

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	<u>54,043.07</u>	<u>509,719.32</u>
Cash Received		
Change in Accounts Receivable	16,410.15	0.00
Change in Prepaid Assessments	752.37	0.00
Interest - Operating Fund	2.44	0.00
Late/Interest Fee	2,694.94	0.00
Legal Collections	1,983.70	0.00
Fines	50.00	0.00
Interest - Reserve Fund	<u>0.00</u>	<u>7.02</u>
Total Inflow	21,893.60	7.02
Cash Disbursed		
Water/Sewer	6,466.58	0.00
Electricity	494.63	0.00
Management	2,511.00	0.00
A/R Processing Fees	240.00	0.00
Postage	72.80	0.00
Administrative	194.35	0.00
Grounds Maintenance	6,951.46	0.00
Grounds Repairs - Other	142.00	0.00
Tree/Shrub Maintenance	1,692.50	0.00
Pest Control	120.00	0.00
Income/Property Taxes	1,600.00	0.00
Legal Fees	375.00	0.00
Legal - Collections	1,983.70	0.00
Signage	<u>0.00</u>	<u>3,442.70</u>
Total Outflow	(22,844.02)	(3,442.70)
Ending Cash Balance	<u>53,092.65</u>	<u>506,283.64</u>

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Assets

Current Assets

Cash - Operating Fund	53,092.65	
Cash - Reserve Fund	<u>506,283.64</u>	
Total Cash		559,376.29

A/R Homeowners	43,956.37	
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		38,492.68
Total Assets		<u><u>597,868.97</u></u>

Liabilities and Capital

Liabilities

Accounts Payable	4,214.21	
Prepaid Assessments	<u>5,026.01</u>	
Total Liabilities		9,240.22

Association Equity		
Equity - Operating Fund	(28,498.17)	
Equity - Reserve Fund	480,185.04	
Equity - Working Capital	23,850.00	
Net Income	<u>113,091.88</u>	

Total Equity		<u>588,628.75</u>
Total Liabilities & Equity		<u><u>597,868.97</u></u>

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		Current Month	Prior Year Month	Current Year To Date	Prior Year to Date
Income					
4000	Assessments - Homeowners	0.00	0.00	251,100.00	251,100.00
4100	Interest - Operating Fund	2.44	23.87	19.91	199.82
4200	Late/Interest Fee	2,694.94	2,141.27	8,698.16	9,287.91
4250	Lien Fee	0.00	(75.00)	825.00	1,125.00
4300	Legal Collections	1,983.70	237.00	12,509.55	5,362.61
4400	Fines	50.00	250.00	(100.00)	700.00
	Total Income	4,731.08	2,577.14	273,052.62	267,775.34
Expenses					
6015	Water/Sewer	6,466.58	7,822.83	17,084.39	23,126.39
6035	Electricity	494.63	639.35	1,205.34	1,823.67
6100	Management	2,511.00	2,586.00	20,481.75	20,950.50
6105	A/R Processing Fees	240.00	180.00	2,400.00	2,500.00
6106	Lien Processing Fees	0.00	0.00	825.00	1,875.00
6110	Postage	72.80	52.91	1,164.77	1,044.10
6120	Administrative	194.35	154.71	8,483.76	3,793.49
6130	Audit/Tax Preparation	0.00	1,550.00	0.00	1,550.00
6150	Insurance	0.00	0.00	6,384.00	6,358.00
6200	Grounds Maintenance	6,951.46	7,646.62	41,708.76	48,660.30
6205	Grounds Improvements	0.00	8,781.00	13,312.00	8,781.00
6216	Tree/Shrub Pruning	0.00	3,000.00	0.00	13,000.00
6220	Grounds Repairs - Sprinklers	0.00	3,171.20	4,756.43	10,598.88
6222	Grounds Repairs - Other	142.00	250.00	302.00	1,498.56
6234	Tree/Shrub Maintenance	1,692.50	2,317.50	3,296.00	3,296.00
6255	Pest Control	120.00	0.00	480.00	1,771.44
6260	Lighting Maintenance	0.00	0.00	0.00	348.00
6285	Snow Removal	0.00	0.00	2,881.90	5,604.08
6291	Fence Maintenance	0.00	0.00	1,287.58	3,986.21
6490	Trash Removal	0.00	0.00	660.00	570.00
6542	Social Activities	0.00	475.00	2,236.79	2,336.57
6546	Income/Property Taxes	1,600.00	0.00	8,288.04	6,271.48
6547	Legal Fees	375.00	0.00	375.00	1,418.00
6548	Legal - Collections	1,983.70	965.50	11,027.85	6,331.11
6600	Transfer to Reserves	0.00	0.00	34,005.00	80,100.00
6700	Miscellaneous	0.00	0.00	35.00	1,333.05
6800	Bad Debt	0.00	0.00	3,377.98	10,830.92
	Total Expenses	22,844.02	39,592.62	186,059.34	269,756.75
	Operating Profit	(18,112.94)	(37,015.48)	86,993.28	(1,981.41)
Reserve Income					
8000	Transfer from Operating	0.00	0.00	34,005.00	80,100.00
8020	Interest - Reserve Fund	7.02	1.61	4,649.92	8,895.49
	Total Reserve Income	7.02	1.61	38,654.92	88,995.49
Reserve Expenditures					
9269	Signage	3,442.70	0.00	10,896.32	0.00
9325	Major Concrete Rplcmnt/Rprs	0.00	11,668.33	0.00	23,336.66
9900	Other Contingencies	0.00	0.00	1,660.00	1,043.93
	Total Reserve Expenditures	3,442.70	11,668.33	12,556.32	24,380.59
	Net Income	(21,548.62)	(48,682.20)	113,091.88	62,633.49

