Management Specialists, Inc.
527

Ridgepoint At Bear Creek Homeowners Association

12/31/2013

Monthly Financial Reports

Created By MSI LLC

rbc

Included Reports	Copies
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

Ridgepoint At Bear Creek Homeowners Association
Cash Flow
12/31/2013

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

MSI
11002 Benton St.
Westminster, CO 80020-3200

Description	Operating	Reserve
Beginning Cash Balance	27,993.63	58,052.22
Cash Received		
Change in Accounts Receivable	350.00	0.00
Change in Prepaid Assessments	10,384.19	0.00
Interest - Operating Fund	0.43	0.00
Transfer from Operating	0.00	750.00
Interest - Reserve Fund	0.00	2.15
Total Inflow	10,734.62	752.15
Cash Disbursed		
Water	6.33	0.00
Electricity	19.53	0.00
Management	346.00	0.00
Administrative	272.25	0.00
Postage	3.69	0.00
Grounds Maintenance	210.00	0.00
Grounds Improvements	13,075.00	0.00
Trash Removal	1,034.77	0.00
Social Activities	100.00	0.00
Transfer to Reserves	750.00	0.00
Miscellaneous	19.35	0.00
Major Fence Repairs	0.00	10,000.00
Total Outflow	(15,836.92)	(10,000.00)
Ending Cash Balance	22,891.33	48,804.37

Ridgepoint At Bear Creek Homeowners Association
Budget Comparison
December 2013

Cash Balance Est 12/31/2012 23,633.00
Cash Balance Act 12/31/2012 29,467.12

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under	Total Budget
Water	6.00	6.00	6.00	50.00	500.00	500.00	500.00	500.00	500.00	400.00	200.00	6.00	3,174.00	-10.60	3,174.00
	6.33	6.33	6.33	6.33	6.33	747.93	577.98	892.13	717.03	176.28	14.07	6.33	3,163.40	-0.33%	
Electricity	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	240.00	-40.28	240.00
	15.73	15.69	15.60	14.87	13.48	14.47	17.36	16.68	19.02	18.99	18.30	19.53	199.72	-16.78%	
Management	346.00	346.00	346.00	346.00	346.00	346.00	346.00	346.00	346.00	356.00	356.00	356.00	4,182.00	-30.00	4,182.00
	346.00	346.00	346.00	346.00	346.00	346.00	346.00	346.00	346.00	346.00	346.00	346.00	4,152.00	-0.72%	
Administrative	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00	905.64	600.00
	5.55	13.25	269.87	9.60	214.17	214.86	49.30	212.22	6.80	13.80	223.97	272.25	1,505.64	150.94%	
Postage	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00	-19.75	120.00
	2.58	3.67	5.04	5.49	5.98	3.47	3.77	47.05	3.31	11.17	5.03	3.69	100.25	-16.46%	
A/R Processing Fee	0.00	75.00	0.00	0.00	75.00	0.00	0.00	75.00	0.00	0.00	75.00	0.00	300.00	-300.00	300.00
	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	400.00	0.00	0.00	0.00	0.00	0.00	1,275.00	0.00	0.00	0.00	1,675.00	178.00	1,675.00
	0.00	0.00	307.00	0.00	0.00	0.00	0.00	0.00	1,546.00	0.00	0.00	0.00	1,853.00	10.63%	
Legal Fees	0.00	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	1,000.00	-1,000.00	1,000.00
	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%	
Grounds Maintenance	275.00	275.00	275.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,525.00	-2,126.76	3,525.00
	276.08	276.08	276.08	0.00	0.00	0.00	0.00	210.00	150.00	0.00	0.00	210.00	1,398.24	-60.33%	
Fert/Weed/Insect	0.00	0.00	2,500.00	0.00	0.00	0.00	0.00	0.00	2,500.00	0.00	0.00	0.00	5,000.00	1,667.60	5,000.00
	0.00	0.00	0.00	0.00	0.00	0.00	3,292.94	284.66	0.00	100.00	2,990.00	0.00	6,667.60	33.35%	
Grounds Improvements	0.00	0.00	0.00	2,500.00	2,500.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00	5,575.00	7,500.00
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,075.00	13,075.00	74.33%	
Tree/Shrub Maint	0.00	0.00	0.00	600.00	0.00	0.00	0.00	0.00	600.00	0.00	0.00	0.00	1,200.00	860.00	1,200.00
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,650.00	0.00	410.00	0.00	0.00	2,060.00	71.67%	
Grds Rpr - Sprinkler	0.00	0.00	250.00	250.00	250.00	250.00	250.00	0.00	0.00	0.00	0.00	0.00	1,250.00	6,670.75	1,250.00
	0.00	0.00	0.00	0.00	6,731.25	137.50	0.00	240.00	130.00	682.00	0.00	0.00	7,920.75	533.66%	
Grds Rpr - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,500.00	0.00	0.00	4,500.00	-1,865.62	4,500.00
	0.00	2,044.05	0.00	0.00	0.00	75.00	307.65	171.48	36.20	0.00	0.00	0.00	2,634.38	-41.46%	
Fence Maintenance	0.00	0.00	500.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	0.00	1,000.00	-1,000.00	1,000.00
	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%	
Trash Removal	1,035.00	1,035.00	1,035.00	1,035.00	1,035.00	1,035.00	1,035.00	1,035.00	1,035.00	1,035.00	1,035.00	1,035.00	12,420.00	-2.76	12,420.00
	1,034.77	1,034.77	1,034.77	1,034.77	1,034.77	1,034.77	1,034.77	1,034.77	1,034.77	1,034.77	1,034.77	1,034.77	12,417.24	-0.02%	
Lighting Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	0.00	0.00	0.00	2,000.00	1,604.16	2,000.00
	0.00	0.00	0.00	870.02	0.00	0.00	2,734.14	0.00	0.00	0.00	0.00	0.00	3,604.16	80.21%	
Social Activities	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	188.04	0.00
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	88.04	100.00	188.04	0.00%	
Transfer to Reserves	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00	0.00	9,000.00
	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	9,000.00	0.00%	

