



## Ridgepoint at Bear Creek Homeowners Association

As Of 12/31/2020

Monthly Financial Reports

Created by MSI, LLC



**Ridgepoint at Bear Creek Homeowners Association**  
**Cash Flow**  
**12/1/2020 - 12/31/2020**

<b>Description</b>	<b>Operating</b>	<b>Reserve</b>
Beginning Cash Balance	<u>\$18,253.14</u>	<u>\$88,371.03</u>
Cash Received		
100000 A/R - Owners	\$59.19	\$0.00
100015 A/R - Bear Creek Water & Sanitation District	(\$34,986.00)	\$0.00
100550 Prepaid Expense	\$22.13	\$0.00
210000 Prepaid Assessments	\$5,535.00	\$0.00
300000 Equity - Operating Fund	\$34,986.00	\$0.00
800000 Transfer from Operating	\$0.00	\$800.00
820000 Interest - Reserve Fund	<u>\$0.00</u>	<u>\$11.28</u>
Total Inflow	\$5,616.32	\$811.28
Cash Disbursed		
600000 Water	\$22.13	\$0.00
600600 Electricity	\$21.51	\$0.00
602000 Administrative	\$27.00	\$0.00
602020 Postage	\$11.60	\$0.00
602070 A/R Processing Fee	\$30.00	\$0.00
605000 Management	\$393.00	\$0.00
607000 Grounds Maintenance	\$573.58	\$0.00
607310 Tree/Shrub Maintenance	\$2,000.00	\$0.00
607410 Grounds Repairs - Other	\$585.00	\$0.00
614000 Trash Removal	\$1,437.93	\$0.00
630000 Security Monitoring	\$1,836.00	\$0.00
660000 Transfer to Reserves	<u>\$800.00</u>	<u>\$0.00</u>
Total Outflow	\$7,737.75	\$0.00
Ending Cash Balance	<u>\$16,131.71</u>	<u>\$89,182.31</u>

