Red Hawk Homeowners Association, Inc.
Balance Sheet
02/28/2014

Wolfensberger Rd & Red Hawk Dr
Castle Rock CO 80109

MSI
6892 S. Yosemite Ct.
Suite 2-101
Centennial, CO 80112-1464

Assets			
Current Assets			
Cash - Operating Fund	16,850.86		
Cash - Reserve Fund	468,196.96		
Total Cash		485,047.82	
A/R Homeowners	19,343.14		
Suspense - Operating	1,500.00		
Suspense - Reserve Fund	40,823.73		
Petty Cash	500.00		
Accrued Interest - Reserves	3,772.91		
Allowance for Doubtful Accounts	(10,000.00)		
Prepaid Ins - AJE	1,615.76		
Total Other Current Assets		57,555.54	
Total Assets			542,603.36
Liabilities and Capital			
Liabilities			
Accounts Payable	2,098.20		
Accounts Payable Income Taxes	1,026.00		
Prepaid Assessments	32,938.12		
Total Liabilities		36,062.32	
Association Equity			
Equity - Operating Fund	9,012.68		
Equity - Reserve Fund	458,994.81		
Unrealized Gain/Loss on Available S	(61.66)		
Net Income	38,595.21		
Total Equity		506,541.04	
Total Liabilities & Equity			542,603.36

Red Hawk Homeowners Association, Inc.
Budget Comparison
February 2014

Cash Balance Est 12/31/2013 0.00
Cash Balance Act 12/31/2013 39,073.68

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under	Total Budget
Water	991.00	983.00	983.00	991.00	1,011.00	3,926.00	7,007.00	8,809.00	8,809.00	5,430.00	3,330.00	1,230.00	1,974.00	-699.61	43,500.00
	628.60	645.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,274.39	-35.44%	
Electricity	194.00	194.00	194.00	194.00	194.00	193.00	193.00	193.00	194.00	194.00	194.00	194.00	388.00	154.22	2,325.00
	275.90	266.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	542.22	39.75%	
Management	1,558.00	1,559.00	1,559.00	1,559.00	1,559.00	1,559.00	1,637.00	1,637.00	1,637.00	1,637.00	1,637.00	1,637.00	3,117.00	227.47	19,175.00
	1,755.36	1,589.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,344.47	7.30%	
Administrative	529.00	211.00	486.00	207.00	156.00	1,128.00	508.00	254.00	200.00	200.00	200.00	1,126.00	740.00	-183.80	5,205.00
	292.40	263.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	556.20	-24.84%	
Postage	319.00	19.00	253.00	42.00	80.00	467.00	164.00	82.00	150.00	150.00	150.00	179.00	338.00	-230.55	2,055.00
	36.44	71.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	107.45	-68.21%	
Website Maintenance	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	80.00	0.00	480.00
	40.00	40.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	80.00	0.00%	
A/R Processing Fee	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	750.00	30.00	4,500.00
	75.00	705.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	780.00	4.00%	
Lien Processing Fee	200.00	100.00	100.00	100.00	100.00	200.00	100.00	100.00	200.00	100.00	100.00	100.00	300.00	-100.00	1,500.00
	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	-33.33%	
Insurance	0.00	0.00	0.00	6,785.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,785.00
	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%	
Income Taxes	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	1,026.00	0.00
	0.00	1,026.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,026.00	0.00%	
Audit Preparation	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
	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%	
Legal Fees	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	2,500.00	-1,152.30	15,000.00
	1,323.70	24.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,347.70	-46.09%	
Grounds Maintenance	995.00	995.00	995.00	1,990.00	1,990.00	1,990.00	1,990.00	1,990.00	1,990.00	1,990.00	1,990.00	995.00	1,990.00	328.14	19,900.00
	1,159.07	1,159.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,318.14	16.49%	
Fert/Weed/Insect	0.00	0.00	310.00	310.00	310.00	310.00	310.00	310.00	310.00	0.00	0.00	0.00	0.00	0.00	2,170.00
	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%	
Grounds Improvements	0.00	0.00	0.00	0.00	7,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	65.00	7,500.00
	0.00	65.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	65.00	0.00%	
Flowers/Annuals	0.00	0.00	0.00	0.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
	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%	
Grds Rpr - Sprinkler	0.00	0.00	0.00	0.00	1,200.00	1,000.00	1,000.00	1,200.00	1,000.00	0.00	0.00	0.00	0.00	7,201.00	5,400.00
	6,525.00	676.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,201.00	0.00%	
Back Flow Testing	0.00	0.00	0.00	0.00	0.00	750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	750.00
	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%	

