

Arrowhead Filing #1 Homeowners Association, Inc.
Balance Sheet
10/31/2018

	<u>Operating</u>	<u>Reserves</u>	<u>Other</u>	<u>Total</u>
Assets				
<u>Cash - Operating</u>				
1010 - Cash - Operating - Mutual of Omaha Bank	\$39,950.98			\$39,950.98
<u>Total Cash - Operating</u>	\$39,950.98			\$39,950.98
<u>Cash - Reserves</u>				
1220 - MM - Reserve - Flatirons Bank		\$20,698.36		\$20,698.36
<u>Total Cash - Reserves</u>		\$20,698.36		\$20,698.36
<u>Accounts Receivable</u>				
1410 - Assessments Receivable	\$51.30			\$51.30
1420 - A/R Other	\$400.00			\$400.00
<u>Total Accounts Receivable</u>	\$451.30			\$451.30
<i>Assets Total</i>	\$40,402.28	\$20,698.36		\$61,100.64
Liabilities & Equity				
<u>Liability</u>				
3310 - Prepaid Owner Assessments	\$1,962.18			\$1,962.18
<u>Total Liability</u>	\$1,962.18	\$0.00		\$1,962.18
<u>Equity</u>				
5010 - Reserve - Transfer		\$13,462.12		\$13,462.12
5020 - Reserve - Interest Income		\$676.57		\$676.57
5220 - Reserve - Fence		(\$233,260.00)		(\$233,260.00)
5600 - Reserve - Unallocated		(\$1,619.00)		(\$1,619.00)
5890 - Working Capital Fund Balance	\$12,515.25			\$12,515.25
<u>Total Equity</u>	\$12,515.25	(\$220,740.31)		(\$208,225.06)
<u>Retained Earnings</u>	(\$615.43)	\$241,438.67	\$0.00	\$240,823.24
<u>Net Income</u>	\$26,540.28	\$0.00	\$0.00	\$26,540.28
<i>Liabilities and Equity Total</i>	\$40,402.28	\$20,698.36	\$0.00	\$61,100.64

Arrowhead Filing #1 Homeowners Association, Inc.
Budget Comparison Report - Operating
10/1/2018 - 10/31/2018

