

Trilby Rd. & Holyoke Ct.
Fort Collins CO 80525

City of Fort Collins Water Association
Cash Flow
04/30/2010

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

Description	Operating	Reserve
Beginning Cash Balance	<u>95,195.61</u>	<u>478,373.84</u>
Cash Received		
Change in Accounts Receivable	3,010.39	0.00
Change in Prepaid Assessments	3,396.21	0.00
Interest - Operating Fund	3.69	0.00
Late/Interest Fee	511.07	0.00
Lien Fee	75.00	0.00
Legal Collections	690.05	0.00
Suspense - Reserve Fund	0.00	3,436.20
Transfer from Operating	0.00	1,667.00
Interest - Reserve Fund	0.00	112.34
Total Inflow	<u>7,686.41</u>	<u>5,215.54</u>
Cash Disbursed		
Water/Sewer	385.58	0.00
Electricity	47.03	0.00
Management	2,511.00	0.00
A/R Processing Fees	300.00	0.00
Postage	57.43	0.00
Administrative	798.79	0.00
Insurance	4,854.00	0.00
Grounds Maintenance	3,475.73	0.00
Native Area Maintenance	2,950.00	0.00
Snow Removal	1,267.50	0.00
Legal - Collections	832.05	0.00
Transfer to Reserves	1,667.00	0.00
Bad Debt	288.90	0.00
Total Outflow	<u>(19,435.01)</u>	<u>0.00</u>
Ending Cash Balance	<u><u>83,447.01</u></u>	<u><u>483,589.38</u></u>

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Assets

Current Assets

Cash - Operating Fund	83,447.01	
Cash - Reserve Fund	<u>483,589.38</u>	
Total Cash		567,036.39

A/R Homeowners	26,327.83	
Suspense - Reserve Fund	(3,436.20)	
Petty Cash	400.00	
Accrued Interest	1,082.46	
Allowance for Doubtful Accounts	(10,000.00)	
Prepaid Ins - AJE	<u>1,589.48</u>	
Total Other Current Assets		15,963.57

Total Assets		<u><u>582,999.96</u></u>
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Liabilities and Capital

Liabilities

Accounts Payable	2,299.93	
Accounts Payable Income Taxes	1,599.00	
Prepaid Assessments	<u>21,937.57</u>	
Total Liabilities		25,836.50

Association Equity

Equity - Operating Fund	(2,462.59)	
Equity - Reserve Fund	472,484.67	
Net Income	<u>87,141.38</u>	
Total Equity		<u>557,163.46</u>

Total Liabilities & Equity		<u><u>582,999.96</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	125,550.00	125,550.00
4100 Interest - Operating Fund	3.69	3.64	10.61	9.84
4200 Late/Interest Fee	511.07	(166.26)	4,047.01	3,968.73
4250 Lien Fee	75.00	675.00	75.00	750.00
4300 Legal Collections	690.05	2,674.40	9,750.80	7,293.90
4400 Fines	0.00	(25.00)	225.00	(275.00)
Total Income	1,279.81	3,161.78	139,658.42	137,297.47
Expenses				
3015 Water/Sewer	385.58	264.83	1,113.07	990.32
3035 Electricity	47.03	33.03	206.64	141.21
3100 Management	2,511.00	2,511.00	10,119.00	10,437.75
3105 A/R Processing Fees	300.00	520.00	1,910.00	1,530.00
3106 Lien Processing Fees	0.00	75.00	0.00	75.00
3110 Postage	57.43	47.04	255.57	100.70
3120 Administrative	798.79	127.50	1,268.19	3,087.90
3150 Insurance	4,854.00	6,384.00	7,751.00	6,384.00
3200 Grounds Maintenance	3,475.73	3,475.73	13,902.92	13,902.92
3222 Grounds Repairs - Other	0.00	0.00	105.00	40.00
3232 Native Area Maintenance	2,950.00	0.00	2,950.00	0.00
3255 Pest Control	0.00	0.00	120.00	240.00
3285 Snow Removal	1,267.50	951.90	1,792.50	2,694.40
3291 Fence Maintenance	0.00	0.00	90.00	243.00
3542 Social Activities	0.00	0.00	410.46	382.94
3546 Income/Property Taxes	0.00	(581.02)	0.00	6,688.04
3547 Legal Fees	0.00	0.00	50.00	0.00
3548 Legal - Collections	832.05	363.70	9,267.30	5,495.70
3600 Transfer to Reserves	1,667.00	0.00	6,668.00	0.00
3700 Miscellaneous	0.00	0.00	35.00	35.00
3800 Bad Debt	288.90	1,717.90	2,170.90	2,342.74
Total Expenses	19,435.01	15,890.61	60,186.55	54,811.62
Operating Profit	(18,155.20)	(12,728.83)	79,472.87	82,485.85
Reserve Income				
8000 Transfer from Operating	1,667.00	0.00	6,668.00	0.00
8020 Interest - Reserve Fund	112.34	0.88	1,000.51	988.03
Total Reserve Income	1,779.34	0.88	7,668.51	988.03
Reserve Expenditures				
9269 Signage	0.00	0.00	0.00	5,919.73
9900 Other Contingencies	0.00	0.00	0.00	830.00
Total Reserve Expenditures	0.00	0.00	0.00	6,749.73
Net Income	(16,375.86)	(12,727.95)	87,141.38	76,724.15

