

**Balance Sheet**The Farm at Arapahoe County Homeowners Association Inc.  
End Date: 03/31/2024Date: 4/12/2024  
Time: 9:54 am  
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	Operating	Reserve	Total
<b>Assets</b>			
<b>Cash</b>			
Operating Account - Enterprise Bank	\$ 130,925.58	\$ -	\$ 130,925.58
Operating Savings - Enterprise Bank	100,153.37	-	100,153.37
<b>Total: Cash</b>	<b>\$ 231,078.95</b>	<b>\$ -</b>	<b>\$ 231,078.95</b>
<b>Reserves</b>			
Reserve Account - UBS	-	403,450.21	403,450.21
Accrued Interest Receivable - Reserves	-	4,089.45	4,089.45
<b>Total: Reserves</b>	<b>\$ -</b>	<b>\$ 407,539.66</b>	<b>\$ 407,539.66</b>
<b>Accounts Receivable</b>			
Accounts Receivable	13,614.02	-	13,614.02
Allowance for Bad Debt	(19,767.90)	-	(19,767.90)
<b>Total: Accounts Receivable</b>	<b>\$(6,153.88)</b>	<b>\$ -</b>	<b>\$(6,153.88)</b>
<b>Other Assets</b>			
Opr: Due from Reserve Fund	89,002.72	-	89,002.72
<b>Total: Other Assets</b>	<b>\$ 89,002.72</b>	<b>\$ -</b>	<b>\$ 89,002.72</b>
Prepaid Insurance	5,033.00	-	5,033.00
<b>Total: Assets</b>	<b>\$ 318,960.79</b>	<b>\$ 407,539.66</b>	<b>\$ 726,500.45</b>
<b>Liabilities &amp; Equity</b>			
<b>Liabilities</b>			
Accounts Payable	24,185.71	-	24,185.71
Homeowner Escrows Held	16,182.75	-	16,182.75
Res: Due to Operating Fund	-	89,002.72	89,002.72
Prepaid Assessments	96,305.03	-	96,305.03
Clearing Account	(10.00)	-	(10.00)
<b>Total: Liabilities</b>	<b>\$ 136,663.49</b>	<b>\$ 89,002.72</b>	<b>\$ 225,666.21</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	-	80,947.60	80,947.60
Net Income Gain/Loss	66,929.70	-	66,929.70
<b>Total: Liabilities &amp; Equity</b>	<b>\$ 318,960.79</b>	<b>\$ 407,539.66</b>	<b>\$ 726,500.45</b>



**Income Statement - Operating**

The Farm at Arapahoe County Homeowners Association Inc.  
03/01/2024 to 03/31/2024