Cash Balance Est 12/31/2019  
\$18,408.26

Cash Balance Act 12/31/2019  
\$19,439.72

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under	Tot Budget
Administrative															
602000	\$40.00	\$40.00	\$40.00	\$250.00	\$40.00	\$40.00	\$250.00	\$40.00	\$40.00	\$250.00	\$40.00	\$275.00	\$1,345.00	\$664.13	\$1,345.00
Administrative	\$258.85	\$60.20	\$81.45	\$323.98	\$19.95	\$19.85	\$19.60	\$57.00	\$30.30	\$675.18	\$435.77	\$27.00	\$2,009.13	49.38%	
602020	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$60.00	(\$5.63)	\$60.00
Postage	\$3.45	\$3.68	\$8.26	\$4.18	\$2.76	\$5.52	\$1.84	\$2.12	\$4.42	\$6.54	\$0.00	\$11.60	\$54.37	-9.38%	
602070	\$30.00	\$0.00	\$0.00	\$30.00	\$0.00	\$0.00	\$30.00	\$0.00	\$0.00	\$30.00	\$0.00	\$0.00	\$120.00	\$90.00	\$120.00
A/R Processing Fee	\$0.00	\$0.00	\$45.00	\$0.00	\$0.00	\$45.00	\$0.00	\$0.00	\$75.00	\$0.00	\$15.00	\$30.00	\$210.00	75.00%	
603000	\$0.00	\$0.00	\$330.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,750.00	\$0.00	\$0.00	\$0.00	\$2,080.00	\$0.00	\$2,080.00
Insurance	\$0.00	\$0.00	\$307.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,773.00	\$0.00	\$0.00	\$0.00	\$2,080.00	0.00%	
Administrative Total	\$75.00	\$45.00	\$375.00	\$285.00	\$45.00	\$45.00	\$285.00	\$45.00	\$1,795.00	\$285.00	\$45.00	\$280.00	\$3,605.00	\$748.50	\$3,605.00
	\$262.30	\$63.88	\$441.71	\$328.16	\$22.71	\$70.37	\$21.44	\$59.12	\$1,882.72	\$681.72	\$450.77	\$68.60	\$4,353.50	20.76%	
Grounds Maintenance/ Repairs															
607000	\$0.00	\$0.00	\$0.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$0.00	\$0.00	\$2,800.00	\$3,267.90	\$2,800.00
Grounds Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$800.00	\$0.00	\$800.00	\$1,600.00	\$1,147.16	\$573.58	\$573.58	\$573.58	\$6,067.90	116.71%	
607100	\$0.00	\$0.00	\$0.00	\$750.00	\$2,500.00	\$750.00	\$2,500.00	\$750.00	\$2,500.00	\$0.00	\$0.00	\$0.00	\$9,750.00	(\$811.00)	\$9,750.00
Fertilization/Weed/Insect Co	\$0.00	\$0.00	\$250.00	\$0.00	\$660.00	\$2,243.00	\$2,543.00	\$1,000.00	\$2,243.00	\$0.00	\$0.00	\$0.00	\$8,939.00	-8.32%	
607200	\$0.00	\$0.00	\$0.00	\$750.00	\$750.00	\$750.00	\$750.00	\$750.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,750.00	(\$3,750.00)	\$3,750.00
Grounds Improvements	\$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	-100.00%	
607310	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,000.00	\$2,743.00	\$4,000.00
Tree/Shrub Maintenance	\$0.00	\$350.00	\$400.00	\$484.00	\$0.00	\$0.00	\$225.00	\$3,284.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$6,743.00	68.58%	
607400	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	\$500.00	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$2,476.11	\$1,500.00
Grounds Repairs - Sprinklers	\$0.00	\$0.00	\$300.00	\$0.00	\$575.00	\$0.00	\$859.36	\$125.52	\$975.59	\$1,040.64	\$100.00	\$0.00	\$3,976.11	165.07%	
607410	\$0.00	\$0.00	\$500.00	\$1,000.00	\$1,000.00	\$1,000.00	\$812.00	\$500.00	\$500.00	\$0.00	\$0.00	\$0.00	\$5,312.00	(\$4,727.00)	\$5,312.00
Grounds Repairs - Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$585.00	\$585.00	-88.99%	
611000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	(\$500.00)	\$500.00
Fence Maintenance & Repairs	\$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	-100.00%	
615000	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	(\$300.00)	\$300.00
Lighting Maintenance	\$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	-100.00%	
616000	\$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	\$519.28	\$0.00

