

**Balance Sheet**The Farm at Arapahoe County Homeowners Association Inc.  
End Date: 09/30/2023Date: 10/12/2023  
Time: 1:53 pm  
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	Operating	Reserve	Total
<b>Assets</b>			
<b>Cash</b>			
Operating Account - Enterprise Bank	\$ 24,449.09	\$ -	\$ 24,449.09
Operating Savings - Enterprise Bank	69,560.79	-	69,560.79
<b>Total: Cash</b>	<b>\$ 94,009.88</b>	<b>\$ -</b>	<b>\$ 94,009.88</b>
<b>Reserves</b>			
Reserve Account - UBS	-	449,637.61	449,637.61
Accrued Interest Receivable - Reserves	-	6,838.92	6,838.92
<b>Total: Reserves</b>	<b>\$ -</b>	<b>\$ 456,476.53</b>	<b>\$ 456,476.53</b>
<b>Accounts Receivable</b>			
Accounts Receivable	25,373.92	-	25,373.92
Allowance for Bad Debt	(19,767.90)	-	(19,767.90)
<b>Total: Accounts Receivable</b>	<b>\$ 5,606.02</b>	<b>\$ -</b>	<b>\$ 5,606.02</b>
<b>Other Assets</b>			
Opr: Due from Reserve Fund	135,965.90	-	135,965.90
<b>Total: Other Assets</b>	<b>\$ 135,965.90</b>	<b>\$ -</b>	<b>\$ 135,965.90</b>
Prepaid Insurance	5,033.00	-	5,033.00
<b>Total: Assets</b>	<b>\$ 240,614.80</b>	<b>\$ 456,476.53</b>	<b>\$ 697,091.33</b>
<b>Liabilities &amp; Equity</b>			
<b>Liabilities</b>			
Accounts Payable	69,924.82	-	69,924.82
Homeowner Escrows Held	14,682.75	-	14,682.75
Res: Due to Operating Fund	-	135,965.90	135,965.90
Prepaid Assessments	67,582.89	-	67,582.89
<b>Total: Liabilities</b>	<b>\$ 152,190.46</b>	<b>\$ 135,965.90</b>	<b>\$ 288,156.36</b>
<b>Equity</b>			
Working Capital	49,021.50	-	49,021.50
Operating Fund Balance	128,252.77	-	128,252.77
Reserve Fund Balance	-	404,653.26	404,653.26
<b>Total: Equity</b>	<b>\$ 177,274.27</b>	<b>\$ 404,653.26</b>	<b>\$ 581,927.53</b>
Net Income Gain/Loss	-	(84,142.63)	(84,142.63)
Net Income Gain/Loss	(88,849.93)	-	(88,849.93)
<b>Total: Liabilities &amp; Equity</b>	<b>\$ 240,614.80</b>	<b>\$ 456,476.53</b>	<b>\$ 697,091.33</b>



**Income Statement - Operating**

The Farm at Arapahoe County Homeowners Association Inc.  
09/01/2023 to 09/30/2023