Red Hawk Homeowners Association, Inc.
Budget Comparison
February 2014

Cash Balance Est 12/31/2013 0.00
Cash Balance Act 12/31/2013 39,073.68

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under	Total Budget
Winter Watering	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00	500.00	-500.00	1,500.00
	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%	
Fence Maintenance	0.00	0.00	0.00	0.00	0.00	500.00	500.00	500.00	500.00	0.00	0.00	0.00	0.00	0.00	2,000.00
	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%	
Trash Removal	4,964.00	4,964.00	4,964.00	4,964.00	4,964.00	4,964.00	4,964.00	4,964.00	4,964.00	4,964.00	4,964.00	4,961.00	9,928.00	-289.42	59,565.00
	4,819.29	4,819.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,638.58	-2.92%	
Lighting Maintenance	0.00	0.00	150.00	0.00	0.00	150.00	0.00	0.00	100.00	0.00	0.00	100.00	0.00	0.00	500.00
	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%	
Holiday Decorations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00	0.00	0.00	0.00	2,500.00
	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%	
Sign Maintenance	0.00	0.00	0.00	0.00	0.00	250.00	250.00	0.00	250.00	250.00	0.00	0.00	0.00	0.00	1,000.00
	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%	
Pest Control	0.00	0.00	0.00	0.00	0.00	250.00	250.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	750.00
	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%	
Snow Removal	1,100.00	1,000.00	650.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	900.00	1,100.00	2,100.00	285.00	4,750.00
	945.00	1,440.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,385.00	13.57%	
Social Activities	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
	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%	
Transfer to Reserves	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	7,000.00	37,323.73	42,000.00
	3,500.00	40,823.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	44,323.73	533.20%	
Miscellaneous	0.00	0.00	50.00	0.00	0.00	200.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00
	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%	
Bad Debt	1,042.00	1,042.00	1,042.00	1,042.00	1,042.00	1,042.00	1,042.00	1,042.00	1,042.00	1,042.00	1,042.00	1,038.00	2,084.00	-2,084.00	12,500.00
	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%	

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Budget Comparison
February 2014

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Cash Balance Act 12/31/2013 39,073.68

Account	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	Over/Under	Total Budget
Inflow	49,050.00	12,460.00	4,931.00	49,050.00	12,460.00	6,931.00	49,050.00	12,460.00	6,831.00	49,150.00	12,460.00	6,827.00	61,510.00	-8,543.00	271,660.00
	41,457.00	11,510.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	52,967.00	-13.89%	
Expense	17,557.00	16,232.00	16,901.00	23,349.00	30,271.00	25,044.00	27,180.00	26,496.00	26,511.00	21,122.00	22,672.00	18,325.00	33,789.00	41,400.88	271,660.00
	21,375.76	53,814.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75,189.88	122.53%	
Net	31,493.00	-3,772.00	-11,970.00	25,701.00	-17,811.00	-18,113.00	21,870.00	-14,036.00	-19,680.00	28,028.00	-10,212.00	-11,498.00			
	20,081.24	-42,304.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
Gain/Loss	31,493.00	27,721.00	15,751.00	41,452.00	23,641.00	5,528.00	27,398.00	13,362.00	-6,318.00	21,710.00	11,498.00	0.00			
	20,081.24	-22,222.88	-22,222.88	-22,222.88	-22,222.88	-22,222.88	-22,222.88	-22,222.88	-22,222.88	-22,222.88	-22,222.88	-22,222.88			
Cash Balance	31,493.00	27,721.00	15,751.00	41,452.00	23,641.00	5,528.00	27,398.00	13,362.00	-6,318.00	21,710.00	11,498.00	0.00	Position Different Than Expected		
	59,154.92	16,850.80	16,850.80	16,850.80	16,850.80	16,850.80	16,850.80	16,850.80	16,850.80	16,850.80	16,850.80	16,850.80			
More/Less	27,661.92	-10,870.20	1,099.80	-24,601.20	-6,790.20	11,322.80	-10,547.20	3,488.80	23,168.80	-4,859.20	5,352.80	16,850.80	by	-49,943.88	

