

Assets

Current Assets

10-1005-00	Bank - Operating Account	\$7,539.89
10-1006-00	Bank - Reserve Account	15,001.60
10-1010-00	Bank - Operating Account	(66.32)

Total Current Assets:	\$22,475.17
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Accounts Receivable

12-1900-00	Accounts Receivable-Homeowners	12,087.62
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Total Accounts Receivable:	\$12,087.62
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Total Assets:

\$34,562.79

Liabilities & Equity

Liabilities

20-2010-00	Prepaid Assessments	4,290.14
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Total Liabilities:	\$4,290.14
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Equity

30-3900-00	Retained Earnings	29,959.34
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Total Equity:	\$29,959.34
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Net Income Gain / Loss	313.31
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\$313.31

Total Liabilities & Equity:

\$34,562.79

Income Statement - Operating
Rigden Corners Condominium Association
01/31/2017

Date: 2/15/2017
Time: 4:54 pm
Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4005-00 Association Dues	\$4,950.00	\$-	\$4,950.00	\$4,950.00	\$-	\$4,950.00	\$-
4040-00 Legal Fee Reimbursement	403.85	-	403.85	403.85	-	403.85	-
Total Income	\$5,353.85	\$-	\$5,353.85	\$5,353.85	\$-	\$5,353.85	\$-
Total OPERATING INCOME	\$5,353.85	\$-	\$5,353.85	\$5,353.85	\$-	\$5,353.85	\$-
OPERATING EXPENSE							
Administrative Expenses							
5045-00 Insurance	1,873.74	-	(1,873.74)	1,873.74	-	(1,873.74)	-
5050-00 Legal	403.85	-	(403.85)	403.85	-	(403.85)	-
5055-00 Management Fees	396.00	-	(396.00)	396.00	-	(396.00)	-
5065-00 Office Expense/Supplies	90.66	-	(90.66)	90.66	-	(90.66)	-
Total Administrative Expenses	\$2,764.25	\$-	(\$2,764.25)	\$2,764.25	\$-	(\$2,764.25)	\$-
Landscaping Expenses							
5115-00 Snow Removal	1,152.50	-	(1,152.50)	1,152.50	-	(1,152.50)	-
Total Landscaping Expenses	\$1,152.50	\$-	(\$1,152.50)	\$1,152.50	\$-	(\$1,152.50)	\$-
Operating Expenses							
5310-00 Water	265.79	-	(265.79)	265.79	-	(265.79)	-
5320-00 Trash Removal	858.00	-	(858.00)	858.00	-	(858.00)	-
Total Operating Expenses	\$1,123.79	\$-	(\$1,123.79)	\$1,123.79	\$-	(\$1,123.79)	\$-
Total OPERATING EXPENSE	\$5,040.54	\$-	(\$5,040.54)	\$5,040.54	\$-	(\$5,040.54)	\$-
Net Income:	\$313.31	\$0.00	\$313.31	\$313.31	\$0.00	\$313.31	\$0.00



Date 1/31/17
Primary Account

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1594314
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Rigden Corners Condominium Association
Operating
C/O Onsite Property Management Services
2121 Midpoint Dr Ste 302
Fort Collins CO 80525-4342



**** C H E C K I N G A C C O U N T S ****

Account Title: Rigden Corners Condominium Association
Operating

CINC CHECKING		Number of Enclosures	20
Account Number	1594314	Statement Dates	1/01/17 thru 1/31/17
Previous Balance	.00	Days in the statement period	31
18 Deposits/Credits	12,580.43	Average Ledger Balance	7,714.85
9 Checks/Debits	5,040.54	Average Collected Bal	7,706.59
Total Service Fees	.00		
Interest Paid	.00		
Ending Balance	7,539.89		

DEPOSITS AND DESCRIPTIVE CREDITS (ADDITIONS +)

Date	Description	Amount
1/03	OnlinePay Rigden Corners C 1900420259 \EFFDAT ID #-6501 TRACE #-107001070000119	261.00
1/03	CincXfer Rigden Corners C 1900420259 \EFFDAT ID #-C59 TRACE #-107001070000278	7,480.15
1/04	Deposit	357.99
1/06	Deposit	225.00
1/09	OnlinePay Rigden Corners C 1900420259 \EFFDAT ID #-6617 TRACE #-107001070000043	400.00
1/09	Deposit	125.00
1/10	Deposit	225.00
1/13	Deposit	455.00
1/17	Deposit	225.00
1/18	Deposit	225.00
1/20	Deposit	900.00

Telephone us at (303) 365-3650 or write us at the address listed at the bottom of this page as soon as you can if you think your statement or receipt is wrong or if you need more information about a transfer listed on the statement or receipt. Except for transactions involving your Debit Card, we must hear from you no later than 60 days after we sent the FIRST statement on which the alleged error or problem appeared.

