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Ridgewood Hills Master Association
Cash Flow
12/31/2008

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Trilby Rd. & Holyoke Ct.
Fort Collins CO 80525

MSI
2725 Rocky Mountain Ave.
Suite 330
Loveland, CO 80538-8717

Description	Operating	Reserve
Beginning Cash Balance	6,956.06	469,600.69
Cash Received		
Change in Accounts Receivable	403.28	0.00
Change in Prepaid Assessments	41,900.53	0.00
Interest - Operating Fund	0.67	0.00
Late/Interest Fee	(204.74)	0.00
Legal Collections	1,141.85	0.00
Fines	(175.00)	0.00
Interest - Reserve Fund	0.00	10,584.35
Total Inflow	42,317.59	10,584.35
Cash Disbursed		
Water/Sewer	241.83	0.00
Electricity	35.52	0.00
Management	2,548.50	0.00
A/R Processing Fees	190.00	0.00
Postage	50.30	0.00
Administrative	108.60	0.00
Grounds Maintenance	6,951.46	0.00
Pest Control	290.00	0.00
Snow Removal	1,953.75	0.00
Fence Maintenance	417.00	0.00
Social Activities	200.00	0.00
Income Taxes	(749.00)	0.00
Legal Fees	300.00	0.00
Legal - Collections	1,381.05	0.00
Miscellaneous	500.00	0.00
Bad Debt	845.39	0.00
Total Outflow	(15,264.40)	0.00
Ending Cash Balance	34,009.25	480,185.04

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Trilby Rd. & Holyoke Ct.
Fort Collins CO 80525MSI
2725 Rocky Mountain Ave.
Suite 330
Loveland, CO 80538-8717

Assets

Current Assets

Cash - Operating Fund	34,009.25	
Cash - Reserve Fund	<u>480,185.04</u>	
Total Cash		514,194.29

A/R Homeowners	21,988.72	
Petty Cash	400.00	
Accrued Interest	1,098.52	
Allowance for Doubtful Accounts	(10,000.00)	
Prepaid Ins - AJE	<u>3,037.79</u>	

Total Other Current Assets		16,525.03
Total Assets		<u>530,719.32</u>

Liabilities and Capital

Liabilities

Accounts Payable	4,214.21	
Prepaid Assessments	<u>47,284.54</u>	
A/P Insurance Claim 1	<u>3,683.70</u>	
Total Liabilities		55,182.45

Association Equity

Equity - Operating Fund	(1,100.37)	
Equity - Reserve Fund	480,185.04	
Equity - Working Capital	23,850.00	
Net Income	<u>(27,397.80)</u>	
Total Equity		<u>475,536.87</u>

Total Liabilities & Equity		<u>530,719.32</u>
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Ridgewood Hills Master Association Income Statement 12/31/2008
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Trilby Rd. & Holyoke Ct.
Fort Collins CO 80525MSI
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	Current Month	Prior Year Month	Current Year To Date	Prior Year to Date
Income				
4000 Assessments - Homeowners	0.00	2.94	251,100.00	251,100.00
4100 Interest - Operating Fund	0.67	47.85	233.88	504.64
4200 Late/Interest Fee	(204.74)	675.24	10,729.39	12,797.66
4250 Lien Fee	0.00	525.00	1,800.00	2,025.00
4300 Legal Collections	1,141.85	107.50	12,266.36	12,283.64
4400 Fines	(175.00)	125.00	1,412.50	2,500.00
Total Income	762.78	1,483.53	277,542.13	281,210.94
Expenses				
6015 Water/Sewer	241.83	241.82	38,836.71	41,834.46
6035 Electricity	35.52	42.39	2,754.04	2,753.88
6100 Management	2,548.50	2,648.50	31,032.00	31,169.50
6105 A/R Processing Fees	190.00	240.00	4,080.00	4,200.00
6106 Lien Processing Fees	0.00	0.00	2,475.00	1,425.00
6110 Postage	50.30	369.41	1,701.16	2,237.27
6120 Administrative	108.60	2,965.51	5,327.89	11,070.22
6130 Audit/Tax Preparation	0.00	0.00	1,550.00	1,500.00
6150 Insurance	0.00	0.00	6,358.00	6,357.07
6200 Grounds Maintenance	6,951.46	1,390.29	77,856.46	69,514.67
6205 Grounds Improvements	0.00	0.00	10,155.00	9,805.28
6216 Tree/Shrub Pruning	0.00	0.00	13,000.00	0.00
6220 Grounds Repairs - Sprinklers	0.00	0.00	11,967.02	9,317.53
6222 Grounds Repairs - Other	0.00	0.00	1,950.83	237.01
6234 Tree/Shrub Maintenance	0.00	0.00	4,149.00	4,381.63
6255 Pest Control	290.00	0.00	2,361.44	281.96
6260 Lighting Maintenance	0.00	0.00	348.00	0.00
6285 Snow Removal	1,953.75	0.00	7,557.83	34,691.83
6291 Fence Maintenance	417.00	0.00	4,403.21	11,070.73
6490 Trash Removal	0.00	0.00	1,140.00	820.00
6542 Social Activities	200.00	0.00	2,886.57	869.73
6546 Income Taxes	(749.00)	0.00	5,522.48	7,158.97
6547 Legal Fees	300.00	616.00	2,571.50	4,209.25
6548 Legal - Collections	1,381.05	107.50	13,840.56	12,328.24
6600 Transfer to Reserves	0.00	0.00	80,100.00	0.00
6700 Miscellaneous	500.00	0.00	1,833.05	353.80
6800 Bad Debt	845.39	0.00	12,727.48	1,272.50
Total Expenses	15,264.40	8,621.42	348,485.23	268,860.53
Operating Profit	(14,501.62)	(7,137.89)	(70,943.10)	12,350.41
Reserve Income				
8000 Transfer from Operating	0.00	0.00	80,100.00	0.00
8020 Interest - Reserve Fund	10,584.35	14,041.01	23,539.86	30,947.66
8050 Reserves Misc Income	0.00	0.00	0.00	41.60
Total Reserve Income	10,584.35	14,041.01	103,639.86	30,989.26
Reserve Expenditures				
9249 Tree Replacement	0.00	0.00	5,930.00	0.00
9250 Major Landscape Improvements	0.00	0.00	0.00	9,774.80
9325 Major Concrete Rplcmnt/Rprs	0.00	0.00	53,120.63	0.00
9900 Other Contingencies	0.00	0.00	1,043.93	0.00