Red Hawk Homeowners Association, Inc.
Income Statement
02/28/2014

Wolfensberger Rd & Red Hawk Dr
Castle Rock CO 80109

MSI
6892 S. Yosemite Ct.
Suite 2-101
Centennial, CO 80112-1464

		Current Month	Prior Year Month	Current Year To Date	Prior Year to Date
	Income				
4000	Assessments - Homeowners	0.00	0.00	56,290.00	58,570.30
4100	Interest - Operating Fund	1.71	2.39	3.45	4.09
4200	Late/Interest Fee	217.87	744.53	1,057.31	2,115.77
4250	Lien Fee Reimbursements	(100.00)	0.00	100.00	0.00
4300	Legal Collections Reimbursements	24.00	0.00	547.40	75.90
4400	Fines	100.00	300.00	300.00	300.00
4500	Miscellaneous Income	7,319.39	0.00	7,319.39	0.00
4509	Discounted Assessment	(1,920.00)	(2,010.00)	(1,920.00)	(2,010.00)
	Total Income	5,642.97	(963.08)	63,697.55	59,056.06
	Expenses				
600005	Water	645.79	763.16	1,274.39	1,518.20
600605	Electricity	266.32	174.12	542.22	354.31
601005	Management	1,589.11	1,558.80	3,344.47	3,188.85
602005	Administrative	263.80	210.80	556.20	739.40
602010	Postage	71.01	18.99	107.45	337.95
602045	Website Maintenance	40.00	40.00	80.00	80.00
602070	A/R Processing Fee	705.00	645.00	780.00	855.00
602080	Lien Processing Fee	200.00	0.00	200.00	100.00
604005	Income Taxes	1,026.00	0.00	1,026.00	0.00
606005	Legal Fees	24.00	(24.10)	1,347.70	75.90
607005	Grounds Maintenance	1,159.07	995.00	2,318.14	1,990.00
607205	Grounds Improvements	65.00	250.00	65.00	250.00
607405	Grounds Repairs - Sprinklers	676.00	0.00	7,201.00	0.00
614005	Trash Removal	4,819.29	4,819.29	9,638.58	9,638.58
619005	Sign Maintenance	0.00	0.00	0.00	120.20
621005	Snow Removal	1,440.00	300.00	2,385.00	300.00
654045	Meeting Room Fee	0.00	0.00	0.00	30.00
660002	Transfer to Reserves	40,823.73	0.00	44,323.73	0.00
690000	Bad Debt	0.00	2,003.67	0.00	4,283.97
	Total Expenses	53,814.12	11,754.73	75,189.88	23,862.36
	Operating Profit	(48,171.15)	(12,717.81)	(11,492.33)	35,193.70
	Reserve Income				
8000	Transfer from Operating	40,823.73	0.00	44,323.73	0.00
8020	Interest - Reserve Fund	4,970.90	510.34	5,134.75	707.19
8025	Realized Gain/Loss Securites	(19.29)	(10.07)	(36.52)	(19.65)
8026	Interest Non-Taxable	288.48	0.00	665.58	0.00
8200	Change in Value of Investments	0.00	0.00	0.00	687.54
	Total Reserve Income	46,063.82	500.27	50,087.54	1,375.08
	Reserve Expenditures				
9271	Monument Mtnce	0.00	0.00	0.00	26,000.00
	Total Reserve Expenditures	0.00	0.00	0.00	26,000.00
	Net Income	(2,107.33)	(12,217.54)	38,595.21	10,568.78