

**Balance Sheet**

The Farm at Arapahoe County Homeowners Association Inc.
End Date: 12/31/2024

Date: 1/23/2025
Time: 12:46 pm
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	Operating	Reserve	Total
Assets			
Cash			
Operating Account - Enterprise Bank	\$ 12,329.35	\$ -	\$ 12,329.35
Operating Savings - Enterprise Bank	1,826.45	-	1,826.45
Total: Cash	\$ 14,155.80	\$ -	\$ 14,155.80
Reserves			
Reserve Account - UBS	-	250,770.30	250,770.30
Accrued Interest Receivable - Reserves	-	3,151.60	3,151.60
Total: Reserves	\$ -	\$ 253,921.90	\$ 253,921.90
Accounts Receivable			
Accounts Receivable	17,247.41	-	17,247.41
Allowance for Bad Debt	(19,767.90)	-	(19,767.90)
Total: Accounts Receivable	\$(2,520.49)	\$ -	\$(2,520.49)
Other Assets			
Opr: Due from Reserve Fund	16,600.58	-	16,600.58
Due from Goodman Metro District	64,798.94	-	64,798.94
Due from RMCLA	110,000.00	-	110,000.00
Total: Other Assets	\$ 191,399.52	\$ -	\$ 191,399.52
Prepaid Insurance	5,033.00	-	5,033.00
Total: Assets	\$ 208,067.83	\$ 253,921.90	\$ 461,989.73
Liabilities & Equity			
Liabilities			
Accounts Payable	53,184.12	-	53,184.12
Homeowner Escrows Held	16,182.75	-	16,182.75
Res: Due to Operating Fund	-	16,600.58	16,600.58
Prepaid Assessments	83,837.19	-	83,837.19
Clearing Account	436.00	-	436.00
Total: Liabilities	\$ 153,640.06	\$ 16,600.58	\$ 170,240.64
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	-	(268.02)	(268.02)
Net Income Gain/Loss	(60,939.83)	-	(60,939.83)
Total: Liabilities & Equity	\$ 208,067.83	\$ 253,921.90	\$ 461,989.73