- (1) Tell us your name and account number.
- (2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information.
- (3) Tell us the dollar amount of the suspected error.

If you tell us orally, we may require that you send us your complaint in writing within 10 business days. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days (5 business days if the alleged error involves a point-of-sale transaction and 20 business days if the alleged error involves a new account) to do this, we will credit your account for the amount you think is in error so that you will have the use of the money during the time it takes us to complete our investigation. If we ask you to put your complaint or questions in writing and we do not receive it within 10 business days, we may not credit your account.

<p>Balance Shown on BANK STATEMENT: \$ _____</p> <p>Add Deposits not on statement: \$ _____ \$ _____ \$ _____</p> <p>Sub-Total \$ _____</p> <p>Subtract check issued but not on statement:</p> <p># _____ \$ _____ # _____ \$ _____ # _____ \$ _____ # _____ \$ _____ # _____ \$ _____ # _____ \$ _____ # _____ \$ _____ # _____ \$ _____ # _____ \$ _____</p> <p>Total.....\$ _____</p> <p>BALANCE.....* \$ _____</p>	<p>Balance Shown in YOUR CHECKBOOK: \$ _____</p> <p>Add any deposits not already entered in checkbook: \$ _____ \$ _____ \$ _____</p> <p>Sub-Total \$ _____</p> <p>Add any transfers or advances not entered in checkbook: \$ _____ \$ _____</p> <p>Sub-Total \$ _____</p> <p>Subtract any automatic payments and/or automatic teller machine withdrawals not already entered in checkbook: \$ _____ \$ _____</p> <p>Subtract service charges and other Bank charges not entered in checkbook: \$ _____ \$ _____</p> <p>Total.....\$ _____</p> <p>BALANCE.....* \$ _____</p>	<p>IF YOUR ACCOUNT DOES NOT BALANCE, CHECK THE FOLLOWING:</p> <ul style="list-style-type: none"> ● Are the amounts of all your deposits entered in your check register the same as those on the statement? ● Have you deducted all service charges in your check register? ● Are there any withdrawals or checks that have not been deducted in your check register? ● Have you carried the correct balance forward from one check register page to the next? ● Have you entered the amounts correctly on your check register for each check you have written? ● Are all additions and subtractions correct in your check register?
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*These figures represent the correct amount of money you have in the bank and SHOULD AGREE. Please report any errors to our Customer Service Department immediately. This statement is assumed to be correct if errors are not reported within 14 days. If paid check images are not returned with your statement, we will provide upon request a copy of 2 checks per month at no charge. Contact 303-365-3650 to request check copies.

This statement shows all advances and debits made to your Ready Resource Account together with all payments and credits received during the billing period. Your payments and credits will be applied first to any outstanding INTEREST CHARGES and then to other amounts owing. An INTEREST CHARGE is assessed daily on the unpaid balance. If you wish to pay your balance in full, please call our Customer Service Department at (303) 365-3650 for a payoff.

THIS NOTICE CONTAINS IMPORTANT INFORMATION ABOUT YOUR RIGHTS AND OUR RESPONSIBILITIES UNDER THE FAIR CREDIT BILLING ACT

If you think there is an error on your statement, write to us at the address shown below as soon as possible. In your letter give us the following information:

- *Account Information:* Your name and account number.
- *Dollar Amount:* The dollar amount of the suspected error.
- *Description of Problem:* If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement. You must notify us of any potential errors *in writing*. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

Your Rights If You Are Dissatisfied With Your Credit Card Purchases

If you are dissatisfied with the goods or services that you purchased with a credit card, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

- The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50. (Note: Neither of these are necessary if your purchase was based on an advertisement we mailed to you, or if we own the company that sold you the goods or services.)
- You must have used your credit card for the purchase. Purchases made with cash advances from an ATM or with a check that accesses your credit card account do not qualify.
- You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at the address listed below. While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay, we may report you as delinquent.

