

Ridgepoint At Bear Creek Homeowners Association

12/31/2009

Monthly Financial Reports

Created By MSI LLC

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Ridgepoint At Bear Creek Homeowners Association
Cash Flow
12/31/2009

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

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

Description	Operating	Reserve
Beginning Cash Balance	<u>17,046.96</u>	<u>51,689.09</u>
Cash Received		
Change in Accounts Receivable	561.12	0.00
Change in Prepaid Assessments	181.00	0.00
Interest - Operating Fund	0.26	0.00
Transfer from Operating	0.00	413.00
Interest - Reserve Fund	<u>0.00</u>	<u>10.32</u>
Total Inflow	742.38	423.32
Cash Disbursed		
Water	4.41	0.00
Electricity	20.57	0.00
Management	20.00	0.00
A/R Processing Fees	90.00	0.00
Postage	17.95	0.00
Administrative	362.55	0.00
Lighting Maintenance	44.16	0.00
Snow Removal	200.00	0.00
Trash Removal	1,006.64	0.00
Transfer to Reserves	413.00	0.00
Storage	<u>612.00</u>	<u>0.00</u>
Total Outflow	(2,791.28)	0.00
Ending Cash Balance	<u><u>14,998.06</u></u>	<u><u>52,112.41</u></u>

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under	Total Budget
Water	0.00	100.00	0.00	20.00	0.00	800.00	0.00	3,000.00	0.00	2,500.00	0.00	100.00	6,520.00	-3,982.46	6,520.00
	-1,261.84	0.00	7.26	0.00	214.62	0.00	1,395.45	803.61	842.49	527.13	4.41	4.41	2,537.54	-61.08%	
Electricity	100.00	5.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	100.00	385.00	-168.08	385.00
	18.00	26.93	16.81	15.76	15.63	15.87	15.77	17.20	17.43	18.20	18.75	20.57	216.92	-43.66%	
Management	1,030.00	1,030.00	1,030.00	1,030.00	1,030.00	1,030.00	1,030.00	1,030.00	1,030.00	1,030.00	1,030.00	1,030.00	12,360.00	-2,040.00	12,360.00
	1,030.00	1,030.00	1,030.00	1,030.00	1,030.00	1,030.00	1,030.00	1,030.00	1,030.00	1,030.00	0.00	20.00	10,320.00	-16.50%	
A/R Processing Fees	0.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	0.00	200.00	0.00	200.00
	15.00	15.00	45.00	15.00	20.00	15.00	-15.00	0.00	0.00	0.00	0.00	90.00	200.00	0.00%	
Lien Processing Fees	0.00	0.00	100.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	200.00	-200.00	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%	
Postage	50.00	5.00	20.00	5.00	50.00	5.00	20.00	5.00	50.00	5.00	20.00	5.00	240.00	-22.18	240.00
	16.16	2.37	7.88	6.20	37.83	10.61	11.62	6.21	52.00	48.99	0.00	17.95	217.82	-9.24%	
Administrative	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	1,560.00	117.38	1,560.00
	352.15	29.80	31.70	39.15	168.45	35.90	137.70	151.39	232.15	136.44	0.00	362.55	1,677.38	7.52%	
Audit/Tax Prep	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	-200.00	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%	
Insurance	0.00	0.00	307.00	0.00	0.00	0.00	0.00	0.00	901.00	0.00	0.00	0.00	1,208.00	374.00	1,208.00
	0.00	0.00	307.00	0.00	0.00	0.00	0.00	0.00	1,275.00	0.00	0.00	0.00	1,582.00	30.96%	
Grounds Maintenance	0.00	0.00	0.00	532.00	532.00	532.00	532.00	532.00	532.00	532.00	532.00	0.00	4,256.00	0.00	4,256.00
	0.00	0.00	0.00	532.00	532.00	532.00	532.00	532.00	532.00	532.00	532.00	0.00	4,256.00	0.00%	
Grounds Improvements	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	2,000.00	799.20	2,000.00
	0.00	0.00	0.00	250.00	400.00	137.12	108.08	1,604.00	300.00	0.00	0.00	0.00	2,799.20	39.96%	
Fert/Weed/Insect	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	2,000.00	1,115.00	0.00	0.00	0.00	4,115.00	-4,115.00	4,115.00
	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%	
Grds Rpr - Sprinkler	0.00	0.00	0.00	1,000.00	0.00	500.00	0.00	500.00	0.00	0.00	0.00	0.00	2,000.00	1,476.39	2,000.00
	0.00	0.00	850.00	0.00	624.00	662.03	637.44	323.83	181.67	197.42	0.00	0.00	3,476.39	73.82%	
Grds Rpr - Other	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	545.00	0.00
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00	0.00	295.00	0.00	545.00	0.00%	
Tree/Shrub Maint	0.00	0.00	500.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	1,000.00	-800.00	1,000.00
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	200.00	-80.00%	
Lighting Maintenance	0.00	0.00	0.00	460.00	0.00	0.00	0.00	0.00	0.00	460.00	0.00	0.00	920.00	-96.40	920.00
	779.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	44.16	823.60	-10.48%	
Snow Removal	20.00	20.00	20.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.00	20.00	100.00	210.00	100.00
	0.00	0.00	0.00	110.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	310.00	210.00%	
Fence Maintenance	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	1,000.00	-812.00	1,000.00
	0.00	88.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	188.00	-81.20%	
Trash Removal	1,060.00	1,060.00	1,060.00	1,060.00	1,060.00	1,060.00	1,060.00	1,060.00	1,060.00	1,060.00	1,060.00	1,060.00	12,720.00	-821.12	12,720.00
	990.04	984.50	979.43	971.59	980.81	986.12	995.80	996.03	1,001.56	998.34	1,008.02	1,006.64	11,898.88	-6.46%	

