

**Balance Sheet**The Farm at Arapahoe County Homeowners Association Inc.
End Date: 09/30/2024Date: 10/11/2024
Time: 1:40 pm
Page: 1

	Operating	Reserve	Total
Assets			
Cash			
Operating Account - Enterprise Bank	\$ 59,854.68	\$ -	\$ 59,854.68
Operating Savings - Enterprise Bank	5,918.49	-	5,918.49
Total: Cash	\$ 65,773.17	\$ -	\$ 65,773.17
Reserves			
Reserve Account - UBS	-	290,306.13	290,306.13
Accrued Interest Receivable - Reserves	-	991.51	991.51
Total: Reserves	\$ -	\$ 291,297.64	\$ 291,297.64
Accounts Receivable			
Accounts Receivable	13,081.25	-	13,081.25
Allowance for Bad Debt	(19,767.90)	-	(19,767.90)
Total: Accounts Receivable	\$(6,686.65)	\$ -	\$(6,686.65)
Other Assets			
Opr: Due from Reserve Fund	55,289.58	-	55,289.58
Total: Other Assets	\$ 55,289.58	\$ -	\$ 55,289.58
Prepaid Insurance	5,033.00	-	5,033.00
Total: Assets	\$ 119,409.10	\$ 291,297.64	\$ 410,706.74
Liabilities & Equity			
Liabilities			
Accounts Payable	159,156.82	-	159,156.82
Homeowner Escrows Held	16,182.75	-	16,182.75
Res: Due to Operating Fund	-	55,289.58	55,289.58
Prepaid Assessments	61,500.56	-	61,500.56
Total: Liabilities	\$ 236,840.13	\$ 55,289.58	\$ 292,129.71
Equity			
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
Total: Equity	\$ 115,367.60	\$ 237,589.34	\$ 352,956.94
Net Income Gain/Loss	-	1,418.72	1,418.72
Net Income Gain/Loss	(235,798.63)	-	(235,798.63)
Total: Liabilities & Equity	\$ 116,409.10	\$ 294,297.64	\$ 410,706.74



Income Statement - Operating
 The Farm at Arapahoe County Homeowners Association Inc.
 09/01/2024 to 09/30/2024