	10/1/2018 - 10/31/2018			1/1/2018 - 10/31/2018			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
6110 - Assessment Income	\$0.00	\$0.00	\$0.00	\$129,108.00	\$129,108.00	\$0.00	\$129,108.00
6320 - Fines	(\$50.00)	\$83.33	(\$133.33)	\$650.00	\$833.30	(\$183.30)	\$1,000.00
6330 - Late Fees	(\$1.20)	\$83.33	(\$84.53)	\$892.09	\$833.30	\$58.79	\$1,000.00
6340 - Legal Fees	\$0.00	\$29.17	(\$29.17)	\$0.00	\$291.70	(\$291.70)	\$350.00
6350 - Lien Fees	\$0.00	\$29.17	(\$29.17)	\$0.00	\$291.70	(\$291.70)	\$350.00
6520 - NSF Fee	\$0.00	\$41.67	(\$41.67)	\$74.95	\$416.70	(\$341.75)	\$500.00
6810 - Interest Income - Operating	\$1.92	\$95.83	(\$93.91)	\$24.13	\$958.30	(\$934.17)	\$1,150.00
<u>Total Income</u>	(\$49.28)	\$362.50	(\$411.78)	\$130,749.17	\$132,733.00	(\$1,983.83)	\$133,458.00
Total Income	(\$49.28)	\$362.50	(\$411.78)	\$130,749.17	\$132,733.00	(\$1,983.83)	\$133,458.00
Expense							
<u>Admin/Management/Prof</u>							
7110 - Audit/Review Fee	\$0.00	\$0.00	\$0.00	\$250.00	\$300.00	\$50.00	\$300.00
7120 - Bad Debt Expense	\$0.00	\$33.33	\$33.33	\$0.00	\$333.30	\$333.30	\$400.00
7130 - Bank Charges	\$0.00	\$5.83	\$5.83	\$44.95	\$58.30	\$13.35	\$70.00
7140 - Collection Fees	\$0.00	\$133.33	\$133.33	\$560.00	\$1,333.30	\$773.30	\$1,600.00
7150 - Copies & Faxes	\$28.22	\$83.33	\$55.11	\$592.42	\$833.30	\$240.88	\$1,000.00
7160 - Income Tax & Corp Fees	\$10.00	\$3.33	(\$6.67)	\$30.00	\$33.30	\$3.30	\$40.00
7170 - Insurance	\$0.00	\$195.83	\$195.83	\$2,974.00	\$1,958.30	(\$1,015.70)	\$2,350.00
7180 - Legal Fees	\$0.00	\$41.67	\$41.67	\$0.00	\$416.70	\$416.70	\$500.00
7210 - Management Fees	\$1,100.00	\$1,100.00	\$0.00	\$9,900.00	\$11,000.00	\$1,100.00	\$13,200.00
7220 - Management Admin Exp/Website	\$0.00	\$107.50	\$107.50	\$1,590.08	\$1,075.00	(\$515.08)	\$1,290.00
7320 - Miscellaneous	\$10.00	\$20.83	\$10.83	\$191.67	\$208.30	\$16.63	\$250.00
7350 - Postage	\$54.51	\$125.06	\$70.55	\$1,173.63	\$1,250.60	\$76.97	\$1,500.76
7380 - Stationery	\$19.29	\$0.00	(\$19.29)	\$85.93	\$0.00	(\$85.93)	\$0.00
<u>Total Admin/Management/Prof</u>	\$1,222.02	\$1,850.04	\$628.02	\$17,392.68	\$18,800.40	\$1,407.72	\$22,500.76
<u>Landscaping/Grounds</u>							
7520 - Fence Maintenance	\$0.00	\$916.67	\$916.67	\$0.00	\$9,166.70	\$9,166.70	\$11,000.00
7550 - Grounds Improvement	\$1,125.00	\$208.33	(\$916.67)	\$5,865.00	\$2,083.30	(\$3,781.70)	\$2,500.00
7560 - Grounds Repair - Other	\$0.00	\$291.67	\$291.67	\$2,340.00	\$2,916.70	\$576.70	\$3,500.00
7580 - Landscape Contract	\$845.00	\$850.00	\$5.00	\$7,880.00	\$8,500.00	\$620.00	\$10,200.00
7730 - Snow Removal	\$0.00	\$166.67	\$166.67	\$788.00	\$1,666.70	\$878.70	\$2,000.00
7740 - Sprinkler Repairs	\$147.92	\$0.00	(\$147.92)	\$2,908.35	\$2,500.00	(\$408.35)	\$2,500.00
7750 - Tree & Shrub Maintenance	\$0.00	\$0.00	\$0.00	\$1,775.00	\$0.00	(\$1,775.00)	\$0.00
<u>Total Landscaping/Grounds</u>	\$2,117.92	\$2,433.34	\$315.42	\$21,556.35	\$26,833.40	\$5,277.05	\$31,700.00
<u>Reserves</u>							
9120 - Reserve - Funds Transfer	\$1,364.68	\$1,346.44	(\$18.24)	\$13,462.12	\$13,464.40	\$2.28	\$16,157.24
<u>Total Reserves</u>	\$1,364.68	\$1,346.44	(\$18.24)	\$13,462.12	\$13,464.40	\$2.28	\$16,157.24
<u>Utilities</u>							
8020 - Electric	\$111.93	\$8.33	(\$3.60)	\$65.09	\$83.30	\$18.21	\$100.00
8050 - Trash Collection	\$4,431.30	\$4,833.33	\$402.03	\$46,218.30	\$48,333.30	\$2,115.00	\$58,000.00
8100 - Water & Sewer	\$1,149.96	\$416.67	(\$733.29)	\$5,514.35	\$4,166.70	(\$1,347.65)	\$5,000.00
<u>Total Utilities</u>	\$5,593.19	\$5,258.33	(\$334.86)	\$51,797.74	\$52,583.30	\$785.56	\$63,100.00

Arrowhead Filing #1 Homeowners Association, Inc.