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	10.00	10.00	10.00	10.00	10.00	10.00	10.00	0.00	0.00	70.00	-70.00	70.00
	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%	
Legal Fees	500.00	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	500.00	0.00	0.00	2,000.00	-700.00	2,000.00
	1,040.00	160.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	1,300.00	-35.00%	
Transfer to Reserves	417.00	417.00	417.00	417.00	417.00	417.00	417.00	417.00	417.00	417.00	417.00	413.00	5,000.00	0.00	5,000.00
	417.00	417.00	417.00	417.00	417.00	417.00	417.00	417.00	417.00	417.00	417.00	413.00	5,000.00	0.00%	
Storage	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	612.00	0.00
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	612.00	612.00	0.00%	
Miscellaneous	0.00	0.00	612.00	0.00	130.00	0.00	0.00	200.00	0.00	0.00	100.00	100.00	1,142.00	137.16	1,142.00
	219.58	0.00	180.42	0.00	0.00	217.93	106.00	555.23	0.00	0.00	0.00	0.00	1,279.16	12.01%	

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under	Total Budget
Inflow	4,973.00 10,229.00	5,123.00 1,416.00	4,973.00 3,696.00	4,973.00 8,046.00	4,973.00 2,332.00	4,973.00 3,601.00	4,973.00 7,690.00	4,973.00 1,625.00	4,973.00 3,501.00	4,973.00 6,650.00	4,973.00 1,261.00	4,981.00 743.00	59,834.00 50,790.00	-9,044.00 -15.12%	59,834.00
Expense	3,307.00 3,615.53	2,787.00 2,753.60	4,236.00 3,872.50	6,404.00 3,386.70	3,899.00 4,440.34	4,524.00 4,059.58	4,839.00 5,471.86	10,424.00 6,736.50	5,285.00 6,131.30	6,684.00 3,905.52	3,849.00 2,275.18	2,958.00 2,791.28	59,196.00 49,439.89	-9,756.11 -16.48%	59,196.00
Net	1,666.00 6,613.47	2,336.00 -1,337.60	737.00 -176.50	-1,431.00 4,659.30	1,074.00 -2,108.34	449.00 -458.58	134.00 2,218.14	-5,451.00 -5,111.50	-312.00 -2,630.30	-1,711.00 2,744.48	1,124.00 -1,014.18	2,023.00 -2,048.28			
Gain/Loss	1,666.00 6,613.47	4,002.00 5,275.87	4,739.00 5,099.37	3,308.00 9,758.67	4,382.00 7,650.33	4,831.00 7,191.75	4,965.00 9,409.89	-486.00 4,298.39	-798.00 1,668.09	-2,509.00 4,412.57	-1,385.00 3,398.39	638.00 1,350.11			
Cash Balance	8,863.00 20,262.11	11,199.00 18,924.51	11,936.00 18,748.01	10,505.00 23,407.31	11,579.00 21,298.97	12,028.00 20,840.39	12,162.00 23,058.53	6,711.00 17,947.03	6,399.00 15,316.73	4,688.00 18,061.21	5,812.00 17,047.03	7,835.00 14,998.75	Position Different Than Expected by		
More/Less	11,399.11	7,725.51	6,812.01	12,902.31	9,719.97	8,812.39	10,896.53	11,236.03	8,917.73	13,373.21	11,235.03	7,163.75		712.11	

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Ridgepoint At Bear Creek Homeowners Association Balance Sheet 12/31/2009
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Morrison Rd. & S. Newcombe St.
Lakewood CO 80227

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

Assets

Current Assets

Cash - Operating Fund	14,998.06
Cash - Reserve Fund	<u>52,112.41</u>

Total Cash	67,110.47