SEND INQUIRES OR ERROR NOTIFICATIONS AND PAYMENTS TO:

Citywide Banks Operations Department
PO Box 128, Aurora, CO 80040-0128

REPORT LOST OR STOLEN CHECKS TO:

Customer Service Department
(303) 365-3650



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Date 1/31/17
Primary Account

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Rigden Corners Condominium Association
Operating
C/O Onsite Property Management Services
2121 Midpoint Dr Ste 302
Fort Collins CO 80525-4342



CINC CHECKING

1594314 (Continued)

DEPOSITS AND DESCRIPTIVE CREDITS (ADDITIONS +)

Date	Description	Amount
1/23	OnlinePay Rigden Corners C 1900420259 \EFFDAT ID #-6822 TRACE #-107001070000038	250.00
1/25	Deposit	125.00
1/26	Deposit	225.00
1/27	Deposit	257.30
1/27	Deposit	261.00
1/30	OnlinePay Rigden Corners C 1900420259 \EFFDAT ID #-6891 TRACE #-107001070000056	225.00
1/31	Deposit	357.99

DESCRIPTIVE DEBITS (SUBTRACTIONS -)

Date	Description	Amount
1/09	INSURANCE FIRST INSURANCE 2363437365 \EFFDAT ID #-900-2751873 TRACE #-071925335458505	944.37-
1/19	CincXfer Rigden Corners C 1900420259 \EFFDAT ID #-D133 TRACE #-107001070000022	3.66-

CHECKS IN CHECK NUMBER ORDER (SUBTRACTIONS -)

Date	Check #	Amount	Date	Check #	Amount	Date	Check #	Amount
1/05	10000	396.00	1/30	10003	265.79	1/31	10006	929.37
1/26	10001	858.00	1/23	10004	403.85			
1/25	10002	1,152.50	1/17	10005	87.00			

* Indicates Skip in Check Number



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Date 1/31/17
Primary Account

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Rigden Corners Condominium Association
Operating
C/O Onsite Property Management Services
2121 Midpoint Dr Ste 302
Fort Collins CO 80525-4342



CINC CHECKING

1594314 (Continued)

DAILY BALANCE INFORMATION

Date	Balance	Date	Balance	Date	Balance
1/01	.00	1/10	7,733.77	1/23	9,294.26
1/03	7,741.15	1/13	8,188.77	1/25	8,266.76
1/04	8,099.14	1/17	8,326.77	1/26	7,633.76
1/05	7,703.14	1/18	8,551.77	1/27	8,152.06
1/06	7,928.14	1/19	8,548.11	1/30	8,111.27
1/09	7,508.77	1/20	9,448.11	1/31	7,539.89

