

# **Financial Report Package**

**Prepared for**

**The Farm at Arapahoe County Homeowners  
Association Inc.**

**Period ending:  
08/31/2025**

**By**

**Professional Community Services**

# The Farm at Arapahoe County Homeowners Association Inc.

Balance Sheet as of 8/31/2025

<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Asset</b>			
10-1012-00 - Operating Account - Enterprise Bank	\$115,790.96		\$115,790.96
10-1052-00 - Operating Savings - Enterprise Bank	\$1,833.03		\$1,833.03
12-1200-00 - Reserve Account - UBS		\$250,770.30	\$250,770.30
12-1204-00 - Accrued Interest Receivable - Reserves		\$3,151.60	\$3,151.60
13-1300-00 - Accounts Receivable	\$103,454.69		\$103,454.69
13-1390-00 - Allowance for Bad Debt	(\$19,767.90)		(\$19,767.90)
14-1450-00 - Opr: Due from Reserve Fund	\$16,600.58		\$16,600.58
14-1462-00 - Due ECCVW - Arapahoe Road Turn Conversion	\$30,000.00		\$30,000.00
14-1465-00 - Due from RMCL	\$110,000.00		\$110,000.00
16-1610-00 - Prepaid Insurance	\$5,033.00		\$5,033.00
<b>Total Asset</b>	<b>\$362,944.36</b>	<b>\$253,921.90</b>	<b>\$616,866.26</b>
<b>Total Assets</b>	<b>\$362,944.36</b>	<b>\$253,921.90</b>	<b>\$616,866.26</b>
<b>Liabilities / Equity</b>			
	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Liability</b>			
22-2370-00 - Homeowner Credits	\$65,318.44		\$65,318.44
22-2390-00 - Accounts Payable	\$226,893.77		\$226,893.77
<b>Total Liability</b>	<b>\$292,212.21</b>		<b>\$292,212.21</b>
<b>Equity</b>			
30-3010-00 - Accounts Payable	\$47,503.27		\$47,503.27
30-3013-00 - Homeowner Escrows Held	\$16,494.75		\$16,494.75
30-3040-00 - Retained Earnings	\$22,779.91		\$22,779.91
30-3055-00 - Res: Due to Operating Fund		\$16,600.58	\$16,600.58
30-3070-00 - Net Income	(\$51,452.05)		(\$51,452.05)
50-5200-00 - Operating Fund Balance	\$35,406.27		\$35,406.27
50-5300-00 - Reserve Fund Balance		\$237,321.32	\$237,321.32
<b>Total Equity</b>	<b>\$70,732.15</b>	<b>\$253,921.90</b>	<b>\$324,654.05</b>
<b>Total Liabilities / Equity</b>	<b>\$362,944.36</b>	<b>\$253,921.90</b>	<b>\$616,866.26</b>

# The Farm at Arapahoe County Homeowners Association Inc.

## Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
63-6300-00 - Owner Assessment	83,460.00	83,408.00	52.00	667,556.00	667,264.00	292.00	1,000,896.00
63-6315-00 - Priority Lien	-	-	-	(13.00)	-	(13.00)	-
63-6335-00 - Fines	-	450.00	(450.00)	-	1,800.00	(1,800.00)	2,500.00
63-6340-00 - Legal Fee	-	250.00	(250.00)	-	2,000.00	(2,000.00)	3,104.00
63-6345-00 - Late, Legal & Fine Fee	-	250.00	(250.00)	5,128.00	2,000.00	3,128.00	4,000.00
63-6350-00 - Interest	.77	-	.77	18.72	-	18.72	-
63-6370-00 - Miscellaneous Income	-	50.00	(50.00)	1,750.00	325.00	1,425.00	1,000.00
63-6385-00 - Goodman Metro District	-	-	-	-	-	-	43,000.00
<b>Total Income</b>	<b>83,460.77</b>	<b>84,408.00</b>	<b>(947.23)</b>	<b>674,439.72</b>	<b>673,389.00</b>	<b>1,050.72</b>	<b>1,054,500.00</b>
<b>Total Income</b>	<b>83,460.77</b>	<b>84,408.00</b>	<b>(947.23)</b>	<b>674,439.72</b>	<b>673,389.00</b>	<b>1,050.72</b>	<b>1,054,500.00</b>