Top line is budget
Bottom line is actual

Ridgepoint At Bear Creek Homeowners Association
Budget Comparison
December 2013

Cash Balance Est 12/31/2012 23,633.00
Cash Balance Act 12/31/2012 29,467.12

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under	Total Budget
Miscellaneous	50.00	0.00	0.00	75.00	500.00	0.00	50.00	100.00	0.00	0.00	50.00	50.00	875.00	311.22	875.00
	0.00	17.18	0.00	42.64	73.00	779.94	73.17	80.94	0.00	0.00	100.00	19.35	1,186.22	35.57%	

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under	Total Budget
Inflow	20,014.00	2,014.00	2,264.00	7,514.00	2,014.00	2,264.00	7,514.00	2,164.00	2,264.00	7,764.00	2,014.00	3,008.00	60,812.00	3,738.00	60,812.00
	15,051.00	1,050.00	5,048.00	7,176.00	976.00	2,976.00	7,876.00	935.00	3,801.00	6,126.00	2,800.00	10,735.00	64,550.00	6.15%	
Expense	2,542.00	2,567.00	6,142.00	6,486.00	6,336.00	5,761.00	3,311.00	3,186.00	9,886.00	7,921.00	2,846.00	2,577.00	59,561.00	11,564.64	59,561.00
	2,437.04	4,507.02	3,010.69	3,079.72	9,174.98	4,103.94	9,187.08	5,935.93	4,739.13	3,543.01	5,570.18	15,836.92	71,125.64	19.42%	
Net	17,472.00	-553.00	-3,878.00	1,028.00	-4,322.00	-3,497.00	4,203.00	-1,022.00	-7,622.00	-157.00	-832.00	431.00			
	12,613.96	-3,457.02	2,037.31	4,096.28	-8,198.98	-1,127.94	-1,311.08	-5,000.93	-938.13	2,582.99	-2,770.18	-5,101.92			
Gain/Loss	17,472.00	16,919.00	13,041.00	14,069.00	9,747.00	6,250.00	10,453.00	9,431.00	1,809.00	1,652.00	820.00	1,251.00			
	12,613.96	9,156.94	11,194.25	15,290.53	7,091.55	5,963.61	4,652.53	-348.40	-1,286.53	1,296.46	-1,473.72	-6,575.64	Position		
Cash Balance	41,105.00	40,552.00	36,674.00	37,702.00	33,380.00	29,883.00	34,086.00	33,064.00	25,442.00	25,285.00	24,453.00	24,884.00	Different		
	42,081.08	38,624.06	40,661.37	44,757.65	36,558.67	35,430.73	34,119.65	29,118.72	28,180.59	30,763.58	27,993.40	22,891.48	Than Expected		
More/Less	976.08	-1,927.94	3,987.37	7,055.65	3,178.67	5,547.73	33.65	-3,945.28	2,738.59	5,478.58	3,540.40	-1,992.52	by	-7,826.64	

Ridgepoint At Bear Creek Homeowners Association
Balance Sheet
12/31/2013

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

MSI
11002 Benton St.
Westminster, CO 80020-3200

Assets			
Current Assets			
Cash - Operating Fund	22,891.33		
Cash - Reserve Fund	48,804.37		
Total Cash		71,695.70	
A/R Homeowners	25.00		
Petty Cash	500.00		
Total Other Current Assets		525.00	
Total Assets			72,220.70
Liabilities and Capital			
Liabilities			
Prepaid Assessments	14,249.89		
Total Liabilities		14,249.89	
Association Equity			
Equity - Operating Fund	51,191.99		
Equity - Reserve Fund	48,804.37		
Net Income	(42,025.55)		
Total Equity		57,970.81	
Total Liabilities & Equity			72,220.70