Credit For: 107001070 1594314

Check: 0 \$357.99 1/4/2017 Deposit

Credit For: 107001070 1594314

Check: 0 \$357.99 1/4/2017 Deposit

Credit For: 107001070 1594314

Check: 0 \$225.00 1/6/2017 Deposit

Credit For: 107001070 1594314

Check: 0 \$225.00 1/6/2017 Deposit

Credit For: 107001070 1594314

Check: 0 \$125.00 1/9/2017 Deposit

Credit For: 107001070 1594314

Check: 0 \$125.00 1/9/2017 Deposit

Credit For: 107001070 1594314

Check: 0 \$225.00 1/10/2017 Deposit

Credit For: 107001070 1594314

Check: 0 \$225.00 1/10/2017 Deposit

Credit For: 107001070 1594314

Check: 0 \$455.00 1/13/2017 Deposit

Credit For: 107001070 1594314

Check: 0 \$455.00 1/13/2017 Deposit

Credit For: 107001070 1594314

Check: 0 \$225.00 1/17/2017 Deposit

Credit For: 107001070 1594314

Check: 0 \$225.00 1/17/2017 Deposit

Credit For: 107001070 1594314

Check: 0 \$225.00 1/18/2017 Deposit

Credit For: 107001070 1594314

Check: 0 \$225.00 1/18/2017 Deposit

Credit For: 107001070 1594314

Check: 0 \$900.00 1/20/2017 Deposit

Credit For: 107001070 1594314

Check: 0 \$900.00 1/20/2017 Deposit

Credit For: 107001070 1594314

Check: 0 \$125.00 1/25/2017 Deposit

Credit For: 107001070 1594314

Check: 0 \$125.00 1/25/2017 Deposit

Credit For: 107001070 1594314

Check: 0 \$225.00 1/26/2017 Deposit

Credit For: 107001070 1594314

Check: 0 \$225.00 1/26/2017 Deposit

Credit For: 107001070 1594314

Check: 0 \$257.30 1/27/2017 Deposit

Credit For: 107001070 1594314

Check: 0 \$257.30 1/27/2017 Deposit

Credit For: 107001070 1594314

Check: 0 \$261.00 1/27/2017 Deposit

Credit For: 107001070 1594314

Check: 0 \$261.00 1/27/2017 Deposit

Credit For: 107001070 1594314

Check: 0 \$357.99 1/31/2017 Deposit

Credit For: 107001070 1594314

Check: 0 \$357.99 1/31/2017 Deposit

ORIGINAL CHECK HAS A COLORED BACKGROUND PRINTED ON CHEMICAL REACTIVE PAPER - SEE BACK FOR DETAILS
Citywide Banks
Rigden Corners Condominium Association (435)
C/O Onsite Property Management
2121 Midpoint Dr Ste 302
Fort Collins, CO 80525
Check Number: 10000
DATE 01/04/2017 AMOUNT ****\$396.00
PAY Three Hundred Ninety-Six And 00/100 Dollars
TO THE ORDER OF Onsite Property Management Services, Inc
2121 Midpoint Dr Ste 302
Fort Collins, CO 80525
Memo:
Void After 90 Days
⑈00010000⑈ ⑆107001070⑆1594314⑆

Check: 10000 \$396.00 1/5/2017 Check/Withdrawal 10000

ORIGINAL CHECK HAS A COLORED BACKGROUND PRINTED ON CHEMICAL REACTIVE PAPER - SEE BACK FOR DETAILS
Citywide Banks
Rigden Corners Condominium Association (435)
C/O Onsite Property Management
2121 Midpoint Dr Ste 302
Fort Collins, CO 80525
Check Number: 10001
DATE 01/13/2017 AMOUNT ****\$858.00
PAY Eight Hundred Fifty-Eight And 00/100 Dollars
TO THE ORDER OF Ram Waste Systems, Inc
5704 Bueno Dr
Fort Collins, CO 80525
Memo: Trash Jan 2017
Void After 90 Days
⑈00010001⑈ ⑆107001070⑆1594314⑆

Check: 10001 \$858.00 1/26/2017 Check/Withdrawal 10001

ORIGINAL CHECK HAS A COLORED BACKGROUND PRINTED ON CHEMICAL REACTIVE PAPER - SEE BACK FOR DETAILS
Citywide Banks
Rigden Corners Condominium Association (435)
C/O Onsite Property Management
2121 Midpoint Dr Ste 302
Fort Collins, CO 80525
Check Number: 10002
DATE 01/13/2017 AMOUNT ****\$1,152.50
PAY One Thousand, One Hundred Fifty-Two And 50/100 Dollars
TO THE ORDER OF Nero Landscape Services
PO Box 272377
Fort Collins, CO 80528
Memo: Snow Removal 12/7 & 12/17
Void After 90 Days
⑈00010002⑈ ⑆107001070⑆1594314⑆

Check: 10002 \$1,152.50 1/25/2017 Check/Withdrawal 10002

ORIGINAL CHECK HAS A COLORED BACKGROUND PRINTED ON CHEMICAL REACTIVE PAPER - SEE BACK FOR DETAILS
Citywide Banks
Rigden Corners Condominium Association (435)
C/O Onsite Property Management
2121 Midpoint Dr Ste 302
Fort Collins, CO 80525
Check Number: 10003
DATE 01/13/2017 AMOUNT ****\$265.79
PAY Two Hundred Sixty-Five And 79/100 Dollars
TO THE ORDER OF City of Fort Collins
PO Box 1580
Fort Collins, CO 80522
Memo: Utilities Dec. 2016
Void After 90 Days
⑈00010003⑈ ⑆107001070⑆1594314⑆

Check: 10003 \$265.79 1/30/2017 Check/Withdrawal 10003

ORIGINAL CHECK HAS A COLORED BACKGROUND PRINTED ON CHEMICAL REACTIVE PAPER - SEE BACK FOR DETAILS
Citywide Banks
Rigden Corners Condominium Association (435)
C/O Onsite Property Management
2121 Midpoint Dr Ste 302
Fort Collins, CO 80525
Check Number: 10004
DATE 01/13/2017 AMOUNT ****\$403.85
PAY Four Hundred Three And 85/100 Dollars
TO THE ORDER OF Gast Johnson & Muffy PC
323 S College Ave Ste 1
Fort Collins, CO 80524
Memo: Hilgenberg Collection Dec. 2016
Void After 90 Days
⑈00010004⑈ ⑆107001070⑆1594314⑆