Date: 4/12/2024

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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	\$83,448.00	\$83,408.00	\$40.00	\$250,624.00	\$250,224.00	\$400.00	\$1,000,896.00
6335-00 Fines	-	-	-	-	-	-	3,000.00
6340-00 Legal Fee	-	1,000.00	(1,000.00)	-	1,500.00	(1,500.00)	7,000.00
6345-00 Late Fee	348.00	500.00	(152.00)	1,108.00	1,500.00	(392.00)	6,000.00
6350-00 Interest	123.40	-	123.40	418.21	-	418.21	-
6370-00 Miscellaneous	-	225.00	(225.00)	-	275.00	(275.00)	1,500.00
6385-00 Goodman Metro District	-	-	-	45,362.04	-	45,362.04	32,000.00
<b>Total Income</b>	<b>\$83,919.40</b>	<b>\$85,133.00</b>	<b>(\$1,213.60)</b>	<b>\$297,512.25</b>	<b>\$253,499.00</b>	<b>\$44,013.25</b>	<b>\$1,050,396.00</b>
<b>Total OPERATING INCOME</b>	<b>\$83,919.40</b>	<b>\$85,133.00</b>	<b>(\$1,213.60)</b>	<b>\$297,512.25</b>	<b>\$253,499.00</b>	<b>\$44,013.25</b>	<b>\$1,050,396.00</b>
<b>OPERATING EXPENSE</b>							
<b>Community Expenses</b>							
6400-00 Water / Sewer	1,044.90	650.00	(394.90)	3,033.48	1,950.00	(1,083.48)	274,000.00
6406-00 Gas / Electric	865.59	1,200.00	334.41	2,637.73	3,975.00	1,337.27	16,500.00
6410-00 Trash Removal / Recycling	22,275.22	23,334.00	1,058.78	66,825.66	70,000.00	3,174.34	280,000.00
6412-00 Snow Removal - Additional	5,000.00	5,167.00	167.00	15,000.00	15,501.00	501.00	31,000.00
6420-00 Landscape Contract & Maintenance	14,166.66	7,100.00	(7,066.66)	42,499.98	21,300.00	(21,199.98)	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	-	-	-	435.00	-	(435.00)	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	14,000.00
<b>Total Community Expenses</b>	<b>\$43,352.37</b>	<b>\$37,451.00</b>	<b>(\$5,901.37)</b>	<b>\$130,431.85</b>	<b>\$113,726.00</b>	<b>(\$16,705.85)</b>	<b>\$968,000.00</b>
<b>Admin Expenses</b>							
6505-00 Professional Fee - Legal	-	667.00	667.00	-	2,000.00	2,000.00	8,000.00
6506-00 Professional Fee - Legal Covenant	-	-	-	-	-	-	6,000.00
6508-00 Professional Fee - Legal Collection	-	856.00	856.00	-	1,322.00	1,322.00	10,000.00
6509-00 Professional Fee - Legal Risk Share	-	450.00	450.00	-	1,250.00	1,250.00	5,000.00
6510-00 Professional Fee - Audit/Accounting	-	-	-	-	3,500.00	3,500.00	3,500.00
6515-00 Professional Fee - Management/Other	6,237.00	6,665.00	428.00	17,837.00	19,995.00	2,158.00	80,000.00
6520-00 Insurance Coverage	-	-	-	-	-	-	24,500.00
6530-00 General Admin	762.70	1,525.00	762.30	2,313.70	4,225.00	1,911.30	28,000.00
6590-00 Bad Debt	-	-	-	-	-	-	6,000.00
<b>Total Admin Expenses</b>	<b>\$6,999.70</b>	<b>\$10,163.00</b>	<b>\$3,163.30</b>	<b>\$20,150.70</b>	<b>\$32,292.00</b>	<b>\$12,141.30</b>	<b>\$171,000.00</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>\$50,352.07</b>	<b>\$47,614.00</b>	<b>(\$2,738.07)</b>	<b>\$230,582.55</b>	<b>\$226,018.00</b>	<b>(\$4,564.55)</b>	<b>\$1,219,000.00</b>
<b>Net Income:</b>	<b>\$33,567.33</b>	<b>\$37,519.00</b>	<b>(\$3,951.67)</b>	<b>\$66,929.70</b>	<b>\$27,481.00</b>	<b>\$39,448.70</b>	<b>(\$168,604.00)</b>



**Income Statement - Reserve**

The Farm at Arapahoe County Homeowners Association Inc.  
03/01/2024 to 03/31/2024

Date: 4/12/2024

Time: 9:54 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
8150-03 Reserve Interest	4,080.58	-	4,080.58	4,235.45	-	4,235.45	-
8151-03 Reserve Change in Accrued Interest	(3,335.89)	-	(3,335.89)	(1,526.85)	-	(1,526.85)	-
8155-03 Reserve Change in Value	(7.00)	-	(7.00)	(106.00)	-	(106.00)	-
<b>Total Reserve Income</b>	<b>\$737.69</b>	<b>\$-</b>	<b>\$737.69</b>	<b>\$82,602.60</b>	<b>\$80,000.00</b>	<b>\$2,602.60</b>	<b>\$80,000.00</b>
<b>Total RESERVE INCOME</b>	<b>\$737.69</b>	<b>\$-</b>	<b>\$737.69</b>	<b>\$82,602.60</b>	<b>\$80,000.00</b>	<b>\$2,602.60</b>	<b>\$80,000.00</b>
<b>RESERVE EXPENSE</b>							
<b>Reserve Expenses</b>							
9135-03 Reserve Bank / Admin Charge	-	-	-	1,655.00	-	(1,655.00)	-
<b>Total Reserve Expenses</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$1,655.00</b>	<b>\$-</b>	<b>(\$1,655.00)</b>	<b>\$-</b>
<b>Total RESERVE EXPENSE</b>	<b>\$0.00</b>	<b>\$-</b>	<b>\$-</b>	<b>\$1,655.00</b>	<b>\$-</b>	<b>(\$1,655.00)</b>	<b>\$-</b>
<b>Net Reserve:</b>	<b>\$737.69</b>	<b>\$0.00</b>	<b>\$737.69</b>	<b>\$80,947.60</b>	<b>\$80,000.00</b>	<b>\$947.60</b>	<b>\$80,000.00</b>