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Income Statement
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Trilby Rd. & Holyoke Ct.
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Suite 330
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	Current Month	Prior Year Month	Current Year To Date	Prior Year to Date
Total Reserve Expenditures	0.00	0.00	60,094.56	9,774.80
Net Income	(3,917.27)	6,903.12	(27,397.80)	33,564.87

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Trilby Rd. & Holyoke Ct.
Fort Collins CO 80525MSI
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Suite 330
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	Prior Month Balance	Current Month Activity	Current Month Balance
Accounts Receivable			
A/R Homeowners	22,392.00	(403.28)	21,988.72
Cash			
Cash - Operating USB #991924	6,956.06	27,053.19	34,009.25
Cash - Reserve ABK CD Mat 4/2/10	90,000.00	0.00	90,000.00
Cash - Reserve BOC CD Mat 9/29/09	15,857.52	110.43	15,967.95
Cash - Reserve HSB CD Mat 11/29/08	106,415.21	(106,415.21)	0.00
Cash - Reserve KB CD Mat 7/9/12	80,000.00	1,663.78	81,663.78
Cash - Reserve NFB CD Mat 12/1/09	0.00	95,000.00	95,000.00
Cash - Reserve NFB CD MAT 02/24/09	96,071.81	2,417.38	98,489.19
Cash - Reserve USB #991932	(486.64)	16,956.06	16,469.42
Cash - Reserve WSB Rs #003171	100.12	0.07	100.19
Cash - Reserve WSB CD Mat 3/8/10	81,642.67	851.84	82,494.51
Other Current Assets			
Petty Cash	400.00	0.00	400.00
Accrued Interest	1,098.52	0.00	1,098.52
Allowance for Doubtful Accounts	(10,000.00)	0.00	(10,000.00)
Prepaid Ins - AJE	3,037.79	0.00	3,037.79
Fixed Assets			
Liabilities			
Accounts Payable	4,214.21	0.00	4,214.21
Accounts Payable Income Taxes	749.00	(749.00)	0.00
A/P Insurance Claim 1	3,683.70	0.00	3,683.70
Prepaid Assessments	5,384.01	41,900.53	47,284.54
Equity			
Equity - Operating Fund	42,444.93	(43,545.30)	(1,100.37)
Equity - Reserve Fund	436,639.74	43,545.30	480,185.04
Equity - Working Capital	23,850.00	0.00	23,850.00
Income			
Assessments - Homeowners	251,100.00	0.00	251,100.00
Interest - Operating Fund	233.21	0.67	233.88
Late/Interest Fee	10,934.13	(204.74)	10,729.39
Lien Fee	1,800.00	0.00	1,800.00
Legal Collections	11,124.51	1,141.85	12,266.36
Fines	1,587.50	(175.00)	1,412.50
Expense			
Water/Sewer	38,694.88	241.83	38,836.71
Electricity	2,718.52	35.52	2,754.04
Management	28,483.50	2,548.50	31,032.00
A/R Processing Fees	3,890.00	190.00	4,080.00
Lien Processing Fees	2,475.00	0.00	2,475.00
Postage	1,650.86	50.30	1,701.16
Administrative	5,219.29	108.60	5,327.89
Audit/Tax Preparation	1,550.00	0.00	1,550.00
Insurance	6,358.00	0.00	6,358.00
Grounds Maintenance	70,905.00	6,951.46	77,856.46
Grounds Improvements	10,155.00	0.00	10,155.00
Tree/Shrub Pruning	13,000.00	0.00	13,000.00
Grounds Repairs - Sprinklers	11,967.02	0.00	11,967.02
Grounds Repairs - Other	1,950.83	0.00	1,950.83
Tree/Shrub Maintenance	4,149.00	0.00	4,149.00
Pest Control	2,071.44	290.00	2,361.44
Lighting Maintenance	348.00	0.00	348.00
Snow Removal	5,604.08	1,953.75	7,557.83

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	Prior Month Balance	Current Month Activity	Current Month Balance
Fence Maintenance	3,986.21	417.00	4,403.21
Trash Removal	1,140.00	0.00	1,140.00
Social Activities	2,686.57	200.00	2,886.57
Income Taxes	6,271.48	(749.00)	5,522.48
Legal Fees	2,271.50	300.00	2,571.50
Legal - Collections	12,459.51	1,381.05	13,840.56
Transfer to Reserves	80,100.00	0.00	80,100.00
Miscellaneous	1,333.05	500.00	1,833.05
Bad Debt	11,882.09	845.39	12,727.48
Reserve Income			
Transfer from Operating	80,100.00	0.00	80,100.00
Interest - Reserve Fund	12,955.51	10,584.35	23,539.86
Reserve Expenditures			
Tree Replacement	5,930.00	0.00	5,930.00
Major Concrete Rpicmnt/Rprs	53,120.63	0.00	53,120.63
Other Contingencies	1,043.93	0.00	1,043.93
Check Figures	0.00	0.00	0.00