Date: 10/12/2023

Time: 1:53 pm

Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>Income</b>							
6300-00 Homeowner Assessment	\$80,560.00	\$80,200.00	\$360.00	\$722,960.00	\$721,800.00	\$1,160.00	\$962,400.00
6335-00 Fines	250.00	400.00	(150.00)	450.00	2,200.00	(1,750.00)	3,000.00
6340-00 Legal Fee	142.00	1,000.00	(858.00)	3,978.65	5,500.00	(1,521.35)	7,000.00
6345-00 Late Fee	1,110.00	500.00	610.00	7,728.50	4,500.00	3,228.50	6,000.00
6350-00 Interest	214.39	-	214.39	1,804.83	-	1,804.83	-
6370-00 Miscellaneous	68.89	50.00	18.89	68.89	400.00	(331.11)	500.00
6385-00 Goodman Metro District	-	-	-	-	-	-	32,000.00
<b>Total Income</b>	<b>\$82,345.28</b>	<b>\$82,150.00</b>	<b>\$195.28</b>	<b>\$736,990.87</b>	<b>\$734,400.00</b>	<b>\$2,590.87</b>	<b>\$1,010,900.00</b>
<b>Total OPERATING INCOME</b>	<b>\$82,345.28</b>	<b>\$82,150.00</b>	<b>\$195.28</b>	<b>\$736,990.87</b>	<b>\$734,400.00</b>	<b>\$2,590.87</b>	<b>\$1,010,900.00</b>
<b>OPERATING EXPENSE</b>							
<b>Community Expenses</b>							
6400-00 Water / Sewer	45,822.73	31,100.00	(14,722.73)	193,188.09	266,700.00	73,511.91	284,000.00
6406-00 Gas / Electric	952.76	1,800.00	847.24	7,062.09	13,775.00	6,712.91	18,000.00
6410-00 Trash Removal / Recycling	20,399.20	22,500.00	2,100.80	197,284.80	202,500.00	5,215.20	270,000.00
6412-00 Snow Removal - Additional	-	-	-	2,408.56	16,000.00	13,591.44	32,000.00
6420-00 Landscape Contract & Maintenance	17,563.00	20,585.00	3,022.00	158,067.00	157,215.00	(852.00)	192,000.00
6422-00 Irrigation / Sprinkler Repair	21,858.13	1,000.00	(20,858.13)	31,032.44	25,000.00	(6,032.44)	25,000.00
6423-00 Trees Maintenance & Replacement	1,790.00	10,000.00	8,210.00	48,022.70	35,000.00	(13,022.70)	35,000.00
6427-00 Grounds Maintenance & Supplies	6,678.50	500.00	(6,178.50)	7,722.99	6,300.00	(1,422.99)	7,500.00
6470-00 Social / Recreational	-	6,000.00	6,000.00	3,427.57	14,000.00	10,572.43	18,000.00
6490-00 Capital Improvement	8,224.00	-	(8,224.00)	7,564.00	25,000.00	17,436.00	25,000.00
6499-00 Holiday Lighting	-	-	-	-	1,000.00	1,000.00	14,000.00
<b>Total Community Expenses</b>	<b>\$123,288.32</b>	<b>\$93,485.00</b>	<b>(\$29,803.32)</b>	<b>\$655,780.24</b>	<b>\$762,490.00</b>	<b>\$106,709.76</b>	<b>\$920,500.00</b>
<b>Admin Expenses</b>							
6505-00 Professional Fee - Legal	-	667.00	667.00	2,048.00	6,000.00	3,952.00	8,000.00
6506-00 Professional Fee - Legal Covenant	92.00	750.00	658.00	1,493.50	5,750.00	4,256.50	6,500.00
6508-00 Professional Fee - Legal Collection	52.00	1,200.00	1,148.00	565.90	7,241.00	6,675.10	10,000.00
6509-00 Professional Fee - Legal Risk Share	-	450.00	450.00	-	3,750.00	3,750.00	5,000.00
6510-00 Professional Fee - Audit/Accounting	-	-	-	3,400.00	3,500.00	100.00	3,500.00
6515-00 Professional Fee - Management/Other	5,600.00	6,665.00	1,065.00	50,400.00	59,985.00	9,585.00	80,000.00
6520-00 Insurance Coverage	-	-	-	19,799.48	20,000.00	200.52	20,000.00
6530-00 General Admin	676.70	1,225.00	548.30	6,772.35	12,125.00	5,352.65	28,000.00
6590-00 Bad Debt	-	500.00	500.00	5,581.33	4,500.00	(1,081.33)	6,000.00
<b>Total Admin Expenses</b>	<b>\$6,420.70</b>	<b>\$11,457.00</b>	<b>\$5,036.30</b>	<b>\$90,060.56</b>	<b>\$122,851.00</b>	<b>\$32,790.44</b>	<b>\$167,000.00</b>
<b>Contributions</b>							
7500-00 Reserve Contributions	-	-	-	80,000.00	80,000.00	-	80,000.00
<b>Total Contributions</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$80,000.00</b>	<b>\$80,000.00</b>	<b>\$0.00</b>	<b>\$80,000.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$129,709.02</b>	<b>\$104,942.00</b>	<b>(\$24,767.02)</b>	<b>\$825,840.80</b>	<b>\$965,341.00</b>	<b>\$139,500.20</b>	<b>\$1,167,500.00</b>
<b>Net Income:</b>	<b>(\$47,363.74)</b>	<b>(\$22,792.00)</b>	<b>(\$24,571.74)</b>	<b>(\$88,849.93)</b>	<b>(\$230,941.00)</b>	<b>\$142,091.07</b>	<b>(\$156,600.00)</b>



**Income Statement - Reserve**

The Farm at Arapahoe County Homeowners Association Inc.  
09/01/2023 to 09/30/2023

Date: 10/12/2023  
Time: 1:53 pm  
Page: 2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>RESERVE INCOME</b>							
<b>Reserve Income</b>							
8000-03 Reserve Contribution	\$-	\$-	\$-	\$80,000.00	\$80,000.00	\$-	\$80,000.00
8150-03 Reserve Interest	592.10	-	592.10	10,224.07	-	10,224.07	-
8151-03 Reserve Change in Accrued Interest	1,200.93	-	1,200.93	4,915.03	-	4,915.03	-
8155-03 Reserve Change in Value	(18.85)	-	(18.85)	(386.10)	-	(386.10)	-
<b>Total Reserve Income</b>	<u>\$1,774.18</u>	<u>\$-</u>	<u>\$1,774.18</u>	<u>\$94,753.00</u>	<u>\$80,000.00</u>	<u>\$14,753.00</u>	<u>\$80,000.00</u>
<b>Total RESERVE INCOME</b>	<b>\$1,774.18</b>	<b>\$-</b>	<b>\$1,774.18</b>	<b>\$94,753.00</b>	<b>\$80,000.00</b>	<b>\$14,753.00</b>	<b>\$80,000.00</b>
<b>RESERVE EXPENSE</b>							
<b>Reserve Expenses</b>							
9010-03 Reserve Concrete	-	-	-	3,720.60	-	(3,720.60)	-
9050-03 Reserve Landscape	36,346.61	-	(36,346.61)	175,175.03	-	(175,175.03)	-
<b>Total Reserve Expenses</b>	<u>\$36,346.61</u>	<u>\$-</u>	<u>(\$36,346.61)</u>	<u>\$178,895.63</u>	<u>\$-</u>	<u>(\$178,895.63)</u>	<u>\$-</u>
<b>Total RESERVE EXPENSE</b>	<b>\$36,346.61</b>	<b>\$-</b>	<b>(\$36,346.61)</b>	<b>\$178,895.63</b>	<b>\$-</b>	<b>(\$178,895.63)</b>	<b>\$-</b>
<b>Net Reserve:</b>	<u><b>(\$34,572.43)</b></u>	<u><b>\$0.00</b></u>	<u><b>(\$34,572.43)</b></u>	<u><b>(\$84,142.63)</b></u>	<u><b>\$80,000.00</b></u>	<u><b>(\$164,142.63)</b></u>	<u><b>\$80,000.00</b></u>