Budget Comparison Report - Operating

10/1/2018 - 10/31/2018

	10/1/2018 - 10/31/2018			1/1/2018 - 10/31/2018			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Total Expense	\$10,297.81	\$10,888.15	\$590.34	\$104,208.89	\$111,681.50	\$7,472.61	\$133,458.00
Operating Net Income	(\$10,347.09)	(\$10,525.65)	\$178.56	\$26,540.28	\$21,051.50	\$5,488.78	\$0.00
Net Income	(\$10,347.09)	(\$10,525.65)	\$178.56	\$26,540.28	\$21,051.50	\$5,488.78	\$0.00

Bottom line is actual

Account	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Yr To Date	Annual Budget
Income														
	BUD	\$64,554.00	\$0.00	\$0.00	\$0.00	\$0.00	\$64,554.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$129,108.00	\$129,108.00
6110 - Assessment Income	ACT	\$0.00	\$0.00	\$0.00	\$64,554.00	\$0.00	\$64,554.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$129,108.00	\$129,108.00
	BUD	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.37	\$833.30	\$1,000.00
6320 - Fines	ACT	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00	\$0.00	\$400.00	\$200.00	(\$50.00)	\$0.00	\$0.00	\$650.00	\$650.00
	BUD	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.33	\$83.37	\$833.30	\$1,000.00
6330 - Late Fees	ACT	\$0.00	\$0.00	\$0.00	\$121.82	\$0.00	\$720.57	\$48.84	\$2.06	(\$1.20)	\$0.00	\$0.00	\$892.09	\$892.09
	BUD	\$29.17	\$29.17	\$29.17	\$29.17	\$29.17	\$29.17	\$29.17	\$29.17	\$29.17	\$29.17	\$29.13	\$291.70	\$350.00
6340 - Legal Fees	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	BUD	\$29.17	\$29.17	\$29.17	\$29.17	\$29.17	\$29.17	\$29.17	\$29.17	\$29.17	\$29.17	\$29.13	\$291.70	\$350.00
6350 - Lien Fees	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	BUD	\$29.17	\$29.17	\$29.17	\$29.17	\$29.17	\$29.17	\$29.17	\$29.17	\$29.17	\$29.17	\$29.13	\$291.70	\$350.00
6520 - NSF Fee	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	BUD	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.67	\$41.63	\$416.70	\$500.00
6810 - Interest Income - Ope	ACT	\$0.00	\$0.00	\$0.00	\$44.95	\$10.00	\$30.00	(\$10.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$74.95	\$74.95
	BUD	\$95.83	\$95.83	\$95.83	\$95.83	\$95.83	\$95.83	\$95.83	\$95.83	\$95.83	\$95.83	\$95.87	\$958.30	\$1,150.00
TOTAL INCOME	ACT	\$0.00	\$0.00	\$0.00	\$11.42	\$1.79	\$3.26	\$3.12	\$2.62	\$1.92	\$0.00	\$0.00	\$24.13	\$24.13
	BUD	\$64,916.50	\$362.50	\$362.50	\$362.50	\$362.50	\$64,916.50	\$362.50	\$362.50	\$362.50	\$362.50	\$362.50	\$132,733.00	\$133,458.00
	ACT	\$0.00	\$0.00	\$0.00	\$64,832.19	\$11.79	\$65,307.83	\$441.96	\$204.68	(\$49.28)	\$0.00	\$0.00	\$130,749.17	\$130,749.17

Top line is budget

Bottom line is actual

Arrowhead Filing #1 Homeowners Association, Inc.
Budget Comparison Report - 12 Months
1/1/2018 - 10/31/2018

[illegible]

