

Sunset Ridge HOA

Balance Sheet
As of 12/31/09

ASSETS

10100	Previous bank accounts	\$	99,153.24	
11100	Citiwide operating bank acct		1,673.03	
13100	Accounts receivable-members		1,580.80	
	TOTAL ASSETS			\$ 102,407.07

LIABILITIES & EQUITY

CURRENT LIABILITIES:

23100	Prepaid owner assessments	\$	598.20	
	Subtotal Current Liab.			\$ 598.20

EQUITY:

39000	Retained Earning	\$	88,030.74	
	Current Year Net Income/(Loss)		13,778.13	
	Total Equity			\$ 101,808.87
	TOTAL LIABILITIES & EQUITY			\$ 102,407.07

FINANCIALS PREPARED BY


C. CRAIGLER, PRESIDENT CAP

INCOME/EXPENSE STATEMENT

Sunset Ridge HOA
 Period: 12/01/09 to 12/31/09

Actual	Current Period		Account	Description	Actual	Year-To-Date		Yearly Budget
	Budget	Variance				Budget	Variance	
OPERATING INCOME/EXPENSES								
INCOME:								
39,852.00	.00	39,852.00	41100	HOA Dues	39,852.00	41,369.30	(1,517.30)	41,369.30
(15,496.00)	(549.74)	(14,946.26)	49100	Reserve transfers	(15,496.00)	(6,596.00)	(8,900.00)	(6,596.00)
24,356.00	(549.74)	24,905.74		Subtotal Income	24,356.00	34,773.30	(10,417.30)	34,773.30
EXPENSES:								
Utilities								
6,525.00	2,000.00	(4,525.00)	51300	Snow removal	6,525.00	12,000.00	5,475.00	12,000.00
6,525.00	2,000.00	(4,525.00)		Total Utilities	6,525.00	12,000.00	5,475.00	12,000.00
Grounds maintenance								
.00	41.74	41.74	61200	Tree maintenance	.00	500.00	500.00	500.00
.00	41.74	41.74		Total grounds maintenance	.00	500.00	500.00	500.00
Building maintenance								
1,471.00	333.37	(1,137.63)	71100	Road maintenance	1,471.00	4,000.00	2,529.00	4,000.00
42.00	41.74	(.26)	71200	Mailboxes	42.00	500.00	458.00	500.00
.00	41.74	41.74	71300	Maintenance supplies	.00	500.00	500.00	500.00
1,513.00	416.85	(1,096.15)		Total building maintenance	1,513.00	5,000.00	3,487.00	5,000.00
Insurance								
603.00	40.87	(562.13)	81100	General liability insurance	603.00	490.00	(113.00)	490.00
1,059.00	88.25	(970.75)	83100	D & O insurance	1,059.00	1,059.00	.00	1,059.00
1,662.00	129.12	(1,532.88)		Total Insurance	1,662.00	1,549.00	(113.00)	1,549.00

INCOME/EXPENSE STATEMENT

Sunset Ridge HOA
Period: 12/01/09 to 12/31/09

Actual	Current Period		Account	Description	Actual	Year-to-Date		Yearly Budget
	Budget	Variance				Budget	Variance	
Administrative								
6,655.87	550.00	(6,105.87)	91100	Management fees	6,655.87	6,600.00	(55.87)	6,600.00
1,678.00	95.87	(1,582.13)	91200	Office expenses	1,678.00	1,150.00	(528.00)	1,150.00
249.00	21.74	(227.26)	91250	Website	249.00	260.00	11.00	260.00
1,400.00	125.00	(1,275.00)	92100	Professional fees-accounting	1,400.00	1,500.00	100.00	1,500.00
6,066.00	208.37	(5,857.63)	92200	Professional fees-legal	6,066.00	2,500.00	(3,566.00)	2,500.00
.00	.00	.00	93100	Garage sale	.00	75.00	75.00	75.00
200.00	6.25	(193.75)	93200	Room rental	200.00	75.00	(125.00)	75.00
.00	16.74	16.74	93300	Social function	.00	200.00	200.00	200.00
125.00	29.24	(95.76)	94100	Miscellaneous	125.00	350.00	225.00	350.00
.00	.00	.00	98100	Taxes	.00	250.00	250.00	250.00
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16,373.87	1,053.21	(15,320.66)		Total administrative	16,373.87	12,960.00	(3,413.87)	12,960.00
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26,073.87	3,640.92	(22,432.95)		TOTAL OPERATING EXPENSES	26,073.87	32,009.00	5,935.13	32,009.00
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(1,717.87)	(4,190.66)	2,472.79		NET OPERATING INCOME/(LOSS)	(1,717.87)	2,764.30	(4,482.17)	2,764.30
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RESERVE INCOME/EXPENSES								
Reserve Income								
15,496.00	(549.74)	16,045.74	99100	Reserve transfers	15,496.00	(6,596.00)	22,092.00	(6,596.00)
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15,496.00	(549.74)	16,045.74		TOTAL RESERVE INCOME:	15,496.00	(6,596.00)	22,092.00	(6,596.00)
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Reserve Expenses								
.00	.00	.00		TOTAL RESERVE EXPENSES	.00	.00	.00	.00
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15,496.00	(549.74)	16,045.74		TOTAL RESERVES NET INCOME/LO	15,496.00	(6,596.00)	22,092.00	(6,596.00)
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13,778.13	(4,740.40)	18,518.53		Net Income (Loss)	13,778.13	(3,831.70)	17,609.83	(3,831.70)
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Sunset Ridge at Evergreen
Homeowners Association
% Community Association Professionals
P O Box 18974
Denver CO 80218-0974



