

**Arrowhead Filing #1 Homeowners Association, Inc.**  
**Balance Sheet**  
**6/30/2019**

|  | <u>Operating</u>   | <u>Reserves</u>    | <u>Other</u> | <u>Total</u>       |
|--|--------------------|--------------------|--------------|--------------------|
| <b>Assets</b>                                  |                    |                    |              |                    |
| <u>Cash - Operating</u>                        |                    |                    |              |                    |
| 1010 - Cash - Operating - Mutual of Omaha Bank | \$62,645.17        |                    |              | \$62,645.17        |
| <u>Total Cash - Operating</u>                  | <u>\$62,645.17</u> |                    |              | <u>\$62,645.17</u> |
| <u>Cash - Reserves</u>                         |                    |                    |              |                    |
| 1220 - MM - Reserve - Flatirons Bank           |                    | \$30,029.94        |              | \$30,029.94        |
| <u>Total Cash - Reserves</u>                   |                    | <u>\$30,029.94</u> |              | <u>\$30,029.94</u> |
| <u>Accounts Receivable</u>                     |                    |                    |              |                    |
| 1420 - A/R Other                               | \$550.45           |                    |              | \$550.45           |
| 1440 - A/R Late Fee                            | \$1.50             |                    |              | \$1.50             |
| <u>Total Accounts Receivable</u>               | <u>\$551.95</u>    |                    |              | <u>\$551.95</u>    |
| <i>Assets Total</i>                            | \$63,197.12        | \$30,029.94        |              | \$93,227.06        |
| <b>Liabilities &amp; Equity</b>                |                    |                    |              |                    |
| <u>Liability</u>                               |                    |                    |              |                    |
| 3310 - Prepaid Owner Assessments               | \$38,650.72        |                    |              | \$38,650.72        |
| <u>Total Liability</u>                         | <u>\$38,650.72</u> | <u>\$0.00</u>      |              | <u>\$38,650.72</u> |
| <u>Equity</u>                                  |                    |                    |              |                    |
| 5010 - Reserve - Transfer                      |                    | \$6,598.02         |              | \$6,598.02         |
| 5020 - Reserve - Interest Income               |                    | \$33.31            |              | \$33.31            |
| 5890 - Working Capital Fund Balance            | \$12,515.25        |                    |              | \$12,515.25        |
| <u>Total Equity</u>                            | <u>\$12,515.25</u> | <u>\$6,631.33</u>  |              | <u>\$19,146.58</u> |
| <u>Retained Earnings</u>                       | \$7,236.35         | \$23,398.61        | \$0.00       | \$30,634.96        |
| <u>Net Income</u>                              | \$4,794.80         | \$0.00             | \$0.00       | \$4,794.80         |
| <i>Liabilities and Equity Total</i>            | \$63,197.12        | \$30,029.94        | \$0.00       | \$93,227.06        |

**Arrowhead Filing #1 Homeowners Association, Inc.**  
**Budget Comparison Report - Operating**  
**6/1/2019 - 6/30/2019**