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	Prior Month Balance	Current Month Activity	Current Month Balance
Accounts Receivable			
A/R Homeowners	60,366.52	(16,410.15)	43,956.37
Cash			
Cash - Operating USB #991924	54,043.07	(950.42)	53,092.65
Cash - Reserve ABK CD Mat 4/2/10	176,000.00	0.00	176,000.00
Cash - Reserve BOC CD Mat 9/29/09	16,099.17	0.00	16,099.17
Cash - Reserve KB CD Mat 7/9/12	81,663.78	0.00	81,663.78
Cash - Reserve PSCU CD Mat 5/6/12	13,818.92	0.00	13,818.92
Cash - Reserve PSCU CD Mat 5/6/14	96,432.41	0.00	96,432.41
Cash - Reserve PSCU	5.00	0.00	5.00
Cash - Reserve USB #991932	41,369.83	(3,435.68)	37,934.15
Cash - Reserve WSB Rs #003171	105.25	0.00	105.25
Cash - Reserve WSB CD Mat 3/8/10	84,224.96	0.00	84,224.96
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
Prepaid Assessments	4,273.64	752.37	5,026.01
Equity			
Equity - Operating Fund	(28,498.17)	0.00	(28,498.17)
Equity - Reserve Fund	480,185.04	0.00	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	17.47	2.44	19.91
Late/Interest Fee	6,003.22	2,694.94	8,698.16
Lien Fee	825.00	0.00	825.00
Legal Collections	10,525.85	1,983.70	12,509.55
Fines	(150.00)	50.00	(100.00)
Expense			
Water/Sewer	10,617.81	6,466.58	17,084.39
Electricity	710.71	494.63	1,205.34
Management	17,970.75	2,511.00	20,481.75
A/R Processing Fees	2,160.00	240.00	2,400.00
Lien Processing Fees	825.00	0.00	825.00
Postage	1,091.97	72.80	1,164.77
Administrative	8,289.41	194.35	8,483.76
Insurance	6,384.00	0.00	6,384.00
Grounds Maintenance	34,757.30	6,951.46	41,708.76
Grounds Improvements	13,312.00	0.00	13,312.00
Grounds Repairs - Sprinklers	4,756.43	0.00	4,756.43
Grounds Repairs - Other	160.00	142.00	302.00
Tree/Shrub Maintenance	1,603.50	1,692.50	3,296.00
Pest Control	360.00	120.00	480.00
Snow Removal	2,881.90	0.00	2,881.90
Fence Maintenance	1,287.58	0.00	1,287.58
Trash Removal	660.00	0.00	660.00
Social Activities	2,236.79	0.00	2,236.79
Income/Property Taxes	6,688.04	1,600.00	8,288.04
Legal Fees	0.00	375.00	375.00

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Legal - Collections	9,044.15	1,983.70	11,027.85
Transfer to Reserves	34,005.00	0.00	34,005.00
Miscellaneous	35.00	0.00	35.00
Bad Debt	3,377.98	0.00	3,377.98
Reserve Income			
Transfer from Operating	34,005.00	0.00	34,005.00
Interest - Reserve Fund	4,642.90	7.02	4,649.92
Reserve Expenditures			
Signage	7,453.62	3,442.70	10,896.32
Other Contingencies	1,660.00	0.00	1,660.00
Check Figures	0.00	0.00	0.00