Cash Balance Est 12/31/2019	\$18,408.26
Cash Balance Act 12/31/2019	\$19,439.72

**1/1/2020 - 12/31/2020**

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under	Tot Budget
Holiday Decorations & Lighti	\$519.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$519.28	0.00%	
630000	\$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	\$1,836.00	\$0.00
Security Monitoring	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,836.00	\$1,836.00	0.00%	
Grounds Maintenance/ Repairs Total	\$0.00	\$0.00	\$500.00	\$3,700.00	\$5,650.00	\$4,900.00	\$5,462.00	\$3,900.00	\$3,400.00	\$400.00	\$0.00	\$0.00	\$27,912.00	\$754.29	\$27,912.00
	\$519.28	\$350.00	\$950.00	\$484.00	\$2,035.00	\$2,243.00	\$4,427.36	\$6,009.52	\$4,365.75	\$1,614.22	\$673.58	\$4,994.58	\$28,666.29	2.70%	
Miscellaneous/Contingency															
655000	\$200.00	\$0.00	\$0.00	\$200.00	\$0.00	\$0.00	\$0.00	\$850.00	\$0.00	\$0.00	\$250.00	\$0.00	\$1,500.00	(\$898.46)	\$1,500.00
Social Activities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$601.54	\$0.00	\$0.00	\$601.54	-59.90%	
660000	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$9,600.00	\$0.00	\$9,600.00
Transfer to Reserves	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$9,600.00	0.00%	
680000	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$50.00	\$100.00
Miscellaneous Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150.00	\$0.00	\$150.00	50.00%	
Miscellaneous/Contingency Total	\$1,000.00	\$800.00	\$800.00	\$1,100.00	\$800.00	\$800.00	\$800.00	\$1,650.00	\$800.00	\$800.00	\$1,050.00	\$800.00	\$11,200.00	(\$848.46)	\$11,200.00
	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$800.00	\$1,401.54	\$950.00	\$800.00	\$10,351.54	-7.58%	
Professional Fees															
605000	\$392.00	\$392.00	\$392.00	\$392.00	\$392.00	\$392.00	\$392.00	\$392.00	\$392.00	\$405.00	\$405.00	\$405.00	\$4,743.00	(\$91.00)	\$4,743.00
Management	\$385.00	\$385.00	\$385.00	\$385.00	\$385.00	\$385.00	\$385.00	\$385.00	\$385.00	\$401.00	\$393.00	\$393.00	\$4,652.00	-1.92%	
606000	\$0.00	\$0.00	\$0.00	\$300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	(\$300.00)	\$300.00
Legal	\$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	-100.00%	
Professional Fees Total	\$392.00	\$392.00	\$392.00	\$692.00	\$392.00	\$392.00	\$392.00	\$392.00	\$392.00	\$405.00	\$405.00	\$405.00	\$5,043.00	(\$391.00)	\$5,043.00
	\$385.00	\$385.00	\$385.00	\$385.00	\$385.00	\$385.00	\$385.00	\$385.00	\$385.00	\$401.00	\$393.00	\$393.00	\$4,652.00	-7.75%	
Utilities															
600000	\$20.00	\$20.00	\$20.00	\$20.00	\$250.00	\$250.00	\$500.00	\$500.00	\$500.00	\$150.00	\$20.00	\$20.00	\$2,270.00	\$854.68	\$2,270.00
Water	\$22.13	\$22.13	\$22.13	\$22.13	\$52.53	\$1,779.25	\$2,776.37	\$2,131.89	\$593.65	(\$4,428.43)	\$108.77	\$22.13	\$3,124.68	37.65%	
600600	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$1,825.00	\$25.00	\$25.00	\$2,100.00	(\$1,833.14)	\$2,100.00
Electricity	\$25.25	\$18.14	\$20.52	\$19.84	\$19.29	\$20.68	\$25.55	\$24.36	\$24.50	\$25.98	\$21.24	\$21.51	\$266.86	-87.29%	
614000	\$1,430.00	\$1,430.00	\$1,430.00	\$1,430.00	\$1,430.00	\$1,830.00	\$1,430.00	\$1,430.00	\$1,430.00	\$1,830.00	\$1,430.00	\$1,430.00	\$17,960.00	\$687.72	\$17,960.00
Trash Removal	\$1,467.33	\$1,467.91	\$1,467.33	\$1,466.18	\$1,465.60	\$1,460.41	\$2,242.92	\$1,448.89	\$1,445.43	\$1,838.70	\$1,439.09	\$1,437.93	\$18,647.72	3.83%	
Utilities Total	\$1,475.00	\$1,475.00	\$1,475.00	\$1,475.00	\$1,705.00	\$2,105.00	\$1,955.00	\$1,955.00	\$1,955.00	\$3,805.00	\$1,475.00	\$1,475.00	\$22,330.00	(\$290.74)	\$22,330.00
	\$1,514.71	\$1,508.18	\$1,509.98	\$1,508.15	\$1,537.42	\$3,260.34	\$5,044.84	\$3,605.14	\$2,063.58	(\$2,563.75)	\$1,569.10	\$1,481.57	\$22,039.26	-1.30%	

## Ridgepoint at Bear Creek Homeowners Association

## Budget Comparison Report

Cash Balance Est 12/31/2019  
\$18,408.26

Cash Balance Act 12/31/2019  
\$19,439.72

Top line is budget

Bottom line is actual

1/1/2020 - 12/31/2020

[illegible]