**** CHECKING ACCOUNTS ****

CASH MANAGEMENT		Number of Enclosures	3
Account Number	1817987	Statement Dates 12/17/09 thru 12/31/09	
Previous Balance	.00	Days in the statement period	15
3 Deposits/Credits	2,373.90	Average Ledger Balance	2,196
Checks/Debits	.00	Average Collected Bal	2,078
Total Service Fees	.00		
Interest Paid	.00		
Ending Balance	2,373.90		

DEPOSITS AND DESCRIPTIVE CREDITS (ADDITIONS +)

Date	Description	Amount
12/17	DEPOSIT	106.70
12/17	DEPOSIT	2,078.20
12/31	DEPOSIT	189.00

DAILY BALANCE INFORMATION

Date	Balance	Date	Balance
12/17	2,184.90	12/31	2,373.90

PREPAYS AS OF Dec. 31, 2009
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
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CURRENT OWNERS

Eileen Tinker 26266 Sweetbriar Trail		26266	PP	409.20
Christopher Southard 26426 Sweetbriar Trail		26426	PP	189.00

TOTAL HOMES:	2	TOTAL PREPAYS		598.20
		TOTAL DISTR:	PP	598.20

COLLECTION STATUS REPORT: AS OF Dec. 31, 2009
ACCOUNT NUMBER SEQUENCE

*** after Amount indicates offsetting credits

NAME ADDRESS	Alt Adj	Last Paymt/ Delq Status	Month Delq	CODE	ACCOUNT DESCRIPTION	AMOUNT DUE
CURRENT OWNERS						
ACCT #:3124 LOT #: Eduardo Alvarez 3124 Dandy Lion Way	N		2	A1	ASSESSMENT	213.40
ACCT #:3153 LOT #: Vartive Real Estates 3153 Gold Yarrow Lane	Y		0	A1	ASSESSMENT	73.30CR
ACCT #:3161 LOT #: Joseph Esqueda 3161 Bittersweet Lane	N		2	A1	ASSESSMENT	106.70
ACCT #:3172 LOT #: James Endsley 3172 Gold Yarrow Lane	N		2	A1	ASSESSMENT	106.70
ACCT #:3173 LOT #: Fermin Ruybal 3173 Gold Yarrow Lane	Y		2	A1	ASSESSMENT	126.70
ACCT #:26116 LOT #: Bradley Campbell 26116 Sweetbriar Trail	N		2	A1	ASSESSMENT	106.70
ACCT #:26176 LOT #: Scott Morman 26176 Sweetbriar Trail	N		2	A1	ASSESSMENT	213.40
ACCT #:26248 LOT #: Ernest Linsay 26248 Snowdrop Rd	N		2	A1	ASSESSMENT	106.70
ACCT #:26265 LOT #: Eric Petersen 26265 Sweetbriar Trail	N		2	A1	ASSESSMENT	300.10
ACCT #:26406 LOT #: Joseph Cucino 26406 Sweetbriar Trail	N		2	A1	ASSESSMENT	213.40
ACCT #:26446 LOT #: Melanie Coto 26446 Sweetbriar Trail	N		2	A1	ASSESSMENT	106.70
ACCT #:26627 LOT #: Patrick Robson 26627 Snowdrop Rd	N		2	A1	ASSESSMENT	66.80

COLLECTION STATUS REPORT: AS OF Dec. 31, 2009
ACCOUNT NUMBER SEQUENCE

*** after Amount indicates offsetting credits

NAME ADDRESS	Alt Adr	Last Paymt/ Delq Status	Month Delq	CODE	ACCOUNT DESCRIPTION	AMOUNT DUE
ACCT #26697 LOT #: Scott Duffy 26697 Snowdrop Rd		N	0	A1	ASSESSMENT	11.20CR
ACCT #27741 LOT #: Jeffrey Levesque 27741 Snowdrop Rd		N	0	A1	ASSESSMENT	2.00CR
GRAND TOTAL :						1580.80 =====

COLLECTION STATUS REPORT: AS OF Dec. 31, 2009
ACCOUNT NUMBER SEQUENCE

*** after Amount indicates offsetting credits

NAME ADDRESS	Alt Adr	Last Paymt/ Delq Status	Mnth Delq	CODE	ACCOUNT DESCRIPTION	AMOUNT DUE
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ACCOUNT SUMMARY

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
13100-000	Accounts receivable-members	1580.80
TOTAL		\$1580.80

CHARGE CODE RECAP

CODE	YEAR	DESCRIPTION	G/L ACCT #	AMOUNT
A1		ASSESSMENT	13100	\$1,580.80
TOTALS				\$1,580.80

AGING SUMMARY

DELINQ. PERIOD	TOTAL AMT. OWED	UNITS
0_1 MONTH		
1_2 MONTHS	1667.30	11
2_3 MONTHS		
3_4 MONTHS		
OVER 4 MONTHS		
OTHER	86.50CR	3
TOTAL	1580.80	14