

**Balance Sheet**The Farm at Arapahoe County Homeowners Association Inc.  
End Date: 01/31/2024Date: 2/26/2024  
Time: 8:43 am  
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	Operating	Reserve	Total
<b>Assets</b>			
<b>Cash</b>			
Operating Account - Enterprise Bank	\$ 85,528.54	\$ -	\$ 85,528.54
Operating Savings - Enterprise Bank	119,889.32	-	119,889.32
<b>Total: Cash</b>	<b>\$ 205,417.86</b>	<b>\$ -</b>	<b>\$ 205,417.86</b>
<b>Reserves</b>			
Reserve Account - UBS	-	319,394.56	319,394.56
Accrued Interest Receivable - Reserves	-	6,579.18	6,579.18
<b>Total: Reserves</b>	<b>\$ -</b>	<b>\$ 325,973.74</b>	<b>\$ 325,973.74</b>
<b>Accounts Receivable</b>			
Accounts Receivable	17,086.90	-	17,086.90
Allowance for Bad Debt	(19,767.90)	-	(19,767.90)
<b>Total: Accounts Receivable</b>	<b>\$(2,681.00)</b>	<b>\$ -</b>	<b>\$(2,681.00)</b>
<b>Other Assets</b>			
Opr: Due from Reserve Fund	87,347.72	-	87,347.72
Due from Goodman Metro District	45,362.04	-	45,362.04
<b>Total: Other Assets</b>	<b>\$ 132,709.76</b>	<b>\$ -</b>	<b>\$ 132,709.76</b>
Prepaid Insurance	5,033.00	-	5,033.00
<b>Total: Assets</b>	<b>\$ 340,479.62</b>	<b>\$ 325,973.74</b>	<b>\$ 666,453.36</b>
<b>Liabilities &amp; Equity</b>			
<b>Liabilities</b>			
Accounts Payable	23,838.85	-	23,838.85
Homeowner Escrows Held	15,432.75	-	15,432.75
Res: Due to Operating Fund	-	87,347.72	87,347.72
Prepaid Assessments	105,768.00	-	105,768.00
Clearing Account	(10.00)	-	(10.00)
<b>Total: Liabilities</b>	<b>\$ 145,029.60</b>	<b>\$ 87,347.72</b>	<b>\$ 232,377.32</b>
<b>Equity</b>			
Working Capital	49,021.50	-	49,021.50
Operating Fund Balance	66,346.10	-	66,346.10
Reserve Fund Balance	-	237,589.34	237,589.34
<b>Total: Equity</b>	<b>\$ 115,367.60</b>	<b>\$ 237,589.34</b>	<b>\$ 352,956.94</b>
Net Income Gain/Loss	-	1,036.68	1,036.68
Net Income Gain/Loss	80,082.42	-	80,082.42
<b>Total: Liabilities &amp; Equity</b>	<b>\$ 340,479.62</b>	<b>\$ 325,973.74</b>	<b>\$ 666,453.36</b>