**Income Statement - Operating**

The Farm at Arapahoe County Homeowners Association Inc.
12/01/2024 to 12/31/2024

Date: 1/23/2025**Time:** 12:46 pm**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	\$-	\$1,001,656.00	\$1,000,896.00	\$760.00	\$1,000,896.00
6305-00 Prior Homeowner	-	-	-	1,322.46	-	1,322.46	-
6335-00 Fines	1,000.00	-	1,000.00	6,000.00	3,000.00	3,000.00	3,000.00
6340-00 Legal Fee	780.00	500.00	280.00	5,829.00	7,000.00	(1,171.00)	7,000.00
6345-00 Late Fee	410.00	500.00	(90.00)	4,283.00	6,000.00	(1,717.00)	6,000.00
6350-00 Interest	1.41	-	1.41	1,142.20	-	1,142.20	-
6370-00 Miscellaneous	-	350.00	(350.00)	280.73	1,500.00	(1,219.27)	1,500.00
6385-00 Goodman Metro District	64,798.94	32,000.00	32,798.94	110,160.98	32,000.00	78,160.98	32,000.00
Total Income	\$150,398.35	\$116,758.00	\$33,640.35	\$1,130,674.37	\$1,050,396.00	\$80,278.37	\$1,050,396.00
Total OPERATING INCOME	\$150,398.35	\$116,758.00	\$33,640.35	\$1,130,674.37	\$1,050,396.00	\$80,278.37	\$1,050,396.00
OPERATING EXPENSE							
Community Expenses							
6400-00 Water / Sewer	(109,342.00)	650.00	109,992.00	335,509.37	274,000.00	(61,509.37)	274,000.00
6406-00 Gas / Electric	-	1,575.00	1,575.00	9,656.56	16,500.00	6,843.44	16,500.00
6410-00 Trash Removal / Recycling	23,158.52	23,334.00	175.48	274,465.55	280,000.00	5,534.45	280,000.00
6412-00 Snow Removal - Additional	-	5,166.00	5,166.00	15,000.00	31,000.00	16,000.00	31,000.00
6420-00 Landscape Contract & Maintenance	22,771.74	7,100.00	(15,671.74)	237,815.67	242,000.00	4,184.33	242,000.00
6421-00 Turf Maintenance & Repairs	-	-	-	-	15,000.00	15,000.00	15,000.00
6422-00 Irrigation / Sprinkler Repair	104.42	-	(104.42)	46,676.53	25,000.00	(21,676.53)	25,000.00
6423-00 Trees Maintenance & Replacement	36,557.60	-	(36,557.60)	52,042.60	35,000.00	(17,042.60)	35,000.00
6427-00 Grounds Maintenance & Supplies	-	400.00	400.00	2,847.31	7,500.00	4,652.69	7,500.00
6470-00 Social / Recreational	1,349.12	3,000.00	1,650.88	7,119.08	18,000.00	10,880.92	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	12,692.37	14,000.00	1,307.63	14,000.00
Total Community Expenses	(\$25,400.60)	\$42,225.00	\$67,625.60	\$993,825.04	\$968,000.00	(\$25,825.04)	\$968,000.00
Admin Expenses							
6505-00 Professional Fee - Legal	-	667.00	667.00	724.00	8,000.00	7,276.00	8,000.00
6506-00 Professional Fee - Legal Covenant	780.00	250.00	(530.00)	6,802.00	6,000.00	(802.00)	6,000.00
6508-00 Professional Fee - Legal Collection	-	359.00	359.00	-	10,000.00	10,000.00	10,000.00
6509-00 Professional Fee - Legal Risk Share	-	450.00	450.00	-	5,000.00	5,000.00	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	6,685.00	885.00	70,037.00	80,000.00	9,963.00	80,000.00
6520-00 Insurance Coverage	(7,915.00)	-	7,915.00	16,052.46	24,500.00	8,447.54	24,500.00
6530-00 General Admin	1,883.20	3,525.00	1,641.80	24,173.70	28,000.00	3,826.30	28,000.00
6590-00 Bad Debt	-	6,000.00	6,000.00	-	6,000.00	6,000.00	6,000.00
Total Admin Expenses	\$548.20	\$17,936.00	\$17,387.80	\$117,789.16	\$171,000.00	\$53,210.84	\$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	(\$24,852.40)	\$60,161.00	\$85,013.40	\$1,191,614.20	\$1,219,000.00	\$27,385.80	\$1,219,000.00
Net Income:	\$175,250.75	\$56,597.00	\$118,653.75	(\$60,939.83)	(\$168,604.00)	\$107,664.17	(\$168,604.00)



Income Statement - Reserve

The Farm at Arapahoe County Homeowners Association Inc.
12/01/2024 to 12/31/2024

Date: 1/23/2025

Time: 12:46 pm

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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	0.29	-	0.29	11,532.76	-	11,532.76	-
8151-03 Reserve Change in Accrued Interest	1,133.16	-	1,133.16	(2,464.70)	-	(2,464.70)	-
8155-03 Reserve Change in Value	72.50	-	72.50	794.50	-	794.50	-
Total Reserve Income	\$1,205.95	\$-	\$1,205.95	\$89,862.56	\$80,000.00	\$9,862.56	\$80,000.00
Total RESERVE INCOME	\$1,205.95	\$-	\$1,205.95	\$89,862.56	\$80,000.00	\$9,862.56	\$80,000.00
RESERVE EXPENSE							
Reserve Expenses							
9010-03 Reserve Concrete	-	-	-	31,700.00	-	(31,700.00)	-
9025-03 Reserve Grounds / Paths	-	-	-	1,455.50	-	(1,455.50)	-
9050-03 Reserve Landscape	-	-	-	52,289.58	-	(52,289.58)	-
9055-03 Reserve - Common Property	1,455.50	-	(1,455.50)	2,855.50	-	(2,855.50)	-
9135-03 Reserve Bank / Admin Charge	175.00	-	(175.00)	1,830.00	-	(1,830.00)	-
Total Reserve Expenses	\$1,630.50	\$-	(\$1,630.50)	\$90,130.58	\$-	(\$90,130.58)	\$-
Total RESERVE EXPENSE	\$1,630.50	\$-	(\$1,630.50)	\$90,130.58	\$-	(\$90,130.58)	\$-
Net Reserve:	(\$424.55)	\$0.00	(\$424.55)	(\$268.02)	\$80,000.00	(\$80,268.02)	\$80,000.00