Check: 10004 \$403.85 1/23/2017 Check/Withdrawal 10004

ORIGINAL CHECK HAS A COLORED BACKGROUND PRINTED ON CHEMICAL REACTIVE PAPER - SEE BACK FOR DETAILS
Citywide Banks
Rigden Corners Condominium Association (435)
C/O Onsite Property Management
2121 Midpoint Dr Ste 302
Fort Collins, CO 80525
Check Number: 10005
DATE 01/13/2017 AMOUNT ****\$87.00
PAY Eighty-Seven And 00/100 Dollars
TO THE ORDER OF Onsite Property Management Services, Inc
2121 Midpoint Dr Ste 302
Fort Collins, CO 80525
Memo: Management reimbursement Dec. 2016
Void After 90 Days
⑈00010005⑈ ⑆107001070⑆1594314⑆

Check: 10005 \$87.00 1/17/2017 Check/Withdrawal 10005

ORIGINAL CHECK HAS A COLORED BACKGROUND PRINTED ON CHEMICAL REACTIVE PAPER - SEE BACK FOR DETAILS
Citywide Banks
Rigden Corners Condominium Association (435)
C/O Onsite Property Management
2121 Midpoint Dr Ste 302
Fort Collins, CO 80525
Check Number: 10006
DATE 01/27/2017 AMOUNT ****\$929.37
PAY Nine Hundred Twenty-Nine And 37/100 Dollars
TO THE ORDER OF First Insurance Funding
PO Box 7000
Carol Stream, IL 60197-7000
Memo: Insurance Feb. 2017
Void After 90 Days
⑈00010006⑈ ⑆107001070⑆1594314⑆

Check: 10006 \$929.37 1/31/2017 Check/Withdrawal 10006



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Date 1/31/17
Primary Account

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Rigden Corners Condominium Association
Reserves Savings
C/O Onsite Property Management Services
2121 Midpoint Dr Ste 302
Fort Collins CO 80525-4342



**** SAVINGS ACCOUNTS ****

Account Title: Rigden Corners Condominium Association* REGULATION E *
Reserves Savings

CINC SAVINGS		Item Truncation	
Account Number	1594322	Statement Dates	1/01/17 thru 1/31/17
Previous Balance	.00	Days in the statement period	31
1 Deposits/Credits	15,001.60	Average Ledger Balance	14,033.75
Checks/Debits	.00	Average Collected Bal	14,033.75
Total Service Fees	.00	Interest Earned	1.19
Interest Paid	.00	Annual Percentage Yield Earned	0.10%
Ending Balance	15,001.60		

DEPOSITS AND DESCRIPTIVE CREDITS (ADDITIONS +)

Date	Description	Amount
1/03	CincXfer Rigden Corners C 1900420259 \EFFDAT ID #-C60 TRACE #-107001070000279	15,001.60

DAILY BALANCE INFORMATION

Date	Balance	Date	Balance
1/01	.00	1/03	15,001.60

INTEREST RATE SUMMARY

Date	Interest Rate
1/03	0.100000%

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Balance Shown on BANK STATEMENT: \$ _____ Add Deposits not on statement: \$ _____ \$ _____ \$ _____ Sub-Total \$ _____ Subtract check issued but not on statement: # _____ \$ _____ # _____ \$ _____ # _____ \$ _____ # _____ \$ _____ # _____ \$ _____ # _____ \$ _____ # _____ \$ _____ # _____ \$ _____ # _____ \$ _____ Total.....\$ _____ BALANCE.....* \$ _____	Balance Shown in YOUR CHECKBOOK: \$ _____ Add any deposits not already entered in checkbook: \$ _____ \$ _____ \$ _____ Sub-Total \$ _____ Add any transfers or advances not entered in checkbook: \$ _____ \$ _____ Sub-Total \$ _____ Subtract any automatic payments and/or automatic teller machine withdrawals not already entered in checkbook: \$ _____ \$ _____ Subtract service charges and other Bank charges not entered in checkbook: \$ _____ \$ _____ Total.....\$ _____ BALANCE.....* \$ _____	<p>IF YOUR ACCOUNT DOES NOT BALANCE, CHECK THE FOLLOWING:</p> <ul style="list-style-type: none"> ● Are the amounts of all your deposits entered in your check register the same as those on the statement? ● Have you deducted all service charges in your check register? ● Are there any withdrawals or checks that have not been deducted in your check register? ● Have you carried the correct balance forward from one check register page to the next? ● Have you entered the amounts correctly on your check register for each check you have written? ● Are all additions and subtractions correct in your check register?
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- The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50. (Note: Neither of these are necessary if your purchase was based on an advertisement we mailed to you, or if we own the company that sold you the goods or services.)
- You must have used your credit card for the purchase. Purchases made with cash advances from an ATM or with a check that accesses your credit card account do not qualify.
- You must not yet have fully paid for the purchase.

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Customer Service Department
(303) 365-3650