**Ridgepoint at Bear Creek Homeowners Association**  
**Balance Sheet**  
**Period Through: 12/31/2020**

**Assets**

Cash - Operating Fund	
130000 - Cash - Operating Fund	\$16,131.71
Cash - Operating Fund Total	<b>\$16,131.71</b>

Cash - Reserve Fund	
140000 - Cash - Reserve Fund	\$89,182.31
Cash - Reserve Fund Total	<b>\$89,182.31</b>

Accounts Receivable	
100000 - A/R - Owners	\$852.08
100015 - A/R - Bear Creek Water & Sanitation District	\$34,986.00
Accounts Receivable Total	<b>\$35,838.08</b>

Other Asset	
100550 - Prepaid Expense	\$4,297.53
100575 - Prepaid Administrative Expenses	\$500.00
Other Asset Total	<b>\$4,797.53</b>

Assets Total		<b>\$145,949.63</b>
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**Liabilities and Equity**

Liability	
210000 - Prepaid Assessments	\$13,472.11
Liability Total	<b>\$13,472.11</b>

Operating Equity	<b>\$42,620.71</b>
Reserve Equity	<b>\$79,426.45</b>

Operating Net Income	\$674.50
Reserve Net Income	\$9,755.86

Liabilities & Equity Total		<b>\$145,949.63</b>
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12/1/2020 - 12/31/2020			Year To Date				
2020 Actual	2019 Actual	Variance	YTD 2020	YTD 2019	Variance	Annual Budget	Remaining
\$0.00	\$0.00	\$0.00	\$69,700.00	\$64,600.00	\$5,100.00	\$69,700.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$240.00	\$240.00
\$0.00	\$0.00	\$0.00	\$937.09	\$533.35	\$403.74	\$0.00	(\$937.09)
\$0.00	\$0.00	\$0.00	\$100.00	\$250.00	(\$150.00)	\$0.00	(\$100.00)
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150.00	\$150.00
\$0.00	\$0.00	\$0.00	\$70,737.09	\$65,383.35	\$5,353.74	\$70,090.00	(\$647.09)
\$0.00	\$0.00	\$0.00	\$70,737.09	\$65,383.35	\$5,353.74	\$70,090.00	(\$647.09)
\$27.00	\$24.85	(\$2.15)	\$2,009.13	\$1,202.09	(\$807.04)	\$1,345.00	(\$664.13)
\$11.60	\$9.68	(\$1.92)	\$54.37	\$87.41	\$33.04	\$60.00	\$5.63
\$0.00	\$0.00	\$0.00	\$2,080.00	\$2,072.00	(\$8.00)	\$2,080.00	\$0.00
\$30.00	\$15.00	(\$15.00)	\$210.00	\$120.00	(\$90.00)	\$120.00	(\$90.00)
\$68.60	\$49.53	(\$19.07)	\$4,353.50	\$3,481.50	(\$872.00)	\$3,605.00	(\$748.50)
\$573.58	\$800.00	\$226.42	\$6,067.90	\$4,840.00	(\$1,227.90)	\$2,800.00	(\$3,267.90)
\$0.00	\$200.00	\$200.00	\$8,939.00	\$5,893.53	(\$3,045.47)	\$9,750.00	\$811.00
\$0.00	\$3,300.00	\$3,300.00	\$0.00	\$9,502.38	\$9,502.38	\$3,750.00	\$3,750.00
\$2,000.00	\$300.00	(\$1,700.00)	\$6,743.00	\$1,365.78	(\$5,377.22)	\$4,000.00	(\$2,743.00)
\$0.00	\$673.00	\$673.00	\$3,976.11	\$1,701.82	(\$2,274.29)	\$1,500.00	(\$2,476.11)
\$585.00	\$0.00	(\$585.00)	\$585.00	\$1,368.96	\$783.96	\$5,312.00	\$4,727.00
\$0.00	\$0.00	\$0.00	\$0.00	\$1,350.00	\$1,350.00	\$500.00	\$500.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$300.00
\$0.00	\$0.00	\$0.00	\$519.28	\$0.00	(\$519.28)	\$0.00	(\$519.28)
\$0.00	\$275.00	\$275.00	\$0.00	\$275.00	\$275.00	\$0.00	\$0.00
\$1,836.00	\$0.00	(\$1,836.00)	\$1,836.00	\$1,836.00	\$0.00	\$0.00	(\$1,836.00)
\$4,994.58	\$5,548.00	\$553.42	\$28,666.29	\$28,133.47	(\$532.82)	\$27,912.00	(\$754.29)
\$0.00	\$200.00	\$200.00	\$601.54	\$1,081.26	\$479.72	\$1,500.00	\$898.46
\$800.00	\$775.00	(\$25.00)	\$9,600.00	\$9,300.00	(\$300.00)	\$9,600.00	\$0.00
\$0.00	\$0.00	\$0.00	\$150.00	\$636.93	\$486.93	\$100.00	(\$50.00)
\$800.00	\$975.00	\$175.00	\$10,351.54	\$11,018.19	\$666.65	\$11,200.00	\$848.46
\$393.00	\$385.00	(\$8.00)	\$4,652.00	\$4,548.00	(\$104.00)	\$4,743.00	\$91.00
\$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	\$300.00	\$300.00
\$393.00	\$385.00	(\$8.00)	\$4,652.00	\$4,548.00	(\$104.00)	\$5,043.00	\$391.00

