At Bear Creek Homeowners Association

Trial Balance

12/31/2008

Page: 1

Morrison Rd. & S. Newcombe St.
Lakewood CO 80227

MSI

390 Interlocken Crescent #500
Broomfield, CO 80021-8041

	Prior Month Balance	Current Month Activity	Current Month Balance
Accounts Receivable			
A/R Homeowners	366.27	(58.67)	307.60
Cash			
Cash - Operating USB #111911	1,464.40	12,184.21	13,648.61
Cash - Reserve USB #111929	32,220.36	(5,776.50)	26,443.86
Cash - Reserve WAC #	20,658.78	3.99	20,662.77
Other Current Assets			
Petty Cash	500.00	0.00	500.00
Fixed Assets			
Liabilities			
Prepaid Assessments	555.00	9,250.00	9,805.00
Equity			
Equity - Operating Fund	12,997.12	(8,801.66)	4,195.46
Equity - Reserve Fund	38,304.97	8,801.66	47,106.63
Equity - Working Capital	5,950.00	0.00	5,950.00
Income			
Assessments - Homeowners	59,517.18	0.00	59,517.18
Encroachment Agreement	125.00	0.00	125.00
Interest - Operating Fund	58.31	0.01	58.32
Late/Interest Fee	256.09	(9.77)	246.32
Lien Fee	75.00	0.00	75.00
Expense			
Water	8,373.93	320.65	8,694.58
Electricity	221.94	17.27	239.21
Management	11,060.00	1,030.00	12,090.00
A/R Processing Fees	215.00	75.00	290.00
Lien Processing Fees	75.00	0.00	75.00
Postage	201.55	44.65	246.20
Administrative	1,356.67	277.50	1,634.17
Audit/Tax Preparation	200.00	0.00	200.00
Insurance	1,462.00	0.00	1,462.00
Grounds Maintenance	4,256.00	0.00	4,256.00
Grounds Improvements	4,614.72	0.00	4,614.72
Fertilization/Weed/Insect Control	4,074.99	0.00	4,074.99
Grounds Repairs - Sprinklers	9,051.22	0.00	9,051.22
Tree/Shrub Maintenance	1,980.00	0.00	1,980.00
Lighting Maintenance	518.27	0.00	518.27
Snow Removal	80.00	120.00	200.00
Fence Maintenance	909.50	0.00	909.50
Trash Removal	11,135.43	961.13	12,096.56
Fuel Surcharges	10.64	0.00	10.64
Legal Fees	1,730.00	0.00	1,730.00
Transfer to Reserves	14,587.00	(5,787.00)	8,800.00
Miscellaneous	1,089.17	55.50	1,144.67
Reserve Income			
Transfer from Operating	14,587.00	(5,787.00)	8,800.00
Interest - Reserve Fund	47.17	14.49	61.66
Reserve Expenditures			
Other Contingencies	60.00	0.00	60.00
Check Figures	0.00	0.00	0.00