**Income Statement - Operating**  
 The Farm at Arapahoe County Homeowners Association Inc.  
 01/01/2024 to 01/31/2024

Date: 2/26/2024  
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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	\$83,728.00	\$83,408.00	\$320.00	\$83,728.00	\$83,408.00	\$320.00	\$1,000,896.00
6335-00 Fines	-	-	-	-	-	-	3,000.00
6340-00 Legal Fee	-	250.00	(250.00)	-	250.00	(250.00)	7,000.00
6345-00 Late Fee	325.00	500.00	(175.00)	325.00	500.00	(175.00)	6,000.00
6350-00 Interest	145.49	-	145.49	145.49	-	145.49	-
6370-00 Miscellaneous	-	25.00	(25.00)	-	25.00	(25.00)	1,500.00
6385-00 Goodman Metro District	45,362.04	-	45,362.04	45,362.04	-	45,362.04	32,000.00
<b>Total Income</b>	<b>\$129,560.53</b>	<b>\$84,183.00</b>	<b>\$45,377.53</b>	<b>\$129,560.53</b>	<b>\$84,183.00</b>	<b>\$45,377.53</b>	<b>\$1,050,396.00</b>
<b>Total OPERATING INCOME</b>	<b>\$129,560.53</b>	<b>\$84,183.00</b>	<b>\$45,377.53</b>	<b>\$129,560.53</b>	<b>\$84,183.00</b>	<b>\$45,377.53</b>	<b>\$1,050,396.00</b>
<b>OPERATING EXPENSE</b>							
<b>Community Expenses</b>							
6400-00 Water / Sewer	658.00	650.00	(8.00)	658.00	650.00	(8.00)	274,000.00
6406-00 Gas / Electric	905.63	1,575.00	669.37	905.63	1,575.00	669.37	16,500.00
6410-00 Trash Removal / Recycling	22,275.22	23,333.00	1,057.78	22,275.22	23,333.00	1,057.78	280,000.00
6412-00 Snow Removal - Additional	5,000.00	5,167.00	167.00	5,000.00	5,167.00	167.00	31,000.00
6420-00 Landscape Contract & Maintenance	14,166.66	7,100.00	(7,066.66)	14,166.66	7,100.00	(7,066.66)	242,000.00
6421-00 Turf Maintenance & Repairs	-	-	-	-	-	-	15,000.00
6422-00 Irrigation / Sprinkler Repair	-	-	-	-	-	-	25,000.00
6423-00 Trees Maintenance & Replacement	-	-	-	-	-	-	35,000.00
6427-00 Grounds Maintenance & Supplies	-	-	-	-	-	-	7,500.00
6470-00 Social / Recreational	-	-	-	-	-	-	18,000.00
6490-00 Capital Improvement	-	-	-	-	-	-	10,000.00
6499-00 Holiday Lighting	-	1,000.00	1,000.00	-	1,000.00	1,000.00	14,000.00
<b>Total Community Expenses</b>	<b>\$43,005.51</b>	<b>\$38,825.00</b>	<b>(\$4,180.51)</b>	<b>\$43,005.51</b>	<b>\$38,825.00</b>	<b>(\$4,180.51)</b>	<b>\$968,000.00</b>
<b>Admin Expenses</b>							
6505-00 Professional Fee - Legal	-	666.00	666.00	-	666.00	666.00	8,000.00
6506-00 Professional Fee - Legal Covenant	-	-	-	-	-	-	6,000.00
6508-00 Professional Fee - Legal Collection	-	233.00	233.00	-	233.00	233.00	10,000.00
6509-00 Professional Fee - Legal Risk Share	-	400.00	400.00	-	400.00	400.00	5,000.00
6510-00 Professional Fee - Audit/Accounting	-	3,500.00	3,500.00	-	3,500.00	3,500.00	3,500.00
6515-00 Professional Fee - Management/Other	5,800.00	6,665.00	865.00	5,800.00	6,665.00	865.00	80,000.00
6520-00 Insurance Coverage	-	-	-	-	-	-	24,500.00
6530-00 General Admin	672.60	1,375.00	702.40	672.60	1,375.00	702.40	28,000.00
6590-00 Bad Debt	-	-	-	-	-	-	6,000.00
<b>Total Admin Expenses</b>	<b>\$6,472.60</b>	<b>\$12,839.00</b>	<b>\$6,366.40</b>	<b>\$6,472.60</b>	<b>\$12,839.00</b>	<b>\$6,366.40</b>	<b>\$171,000.00</b>
<b>Contributions</b>							
7500-00 Reserve Contributions	-	80,000.00	80,000.00	-	80,000.00	80,000.00	80,000.00
<b>Total Contributions</b>	<b>\$-</b>	<b>\$80,000.00</b>	<b>\$80,000.00</b>	<b>\$-</b>	<b>\$80,000.00</b>	<b>\$80,000.00</b>	<b>\$80,000.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$49,478.11</b>	<b>\$131,664.00</b>	<b>\$82,185.89</b>	<b>\$49,478.11</b>	<b>\$131,664.00</b>	<b>\$82,185.89</b>	<b>\$1,219,000.00</b>
<b>Net Income:</b>	<b>\$80,082.42</b>	<b>(\$47,481.00)</b>	<b>\$127,563.42</b>	<b>\$80,082.42</b>	<b>(\$47,481.00)</b>	<b>\$127,563.42</b>	<b>(\$168,604.00)</b>



**Income Statement - Reserve**

The Farm at Arapahoe County Homeowners Association Inc.  
01/01/2024 to 01/31/2024

Date: 2/26/2024

Time: 8:43 am

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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	(\$80,000.00)	\$80,000.00
8150-03 Reserve Interest	79.80	-	79.80	79.80	-	79.80	-
8151-03 Reserve Change in Accrued Interest	962.88	-	962.88	962.88	-	962.88	-
8155-03 Reserve Change in Value	(6.00)	-	(6.00)	(6.00)	-	(6.00)	-
<b>Total Reserve Income</b>	<u>\$1,036.68</u>	<u>\$80,000.00</u>	<u>(\$78,963.32)</u>	<u>\$1,036.68</u>	<u>\$80,000.00</u>	<u>(\$78,963.32)</u>	<u>\$80,000.00</u>
<b>Total RESERVE INCOME</b>	<b>\$1,036.68</b>	<b>\$80,000.00</b>	<b>(\$78,963.32)</b>	<b>\$1,036.68</b>	<b>\$80,000.00</b>	<b>(\$78,963.32)</b>	<b>\$80,000.00</b>
<b>Net Reserve:</b>	<u><u>\$1,036.68</u></u>	<u><u>\$80,000.00</u></u>	<u><u>(\$78,963.32)</u></u>	<u><u>\$1,036.68</u></u>	<u><u>\$80,000.00</u></u>	<u><u>(\$78,963.32)</u></u>	<u><u>\$80,000.00</u></u>