## Utilities

**Ridgepoint at Bear Creek Homeowners Association**  
**Income Statement - Prior Year Comparison - Other**  
**12/1/2020 - 12/31/2020**

	12/1/2020 - 12/31/2020			Year To Date				
	2020 Actual	2019 Actual	Variance	YTD 2020	YTD 2019	Variance	Annual Budget	Remaining
600000 - Water	\$22.13	\$21.94	(\$0.19)	\$3,124.68	\$2,563.28	(\$561.40)	\$2,270.00	(\$854.68)
600600 - Electricity	\$21.51	\$19.81	(\$1.70)	\$266.86	\$248.27	(\$18.59)	\$2,100.00	\$1,833.14
614000 - Trash Removal	\$1,437.93	\$1,425.54	(\$12.39)	\$18,647.72	\$17,090.12	(\$1,557.60)	\$17,960.00	(\$687.72)
<u>Total Utilities</u>	\$1,481.57	\$1,467.29	(\$14.28)	\$22,039.26	\$19,901.67	(\$2,137.59)	\$22,330.00	\$290.74
<b>Total Expense</b>	\$7,737.75	\$8,424.82	\$687.07	\$70,062.59	\$67,082.83	(\$2,979.76)	\$70,090.00	\$27.41
<b>Reserve Income</b>								
<u>Reserve Income</u>								
800000 - Transfer from Operating	\$800.00	\$775.00	\$25.00	\$9,600.00	\$9,300.00	\$300.00	\$0.00	(\$9,600.00)
820000 - Interest - Reserve Fund	\$11.28	\$23.45	(\$12.17)	\$155.86	\$260.83	(\$104.97)	\$0.00	(\$155.86)
<u>Total Reserve Income</u>	\$811.28	\$798.45	\$12.83	\$9,755.86	\$9,560.83	\$195.03	\$0.00	(\$9,755.86)
<b>Total Reserve Income</b>	\$811.28	\$798.45	\$12.83	\$9,755.86	\$9,560.83	\$195.03	\$0.00	(\$9,755.86)
<b>Reserve Expense</b>								
<b>Total Reserve Expense</b>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Income	(\$6,926.47)	(\$7,626.37)	\$699.90	\$10,430.36	\$7,861.35	\$2,569.01	\$0.00	
Total Other Net Income	(\$7,737.75)	(\$8,424.82)	\$687.07	\$674.50	(\$1,699.48)	\$2,373.98	\$0.00	
Reserve Net Income	\$811.28	\$798.45	\$12.83	\$9,755.86	\$9,560.83	\$195.03	\$0.00	