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A/R Homeowners	36.12
Petty Cash	<u>500.00</u>

Total Other Current Assets	536.12
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Total Assets		<u>67,646.59</u>
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Liabilities and Capital

Liabilities

Prepaid Assessments	<u>541.01</u>
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Total Liabilities	541.01
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Association Equity

Equity - Operating Fund	(1,298.76)
Equity - Reserve Fund	47,116.92
Equity - Working Capital	5,950.00
Net Income	<u>15,337.42</u>

Total Equity	<u>67,105.58</u>
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Total Liabilities & Equity		<u>67,646.59</u>
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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	59,500.00	59,517.18
4097	Encroachment Agreement	0.00	0.00	125.00	125.00
4100	Interest - Operating Fund	0.26	0.04	2.34	58.35
4200	Late/Interest Fee	0.00	(9.77)	154.48	246.32
4250	Lien Fee	0.00	0.00	0.00	75.00
	Total Income	0.26	(9.73)	59,781.82	60,021.85
Expenses					
6011	Water	4.41	320.65	2,537.54	8,694.58
6035	Electricity	20.57	17.27	216.92	239.21
6100	Management	20.00	1,030.00	10,320.00	12,090.00
6105	A/R Processing Fees	90.00	75.00	200.00	290.00
6106	Lien Processing Fees	0.00	0.00	0.00	75.00
6110	Postage	17.95	44.65	217.82	246.20
6120	Administrative	362.55	277.50	1,677.38	1,634.17
6130	Audit/Tax Preparation	0.00	0.00	0.00	200.00
6150	Insurance	0.00	0.00	1,582.00	1,462.00
6200	Grounds Maintenance	0.00	0.00	4,256.00	4,256.00
6205	Grounds Improvements	0.00	0.00	2,799.20	4,614.72
6210	Fertilization/Weed/Insect Control	0.00	0.00	0.00	4,074.99
6220	Grounds Repairs - Sprinklers	0.00	0.00	3,476.39	9,051.22
6222	Grounds Repairs - Other	0.00	0.00	545.00	0.00
6234	Tree/Shrub Maintenance	0.00	0.00	200.00	1,980.00
6260	Lighting Maintenance	44.16	0.00	823.60	518.27
6285	Snow Removal	200.00	120.00	310.00	200.00
6291	Fence Maintenance	0.00	0.00	188.00	909.50
6490	Trash Removal	1,006.64	961.13	11,898.88	12,096.56
6493	Fuel Surcharges	0.00	0.00	0.00	10.64
6547	Legal Fees	0.00	0.00	1,300.00	1,730.00
6600	Transfer to Reserves	413.00	(5,787.00)	5,000.00	8,800.00
6630	Storage	612.00	0.00	612.00	0.00
6700	Miscellaneous	0.00	55.50	1,279.16	1,144.67
	Total Expenses	2,791.28	(2,885.30)	49,439.89	74,317.73
	Operating Profit	(2,791.02)	2,875.57	10,341.93	(14,295.88)
Reserve Income					
8000	Transfer from Operating	413.00	(5,787.00)	5,000.00	8,800.00
8020	Interest - Reserve Fund	10.32	24.78	60.89	71.95
8200	Change in Value of Investments	0.00	0.00	(5.40)	0.00
	Total Reserve Income	423.32	(5,762.22)	5,055.49	8,871.95
Reserve Expenditures					
9900	Other Contingencies	0.00	0.00	60.00	60.00
	Total Reserve Expenditures	0.00	0.00	60.00	60.00
	Net Income	(2,367.70)	(2,886.65)	15,337.42	(5,483.93)