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	Prior Month Balance	Current Month Activity	Current Month Balance
Accounts Receivable			
VR Homeowners	29,338.22	(3,010.39)	26,327.83
Cash			
Cash - Operating USB #991924	95,195.61	(11,748.60)	83,447.01
Cash - Reserve ABK CD Mat 10/2/12	183,083.10	(83,083.10)	100,000.00
Cash - Reserve BOC CD Mat 9/29/10	2,414.39	0.00	2,414.39
Cash - Reserve FCCB MM #3772	0.00	87,117.47	87,117.47
Cash - Reserve FTB CD Mat 4/7/13	0.00	86,507.95	86,507.95
Cash - Reserve KB CD Mat 7/9/12	85,746.67	0.00	85,746.67
Cash - Reserve PSCU CD Mat 5/6/12	14,049.69	0.00	14,049.69
Cash - Reserve PSCU CD Mat 5/6/14	98,573.35	0.00	98,573.35
Cash - Reserve PSCU	5.00	0.00	5.00
Cash - Reserve USB #991932	7,507.27	1,667.59	9,174.86
Cash - Reserve WSB Rs #003171	105.44	(105.44)	0.00
Cash - Reserve WSB CD Mat 9/8/11	86,888.93	(86,888.93)	0.00
Other Current Assets			
Reserve - Reserve Fund	0.00	(3,436.20)	(3,436.20)
Petty Cash	400.00	0.00	400.00
Accrued Interest	1,082.46	0.00	1,082.46
Allowance for Doubtful Accounts	(10,000.00)	0.00	(10,000.00)
Prepaid Ins - AJE	1,589.48	0.00	1,589.48
Fixed Assets			
Liabilities			
Accounts Payable	2,299.93	0.00	2,299.93
Accounts Payable Income Taxes	1,599.00	0.00	1,599.00
Prepaid Assessments	18,541.36	3,396.21	21,937.57
Equity			
Equity - Operating Fund	(2,462.59)	0.00	(2,462.59)
Equity - Reserve Fund	472,484.67	0.00	472,484.67
Income			
Assessments - Homeowners	125,550.00	0.00	125,550.00
Interest - Operating Fund	6.92	3.69	10.61
Late/Interest Fee	3,535.94	511.07	4,047.01
Penalty Fee	0.00	75.00	75.00
Legal Collections	9,060.75	690.05	9,750.80
Fines	225.00	0.00	225.00
Expense			
Water/Sewer	727.49	385.58	1,113.07
Electricity	159.61	47.03	206.64
Management	7,608.00	2,511.00	10,119.00
A/R Processing Fees	1,610.00	300.00	1,910.00
Postage	198.14	57.43	255.57
Administrative	469.40	798.79	1,268.19
Insurance	2,897.00	4,854.00	7,751.00
Grounds Maintenance	10,427.19	3,475.73	13,902.92
Grounds Repairs - Other	105.00	0.00	105.00
Native Area Maintenance	0.00	2,950.00	2,950.00
Pest Control	120.00	0.00	120.00
Snow Removal	525.00	1,267.50	1,792.50
Fence Maintenance	90.00	0.00	90.00
Social Activities	410.46	0.00	410.46
Legal Fees	50.00	0.00	50.00
Legal - Collections	8,435.25	832.05	9,267.30
Transfer to Reserves	5,001.00	1,667.00	6,668.00



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Miscellaneous	35.00	0.00	35.00
Bad Debt	1,882.00	288.90	2,170.90
Reserve Income			
Transfer from Operating	5,001.00	1,667.00	6,668.00
Interest - Reserve Fund	888.17	112.34	1,000.51