Ridgepoint At Bear Creek Homeowners Association
Income Statement
12/31/2013

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

MSI
11002 Benton St.
Westminster, CO 80020-3200

		Current Month	Prior Year Month	Current Year To Date	Prior Year to Date
	Income				
4000	Assessments - Homeowners	0.00	0.00	59,500.00	59,500.00
4097	Encroachment Agreement	0.00	0.00	0.00	125.00
4100	Interest - Operating Fund	0.43	1.08	10.20	8.43
4200	Late/Interest Fee	0.00	0.00	431.95	1,300.35
	Total Income	0.43	1.08	59,942.15	60,933.78
	Expenses				
600005	Water	6.33	6.33	3,163.40	3,070.72
600605	Electricity	19.53	14.50	199.72	162.15
601005	Management	346.00	346.00	4,152.00	4,152.00
602005	Administrative	272.25	330.46	1,505.64	1,073.60
602010	Postage	3.69	51.03	100.25	175.23
602070	A/R Processing Fee	0.00	0.00	0.00	405.00
603005	Insurance	0.00	0.00	1,853.00	1,606.00
607005	Grounds Maintenance	210.00	270.67	1,398.24	3,298.05
607105	Fertilization/Weed/Insect Control	0.00	0.00	6,667.60	6,255.00
607205	Grounds Improvements	13,075.00	0.00	13,075.00	6,149.35
607310	Tree/Shrub Maintenance	0.00	0.00	2,060.00	0.00
607405	Grounds Repairs - Sprinklers	0.00	390.00	7,920.75	1,896.01
607410	Grounds Repairs - Other	0.00	0.00	2,634.38	2,528.86
611005	Fence Maintenance	0.00	0.00	0.00	395.00
614005	Trash Removal	1,034.77	1,035.05	12,417.24	12,715.60
615005	Lighting Maintenance	0.00	0.00	3,604.16	81.00
655005	Social Activities	100.00	0.00	188.04	186.09
660002	Transfer to Reserves	750.00	750.00	9,000.00	9,000.00
680005	Miscellaneous	19.35	0.00	1,186.22	248.99
	Total Expenses	15,836.92	3,194.04	71,125.64	53,398.65
	Operating Profit	(15,836.49)	(3,192.96)	(11,183.49)	7,535.13
	Reserve Income				
8000	Transfer from Operating	750.00	750.00	9,000.00	9,000.00
8020	Interest - Reserve Fund	2.15	4.78	157.94	177.35
	Total Reserve Income	752.15	754.78	9,157.94	9,177.35
	Reserve Expenditures				
9108	Major Fence Repairs	10,000.00	0.00	40,000.00	0.00
9907	Bank Charges	0.00	0.00	0.00	57.17
	Total Reserve Expenditures	10,000.00	0.00	40,000.00	57.17
	Net Income	(25,084.34)	(2,438.18)	(42,025.55)	16,655.31

Ridgepoint At Bear Creek Homeowners Association
Trial Balance
12/31/2013

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

MSI
11002 Benton St.
Westminster, CO 80020-3200

	Prior Month Balance	Current Month Activity	Current Month Balance
Accounts Receivable			
A/R Homeowners	375.00	(350.00)	25.00
Cash			
Cash - Operating USB #111911	27,993.63	(5,102.30)	22,891.33
Cash - Reserve USB #111929	58,052.22	(9,247.85)	48,804.37
Other Current Assets			
Petty Cash	500.00	0.00	500.00
Fixed Assets			
Liabilities			
Prepaid Assessments	3,865.70	10,384.19	14,249.89
Equity			
Equity - Operating Fund	20,349.93	30,842.06	51,191.99
Equity - Reserve Fund	79,646.43	(30,842.06)	48,804.37
Income			
Assessments - Homeowners	59,500.00	0.00	59,500.00
Interest - Operating Fund	9.77	0.43	10.20
Late/Interest Fee	431.95	0.00	431.95
Expense			
Water	3,157.07	6.33	3,163.40
Electricity	180.19	19.53	199.72
Management	3,806.00	346.00	4,152.00
Administrative	1,233.39	272.25	1,505.64
Postage	96.56	3.69	100.25
Insurance	1,853.00	0.00	1,853.00
Grounds Maintenance	1,188.24	210.00	1,398.24
Fertilization/Weed/Insect Control	6,667.60	0.00	6,667.60
Grounds Improvements	0.00	13,075.00	13,075.00
Tree/Shrub Maintenance	2,060.00	0.00	2,060.00
Grounds Repairs - Sprinklers	7,920.75	0.00	7,920.75
Grounds Repairs - Other	2,634.38	0.00	2,634.38
Trash Removal	11,382.47	1,034.77	12,417.24
Lighting Maintenance	3,604.16	0.00	3,604.16
Social Activities	88.04	100.00	188.04
Transfer to Reserves	8,250.00	750.00	9,000.00
Miscellaneous	1,166.87	19.35	1,186.22
Reserve Income			
Transfer from Operating	8,250.00	750.00	9,000.00
Interest - Reserve Fund	155.79	2.15	157.94
Reserve Expeditures			
Major Fence Repairs	30,000.00	10,000.00	40,000.00
Check Figures	0.00	0.00	0.00