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Ridgepoint At Bear Creek Homeowners Association
Trial Balance
12/31/2009

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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	597.24	(561.12)	36.12
Cash			
Cash - Operating USB #111911	17,046.96	(2,048.90)	14,998.06
Cash - Reserve USB #111929	31,086.48	423.31	31,509.79
Cash - Reserve SSB CD Mat 3/11/10	20,000.00	0.00	20,000.00
Cash - Reserve WAC #	602.61	0.01	602.62
Other Current Assets			
Petty Cash	500.00	0.00	500.00
Fixed Assets			
Liabilities			
Prepaid Assessments	360.01	181.00	541.01
Equity			
Equity - Operating Fund	(1,298.76)	0.00	(1,298.76)
Equity - Reserve Fund	47,116.92	0.00	47,116.92
Equity - Working Capital	5,950.00	0.00	5,950.00
Income			
Assessments - Homeowners	59,500.00	0.00	59,500.00
Encroachment Agreement	125.00	0.00	125.00
Interest - Operating Fund	2.08	0.26	2.34
Late/Interest Fee	154.48	0.00	154.48
Expense			
Water	2,533.13	4.41	2,537.54
Electricity	196.35	20.57	216.92
Management	10,300.00	20.00	10,320.00
A/R Processing Fees	110.00	90.00	200.00
Postage	199.87	17.95	217.82
Administrative	1,314.83	362.55	1,677.38
Insurance	1,582.00	0.00	1,582.00
Grounds Maintenance	4,256.00	0.00	4,256.00
Grounds Improvements	2,799.20	0.00	2,799.20
Grounds Repairs - Sprinklers	3,476.39	0.00	3,476.39
Grounds Repairs - Other	545.00	0.00	545.00
Tree/Shrub Maintenance	200.00	0.00	200.00
Lighting Maintenance	779.44	44.16	823.60
Snow Removal	110.00	200.00	310.00
Fence Maintenance	188.00	0.00	188.00
Trash Removal	10,892.24	1,006.64	11,898.88
Legal Fees	1,300.00	0.00	1,300.00
Transfer to Reserves	4,587.00	413.00	5,000.00
Storage	0.00	612.00	612.00
Miscellaneous	1,279.16	0.00	1,279.16
Reserve Income			
Transfer from Operating	4,587.00	413.00	5,000.00
Interest - Reserve Fund	50.57	10.32	60.89
Change in Value of Investments	(5.40)	0.00	(5.40)
Reserve Expenditures			
Other Contingencies	60.00	0.00	60.00
Check Figures	0.00	0.00	0.00