## Operating Expense

<b>Expense</b>							
64-6400-00 - Water / Sewer	87,358.70	67,100.00	(20,258.70)	275,236.25	250,500.00	(24,736.25)	290,000.00
64-6406-00 - Gas / Electric	915.04	1,500.00	584.96	7,241.14	10,475.00	3,233.86	16,500.00
64-6410-00 - Trash Removal / Recycling	26,913.20	23,750.00	(3,163.20)	191,022.64	190,000.00	(1,022.64)	285,000.00
64-6412-00 - Snow Removal - Additional	-	-	-	-	15,501.00	15,501.00	30,000.00
64-6419-00 - Landscape Renovations	-	-	-	1,500.00	-	(1,500.00)	-
64-6420-00 - Landscape Contract & Maintenance	19,166.67	20,500.00	1,333.33	205,957.01	164,000.00	(41,957.01)	246,000.00
64-6421-00 - Turf Maintenance & Repairs	-	-	-	-	15,000.00	15,000.00	15,000.00
64-6422-00 - Irrigation / Sprinkler Repair	-	6,000.00	6,000.00	-	24,000.00	24,000.00	25,000.00
64-6423-00 - Trees Maintenance & Replacement	-	-	-	1,500.00	25,000.00	23,500.00	35,000.00
64-6427-00 - Grounds Maintenance & Supplies	-	1,400.00	1,400.00	-	5,800.00	5,800.00	7,500.00
64-6470-00 - Social / Recreational	-	-	-	2,338.63	8,000.00	5,661.37	18,000.00
64-6490-00 - Capital Improvement	-	-	-	-	10,000.00	10,000.00	10,000.00
64-6499-00 - Holiday Lighting	-	-	-	-	1,000.00	1,000.00	16,000.00
65-6505-00 - Professional Fee - Legal	-	667.00	667.00	7,693.24	4,833.00	(2,860.24)	7,500.00
65-6506-00 - Professional Fee - Legal Covenant	-	750.00	750.00	-	4,500.00	4,500.00	6,000.00
65-6508-00 - Professional Fee - Legal Collection	-	1,200.00	1,200.00	13.00	4,041.00	4,028.00	8,000.00
65-6509-00 - Professional Fee - Legal Risk Share	-	400.00	400.00	-	3,300.00	3,300.00	5,000.00
65-6510-00 - Professional Fee - Audit/Accounting	-	-	-	-	3,500.00	3,500.00	3,500.00
65-6515-00 - Professional Fee - Management/Other	5,800.00	6,665.00	865.00	52,200.00	53,320.00	1,120.00	80,000.00
65-6520-00 - Insurance Coverage	-	-	-	22,621.43	24,500.00	1,878.57	24,500.00
65-6530-00 - General Admin	750.22	1,325.00	574.78	2,189.93	10,900.00	8,710.07	28,000.00
65-6540-00 - Bank Charges / Coupon	-	-	-	20.00	-	(20.00)	-
65-6590-00 - Bad Debt	-	-	-	-	-	-	3,000.00

# The Farm at Arapahoe County Homeowners Association Inc.

## Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
75-7500-00 - Reserve Contributions	-	-	-	-	80,000.00	80,000.00	80,000.00
90-9010-03 - Reserve Concrete	-	-	-	5,380.00	-	(5,380.00)	-
<b>Total Expense</b>	<b>140,903.83</b>	<b>131,257.00</b>	<b>(9,646.83)</b>	<b>774,913.27</b>	<b>908,170.00</b>	<b>133,256.73</b>	<b>1,239,500.00</b>
<b>Total Expense</b>	<b>140,903.83</b>	<b>131,257.00</b>	<b>(9,646.83)</b>	<b>774,913.27</b>	<b>908,170.00</b>	<b>133,256.73</b>	<b>1,239,500.00</b>
<b>Operating Net Total</b>	<b>(57,443.06)</b>	<b>(46,849.00)</b>	<b>(10,594.06)</b>	<b>(100,473.55)</b>	<b>(234,781.00)</b>	<b>134,307.45</b>	<b>(185,000.00)</b>