Bottom line is actual

Bottom line is actual

Bottom line is actual

Account	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Yr To Date	Annual Budget
Reserves														
9120 - Reserve - Funds Trans														
	ACT	\$0.00	\$0.00	\$0.00	\$0.00	\$1,775.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,775.00	\$1,775.00
	BUD	\$1,346.44	\$1,346.44	\$1,346.44	\$1,346.44	\$1,346.44	\$1,346.44	\$1,346.44	\$1,346.44	\$1,346.44	\$1,346.44	\$1,346.40	\$13,464.40	\$16,157.24
	ACT	\$0.00	\$0.00	\$0.00	\$6,720.80	\$1,344.16	\$1,344.16	\$1,344.16	\$1,344.16	\$1,364.68	\$0.00	\$0.00	\$13,462.12	\$13,462.12
Utilities														
8020 - Electric														
	BUD	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.33	\$8.37	\$83.30	\$100.00
	ACT	\$0.00	\$0.00	\$0.00	\$26.88	\$6.72	\$6.53	\$6.52	\$6.51	\$11.93	\$0.00	\$0.00	\$65.09	\$65.09
8050 - Trash Collection														
	BUD	\$4,833.33	\$4,833.33	\$4,833.33	\$4,833.33	\$4,833.33	\$4,833.33	\$4,833.33	\$4,833.33	\$4,833.33	\$4,833.33	\$4,833.37	\$48,333.30	\$58,000.00
	ACT	\$0.00	\$0.00	\$0.00	\$23,033.00	\$4,688.50	\$4,688.50	\$4,688.50	\$4,688.50	\$4,431.30	\$0.00	\$0.00	\$46,218.30	\$46,218.30
8100 - Water & Sewer														
	BUD	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.63	\$4,166.70	\$5,000.00
	ACT	\$0.00	\$0.00	\$0.00	\$103.75	\$26.36	\$604.06	\$3,630.22	\$0.00	\$1,149.96	\$0.00	\$0.00	\$5,514.35	\$5,514.35
TOTAL EXPENSE														
	BUD	\$10,888.15	\$10,888.15	\$11,588.15	\$11,688.15	\$11,588.15	\$11,288.15	\$11,088.15	\$10,888.15	\$10,888.15	\$10,888.15	\$10,888.35	\$111,681.50	\$133,458.00
	ACT	\$0.00	\$0.00	\$0.00	\$42,999.20	\$10,195.70	\$9,243.74	\$14,136.04	\$17,336.40	\$10,297.81	\$0.00	\$0.00	\$104,208.89	\$104,208.89
NET INCOME														
	BUD	\$54,028.35	(\$10,525.65)	(\$11,225.65)	(\$11,325.65)	(\$11,225.65)	\$53,628.35	(\$10,725.65)	(\$10,525.65)	(\$10,525.65)	(\$10,525.65)	(\$10,525.85)	\$21,051.50	\$0.00
	ACT	\$0.00	\$0.00	\$0.00	\$21,832.99	(\$10,183.91)	\$56,064.09	(\$13,694.08)	(\$17,131.72)	(\$10,347.09)	\$0.00	\$0.00	\$26,540.28	\$26,540.28

Arrowhead Filing #1 Homeowners Association, Inc.
Reserve Statement - 2 - Reserves
10/1/2018 - 10/31/2018

Account	10/1/2018 - 10/31/2018		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
5010 Reserve - Transfer	\$1,364.68	\$0.00	\$0.00	\$13,462.12	\$0.00	\$13,462.12
5020 Reserve - Interest Income	\$3.62	\$0.00	\$0.00	\$676.57	\$0.00	\$676.57
5220 Reserve - Fence	\$0.00	\$0.00	\$0.00	\$0.00	\$233,260.00	(\$233,260.00)
5600 Reserve - Unallocated	\$0.00	\$0.00	\$0.00	\$0.00	\$1,619.00	(\$1,619.00)
5920 Reserve Fund Balance	\$0.00	\$0.00	\$0.00	\$241,438.67	\$0.00	\$241,438.67
Total:	\$1,368.30	\$0.00	\$0.00	\$255,577.36	\$234,879.00	\$20,698.36

