

Financial Report Package

Prepared for

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

**Period ending:
12/31/2025**

By

Professional Community Services

The Farm at Arapahoe County Homeowners Association Inc.

Balance Sheet as of 12/31/2025

Assets	Operating	Reserve	Total
Asset			
10-1012-00 - Operating Account - Enterprise Bank	\$39,069.38		\$39,069.38
10-1052-00 - Operating Savings - Enterprise Bank	\$1,835.80		\$1,835.80
12-1200-00 - Reserve Account - UBS		\$266,930.14	\$266,930.14
13-1300-00 - Accounts Receivable	\$75,075.57		\$75,075.57
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
Total Asset	\$257,846.43	\$266,930.14	\$524,776.57
Total Assets	\$257,846.43	\$266,930.14	\$524,776.57
Liabilities / Equity			
Liability			
22-2370-00 - Homeowner Credits	\$62,852.77		\$62,852.77
22-2390-00 - Accounts Payable	\$44,738.54		\$44,738.54
Total Liability	\$107,591.31		\$107,591.31
Equity			
30-3010-00 - Accounts Payable	\$47,503.27		\$47,503.27
30-3013-00 - Homeowner Escrows Held	\$16,494.75		\$16,494.75
30-3055-00 - Res: Due to Operating Fund		\$16,600.58	\$16,600.58
30-3070-00 - Net Income	\$28,070.92	\$13,008.24	\$41,079.16
50-5200-00 - Operating Fund Balance	\$58,186.18		\$58,186.18
50-5300-00 - Reserve Fund Balance		\$237,321.32	\$237,321.32
Total Equity	\$150,255.12	\$266,930.14	\$417,185.26
Total Liabilities / Equity	\$257,846.43	\$266,930.14	\$524,776.57

The Farm at Arapahoe County Homeowners Association Inc.

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
63-6300-00 - Owner Assessment	83,252.00	83,408.00	(156.00)	1,001,500.00	1,000,896.00	604.00	1,000,896.00
63-6315-00 - Priority Lien	-	-	-	(13.00)	-	(13.00)	-
63-6335-00 - Fines	-	-	-	-	2,500.00	(2,500.00)	2,500.00
63-6340-00 - Legal Fee	-	354.00	(354.00)	-	3,104.00	(3,104.00)	3,104.00
63-6345-00 - Late, Legal & Fine Fee	92.00	500.00	(408.00)	20,107.50	4,000.00	16,107.50	4,000.00
63-6350-00 - Interest	.62	-	.62	21.49	-	21.49	-
63-6370-00 - Miscellaneous Income	-	350.00	(350.00)	2,500.00	1,000.00	1,500.00	1,000.00
63-6385-00 - Goodman Metro District	-	43,000.00	(43,000.00)	-	43,000.00	(43,000.00)	43,000.00
Total Income	83,344.62	127,612.00	(44,267.38)	1,024,115.99	1,054,500.00	(30,384.01)	1,054,500.00
Total Income	83,344.62	127,612.00	(44,267.38)	1,024,115.99	1,054,500.00	(30,384.01)	1,054,500.00

Operating Expense

Equity

50-5000-00 - Working Capital	-	-	-	(49,021.50)	-	49,021.50	-
Total Equity	-	-	-	(49,021.50)	-	49,021.50	-

Expense

64-6400-00 - Water / Sewer	-	650.00	650.00	253,869.40	290,000.00	36,130.60	290,000.00
64-6406-00 - Gas / Electric	1,019.45	1,575.00	555.55	10,684.14	16,500.00	5,815.86	16,500.00
64-6410-00 - Trash Removal / Recycling	24,379.08	23,750.00	(629.08)	285,890.12	285,000.00	(890.12)	285,000.00
64-6412-00 - Snow Removal - Additional	-	5,166.00	5,166.00	-	30,000.00	30,000.00	30,000.00
64-6419-00 - Landscape Renovations	-	-	-	52,645.90	-	(52,645.90)	-
64-6420-00 - Landscape Contract & Maintenance	4,197.85	20,500.00	16,302.15	250,168.67	246,000.00	(4,168.67)	246,000.00
64-6421-00 - Turf Maintenance & Repairs	-	-	-	-	15,000.00	15,000.00	15,000.00
64-6422-00 - Irrigation / Sprinkler Repair	14,968.78	-	(14,968.78)	26,055.91	25,000.00	(1,055.91)	25,000.00
64-6423-00 - Trees Maintenance & Replacement	-	-	-	3,440.00	35,000.00	31,560.00	35,000.00
64-6427-00 - Grounds Maintenance & Supplies	-	400.00	400.00	-	7,500.00	7,500.00	7,500.00
64-6470-00 - Social / Recreational	1,041.75	3,000.00	1,958.25	3,380.38	18,000.00	14,619.62	18,000.00
64-6490-00 - Capital Improvement	-	-	-	8,250.00	10,000.00	1,750.00	10,000.00
64-6499-00 - Holiday Lighting	11,486.43	3,000.00	(8,486.43)	11,486.43	16,000.00	4,513.57	16,000.00
65-6505-00 - Professional Fee - Legal	-	667.00	667.00	12,861.11	7,500.00	(5,361.11)	7,500.00
65-6506-00 - Professional Fee - Legal Covenant	3,211.70	250.00	(2,961.70)	17,988.20	6,000.00	(11,988.20)	6,000.00
65-6508-00 - Professional Fee - Legal Collection	-	359.00	359.00	13.00	8,000.00	7,987.00	8,000.00
65-6509-00 - Professional Fee - Legal Risk Share	-	450.00	450.00	-	5,000.00	5,000.00	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	-	6,685.00	6,685.00	69,600.00	80,000.00	10,400.00	80,000.00

The Farm at Arapahoe County Homeowners Association Inc.

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
65-6520-00 - Insurance Coverage	-	-	-	22,621.43	24,500.00	1,878.57	24,500.00
65-6530-00 - General Admin	-	3,525.00	3,525.00	10,751.88	28,000.00	17,248.12	28,000.00
65-6540-00 - Bank Charges / Coupon	-	-	-	(20.00)	-	20.00	-
65-6590-00 - Bad Debt	-	3,000.00	3,000.00	-	3,000.00	3,000.00	3,000.00
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)	-
Total Expense	60,305.04	72,977.00	12,671.96	1,045,066.57	1,239,500.00	194,433.43	1,239,500.00
Total Expense	60,305.04	72,977.00	12,671.96	996,045.07	1,239,500.00	243,454.93	1,239,500.00
Operating Net Total	23,039.58	54,635.00	(31,595.42)	28,070.92	(185,000.00)	213,070.92	(185,000.00)

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Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
80-8000-03 - Reserve Contribution	-	-	-	-	80,000.00	(80,000.00)	80,000.00
Total Income	-	-	-	-	80,000.00	(80,000.00)	80,000.00
Total Income	-	-	-	-	80,000.00	(80,000.00)	80,000.00
Reserve Expense							
Expense							
65-6540-00 - Bank Charges / Coupon	200.00	-	(200.00)	200.00	-	(200.00)	-
Total Expense	200.00	-	(200.00)	200.00	-	(200.00)	-
Total Expense	200.00	-	(200.00)	200.00	-	(200.00)	-
Reserve Net Total	(200.00)	-	(200.00)	(200.00)	80,000.00	(80,200.00)	80,000.00
Net Total	22,839.58	54,635.00	(31,795.42)	27,870.92	(105,000.00)	132,870.92	(105,000.00)