Date: 10/11/2024
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 Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
6300-00 Homeowner Assessment	\$83,408.00	\$83,408.00	\$-	\$751,432.00	\$750,672.00	\$760.00	\$1,000,896.00
6305-00 Prior Homeowner	-	-	-	1,322.46	-	1,322.46	-
6335-00 Fines	-	400.00	(400.00)	3,250.00	2,200.00	1,050.00	3,000.00
6340-00 Legal Fee	1,087.00	1,000.00	87.00	2,860.00	5,500.00	(2,640.00)	7,000.00
6345-00 Late Fee	410.00	500.00	(90.00)	2,973.00	4,500.00	(1,527.00)	6,000.00
6350-00 Interest	9.99	-	9.99	1,131.26	-	1,131.26	-
6370-00 Miscellaneous	280.73	350.00	(69.27)	280.73	1,075.00	(794.27)	1,500.00
6385-00 Goodman Metro District	-	-	-	45,362.04	-	45,362.04	32,000.00
Total Income	\$85,195.72	\$85,658.00	(\$462.28)	\$808,611.49	\$763,947.00	\$44,664.49	\$1,050,396.00
Total OPERATING INCOME	\$85,195.72	\$85,658.00	(\$462.28)	\$808,611.49	\$763,947.00	\$44,664.49	\$1,050,396.00
OPERATING EXPENSE							
Community Expenses							
6400-00 Water / Sewer	80,401.40	29,100.00	(51,301.40)	416,574.64	257,700.00	(158,874.64)	274,000.00
6406-00 Gas / Electric	885.60	1,800.00	914.40	7,878.06	12,275.00	4,396.94	16,500.00
6410-00 Trash Removal / Recycling	22,415.22	23,334.00	918.78	205,873.29	210,000.00	4,126.71	280,000.00
6412-00 Snow Removal - Additional	-	-	-	15,000.00	15,501.00	501.00	31,000.00
6420-00 Landscape Contract & Maintenance	19,166.66	27,735.00	8,568.34	176,710.61	200,065.00	23,354.39	242,000.00
6421-00 Turf Maintenance & Repairs	-	-	-	-	15,000.00	15,000.00	15,000.00
6422-00 Irrigation / Sprinkler Repair	10,532.26	1,000.00	(9,532.26)	32,614.59	25,000.00	(7,614.59)	25,000.00
6423-00 Trees Maintenance & Replacement	-	10,000.00	10,000.00	10,800.00	35,000.00	24,200.00	35,000.00
6427-00 Grounds Maintenance & Supplies	1,190.02	500.00	(690.02)	2,847.31	6,300.00	3,452.69	7,500.00
6470-00 Social / Recreational	1,089.52	6,000.00	4,910.48	5,769.96	14,000.00	8,230.04	18,000.00
6490-00 Capital Improvement	-	-	-	-	10,000.00	10,000.00	10,000.00
6499-00 Holiday Lighting	-	-	-	-	1,000.00	1,000.00	14,000.00
Total Community Expenses	\$135,680.68	\$99,469.00	(\$36,211.68)	\$874,068.46	\$801,841.00	(\$72,227.46)	\$968,000.00
Admin Expenses							
6505-00 Professional Fee - Legal	235.00	667.00	432.00	634.00	6,000.00	5,366.00	8,000.00
6506-00 Professional Fee - Legal Covenant	1,087.00	750.00	(337.00)	2,511.00	5,250.00	2,739.00	6,000.00
6508-00 Professional Fee - Legal Collection	-	1,200.00	1,200.00	-	7,241.00	7,241.00	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	-	-	-	-	3,500.00	3,500.00	3,500.00
6515-00 Professional Fee - Management/Other	5,800.00	6,665.00	865.00	52,637.00	59,985.00	7,348.00	80,000.00
6520-00 Insurance Coverage	-	-	-	23,967.46	24,500.00	532.54	24,500.00
6530-00 General Admin	1,130.70	1,225.00	94.30	10,592.20	12,125.00	1,532.80	28,000.00
6590-00 Bad Debt	-	-	-	-	-	-	6,000.00
Total Admin Expenses	\$8,252.70	\$10,957.00	\$2,704.30	\$90,341.66	\$122,351.00	\$32,009.34	\$171,000.00
Contributions							
7500-00 Reserve Contributions	-	-	-	80,000.00	80,000.00	-	80,000.00
Total Contributions	\$-	\$-	\$-	\$80,000.00	\$80,000.00	\$0.00	\$80,000.00
Total OPERATING EXPENSE	\$143,933.38	\$110,426.00	(\$33,507.38)	\$1,044,410.12	\$1,004,192.00	(\$40,218.12)	\$1,219,000.00
Net Income:	(\$58,737.66)	(\$24,768.00)	(\$33,969.66)	(\$235,798.63)	(\$240,245.00)	\$4,446.37	(\$168,604.00)



Income Statement - Reserve

The Farm at Arapahoe County Homeowners Association Inc.
09/01/2024 to 09/30/2024

Date: 10/11/2024
Time: 1:40 pm
Page: 2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Reserve Income							
8000-03 Reserve Contribution	\$-	\$-	\$-	\$80,000.00	\$80,000.00	\$-	\$80,000.00
8150-03 Reserve Interest	-	-	-	10,690.09	-	10,690.09	-
8151-03 Reserve Change in Accrued Interest	-	-	-	(4,624.79)	-	(4,624.79)	-
8155-03 Reserve Change in Value	-	-	-	998.00	-	998.00	-
Total Reserve Income	\$-	\$-	\$-	\$87,063.30	\$80,000.00	\$7,063.30	\$80,000.00
Total RESERVE INCOME	\$0.00	\$-	\$-	\$87,063.30	\$80,000.00	\$7,063.30	\$80,000.00
RESERVE EXPENSE							
Reserve Expenses							
9010-03 Reserve Concrete	-	-	-	31,700.00	-	(31,700.00)	-
9050-03 Reserve Landscape	52,289.58	-	(52,289.58)	52,289.58	-	(52,289.58)	-
9135-03 Reserve Bank / Admin Charge	-	-	-	1,655.00	-	(1,655.00)	-
Total Reserve Expenses	\$52,289.58	\$-	(\$52,289.58)	\$85,644.58	\$-	(\$85,644.58)	\$-
Total RESERVE EXPENSE	\$52,289.58	\$-	(\$52,289.58)	\$85,644.58	\$-	(\$85,644.58)	\$-
Net Reserve:	(\$52,289.58)	\$0.00	(\$52,289.58)	\$1,418.72	\$80,000.00	(\$78,581.28)	\$80,000.00