A/R Defined Owner Report

Account Number	Name	Status	Total Due	Current	30 days	60 days	90 days	Unit Address
102700430	American Homes 4 Rent		\$200.00	\$200.00				11245 Chase Court
102700910	Barbara J. Castillo	Late Statement	\$25.65				\$25.65	11313 Eaton Way
102700820	Patrick L. and M. Booth	Late Statement	\$25.65				\$25.65	11305 Eaton Way
102703240	Tseyang Wangdu		\$200.00	\$200.00				5460 W. 115th Avenue
			\$451.30	\$400.00	\$0.00	\$0.00	\$51.30	
			2	0	0	2		
			\$51.30	\$0.00	\$0.00	\$0.00	\$51.30	
			\$400.00	\$400.00	\$0.00	\$0.00	\$0.00	
			\$451.30	\$400.00	\$0.00	\$0.00	\$51.30	

Arrowhead Filing #1 Homeowners Association, Inc.
Check Register
10/1/2018 - 10/31/2018

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
1010	On-Line	10/2/2018	City of Westminster	\$1,149.96			
		00387023 10/18	11201 Eaton St 7/30-8/29		8100 Water & Sewer	\$1,149.96	\$1,149.96
1010	5718	10/10/2018	Metco Landscape, Inc.	\$2,117.92			
		517890	Tree Installation		7550 Grounds Improvement	\$1,125.00	\$1,125.00
		517935	Irrigation Repairs		7740 Sprinkler Repairs	\$147.92	\$147.92
		SM161356	Landscape Contract 7 of 12		7580 Landscape Contract	\$845.00	\$845.00
1010	5719	10/10/2018	Republic Services	\$4,431.30			
		0535-	October Trash Service		8050 Trash Collection	\$4,431.30	\$4,431.30
		004082132					
1010	5720	10/10/2018	Xcel Energy	\$11.93			
		608931226	11203 Gray St 9/11-9/25		8020 Electric	\$5.42	\$5.42
		609510731	Sprinkler Control 9/1-9/30		8020 Electric	\$6.51	\$6.51
1010	5721	10/10/2018	Arrowhead Filing No 1 HOA	\$1,344.16			
		Oct 2018	October 2018 Reserve Transfer		3012 Reserve Transfer Suspense	\$1,344.16	\$1,344.16
1010	5722	10/10/2018	Vista Management Associates, Inc.	\$1,222.02			
		20181782900	Reimb CO Sec of State		7160 Income Tax & Corp Fees	\$10.00	\$10.00
		14682	September Misc		7320 Miscellaneous	\$10.00	\$10.00
		14682	September Stationery		7380 Stationery	\$19.29	\$19.29
		14682	September Postage		7350 Postage	\$54.51	\$54.51
		14682	October Management Fee		7210 Management Fees	\$1,100.00	\$1,100.00
		14682	September Copies/Faxes		7150 Copies & Faxes	\$28.22	\$28.22
1010	5723	10/16/2018	Arrowhead Filing No 1 HOA	\$20.52			
		Oct 2018.2	Reserve Transfer		3012 Reserve Transfer Suspense	\$20.52	\$20.52
Total:				<u>\$10,297.81</u>			

Journal Entry Report
Arrowhead
Current Date: 11/7/2018
Posting Date: 10/31/2018

GLID	GL Account	Debit	Credit Description	Cost Center
	3012 - Reserve Transfer Suspense	\$1,364.68	\$0.00 Correct cost center	2 - Reserves
	3012 - Reserve Transfer Suspense	\$0.00	\$1,364.68 Correct cost center	1 - Operating
	9120 - Reserve - Funds Transfer	\$1,364.68	\$0.00 October 2018 Reserve Transfer	1 - Operating
	5010 - Reserve - Transfer	\$0.00	\$1,364.68 October 2018 Reserve Transfer	2 - Reserves

Debits: \$2,729.36
Credits: \$2,729.36