|                                     | 6/1/2019 - 6/30/2019 |             |            | 1/1/2019 - 6/30/2019 |             |              |               |
|-------------------------------------|----------------------|-------------|------------|----------------------|-------------|--------------|---------------|
|                                     | Actual               | Budget      | Variance   | Actual               | Budget      | Variance     | Annual Budget |
| <b>Income</b>                       |                      |             |            |                      |             |              |               |
| <u>Income</u>                       |                      |             |            |                      |             |              |               |
| 6110 - Assessment Income            | \$0.00               | \$0.00      | \$0.00     | \$64,554.00          | \$64,554.00 | \$0.00       | \$129,108.00  |
| 6320 - Fines                        | \$200.00             | \$50.00     | \$150.00   | \$1,000.00           | \$300.00    | \$700.00     | \$600.00      |
| 6330 - Late Fees                    | \$1.25               | \$50.00     | (\$48.75)  | \$840.43             | \$300.00    | \$540.43     | \$600.00      |
| 6410 - Misc. Owner Charges          | \$0.00               | \$0.00      | \$0.00     | \$510.00             | \$0.00      | \$510.00     | \$0.00        |
| 6520 - NSF Fee                      | \$0.00               | \$41.67     | (\$41.67)  | \$0.00               | \$250.02    | (\$250.02)   | \$500.00      |
| 6810 - Interest Income - Operating  | \$2.05               | \$0.00      | \$2.05     | \$15.38              | \$0.00      | \$15.38      | \$0.00        |
| <u>Total Income</u>                 | \$203.30             | \$141.67    | \$61.63    | \$66,919.81          | \$65,404.02 | \$1,515.79   | \$130,808.00  |
| <b>Total Income</b>                 | \$203.30             | \$141.67    | \$61.63    | \$66,919.81          | \$65,404.02 | \$1,515.79   | \$130,808.00  |
| <b>Expense</b>                      |                      |             |            |                      |             |              |               |
| <u>Admin/Management/Prof</u>        |                      |             |            |                      |             |              |               |
| 7110 - Audit/Tax Prep               | \$0.00               | \$0.00      | \$0.00     | \$300.00             | \$324.45    | \$24.45      | \$324.45      |
| 7120 - Bad Debt Expense             | \$0.00               | \$33.33     | \$33.33    | \$0.00               | \$199.98    | \$199.98     | \$400.00      |
| 7130 - Bank Charges                 | \$0.00               | \$5.83      | \$5.83     | \$10.00              | \$34.98     | \$24.98      | \$70.00       |
| 7140 - Collection Fees              | \$0.00               | \$133.33    | \$133.33   | \$350.00             | \$799.98    | \$449.98     | \$1,600.00    |
| 7150 - Copies & Faxes               | \$17.50              | \$85.83     | \$68.33    | \$304.42             | \$514.98    | \$210.56     | \$1,030.00    |
| 7160 - Income Tax & Corp Fees       | \$0.00               | \$0.00      | \$0.00     | \$30.00              | \$50.00     | \$20.00      | \$50.00       |
| 7170 - Insurance                    | \$0.00               | \$262.50    | \$262.50   | \$3,290.00           | \$1,575.00  | (\$1,715.00) | \$3,150.00    |
| 7180 - Legal Fees                   | \$0.00               | \$41.67     | \$41.67    | \$594.50             | \$250.02    | (\$344.48)   | \$500.00      |
| 7210 - Management Fees              | \$1,136.00           | \$1,133.00  | (\$3.00)   | \$6,816.00           | \$6,798.00  | (\$18.00)    | \$13,596.00   |
| 7220 - Management Admin Exp/Website | \$37.37              | \$107.17    | \$69.80    | \$398.88             | \$643.02    | \$244.14     | \$1,286.00    |
| 7320 - Miscellaneous                | \$21.00              | \$21.46     | \$0.46     | \$71.00              | \$128.76    | \$57.76      | \$257.50      |
| 7350 - Postage                      | \$51.45              | \$137.33    | \$85.88    | \$735.40             | \$823.98    | \$88.58      | \$1,648.00    |
| 7375 - Reserve Study                | \$850.00             | \$0.00      | (\$850.00) | \$850.00             | \$3,000.00  | \$2,150.00   | \$3,000.00    |
| <u>Total Admin/Management/Prof</u>  | \$2,113.32           | \$1,961.45  | (\$151.87) | \$13,750.20          | \$15,143.15 | \$1,392.95   | \$26,911.95   |
| <u>Landscaping/Grounds</u>          |                      |             |            |                      |             |              |               |
| 7520 - Fence Maintenance            | \$510.00             | \$0.00      | (\$510.00) | \$510.00             | \$0.00      | (\$510.00)   | \$0.00        |
| 7550 - Grounds Improvement          | \$0.00               | \$533.33    | \$533.33   | \$0.00               | \$3,199.98  | \$3,199.98   | \$6,400.00    |
| 7560 - Grounds Repair - Other       | \$654.00             | \$291.67    | (\$362.33) | \$864.00             | \$1,750.02  | \$886.02     | \$3,500.00    |
| 7580 - Landscape Contract           | \$928.00             | \$850.00    | (\$78.00)  | \$5,319.00           | \$5,100.00  | (\$219.00)   | \$10,200.00   |
| 7730 - Snow Removal                 | \$0.00               | \$0.00      | \$0.00     | \$1,840.00           | \$1,250.00  | (\$590.00)   | \$2,000.00    |
| 7740 - Sprinkler Repairs            | \$397.50             | \$700.00    | \$302.50   | \$397.50             | \$1,900.00  | \$1,502.50   | \$2,500.00    |
| <u>Total Landscaping/Grounds</u>    | \$2,489.50           | \$2,375.00  | (\$114.50) | \$8,930.50           | \$13,200.00 | \$4,269.50   | \$24,600.00   |
| <u>Reserves</u>                     |                      |             |            |                      |             |              |               |
| 9110 - Reserve Study                | (\$850.00)           | \$0.00      | \$850.00   | \$0.00               | \$0.00      | \$0.00       | \$0.00        |
| 9120 - Reserve - Funds Transfer     | \$1,099.67           | \$1,099.67  | \$0.00     | \$6,598.02           | \$6,598.02  | \$0.00       | \$13,196.05   |
| <u>Total Reserves</u>               | \$249.67             | \$1,099.67  | \$850.00   | \$6,598.02           | \$6,598.02  | \$0.00       | \$13,196.05   |
| <u>Utilities</u>                    |                      |             |            |                      |             |              |               |
| 8020 - Electric                     | \$11.49              | \$8.33      | (\$3.16)   | \$95.99              | \$49.98     | (\$46.01)    | \$100.00      |
| 8050 - Trash Collection             | \$5,344.89           | \$5,075.00  | (\$269.89) | \$32,600.17          | \$30,450.00 | (\$2,150.17) | \$60,900.00   |
| 8100 - Water & Sewer                | \$30.14              | \$700.00    | \$669.86   | \$150.13             | \$1,500.00  | \$1,349.87   | \$5,100.00    |
| <u>Total Utilities</u>              | \$5,386.52           | \$5,783.33  | \$396.81   | \$32,846.29          | \$31,999.98 | (\$846.31)   | \$66,100.00   |
| <b>Total Expense</b>                | \$10,239.01          | \$11,219.45 | \$980.44   | \$62,125.01          | \$66,941.15 | \$4,816.14   | \$130,808.00  |

**Arrowhead Filing #1 Homeowners Association, Inc.**  
**Budget Comparison Report - Operating**  
**6/1/2019 - 6/30/2019**

|                      | 6/1/2019 - 6/30/2019 |               |            | 1/1/2019 - 6/30/2019 |              |            |               |
|----------------------|----------------------|---------------|------------|----------------------|--------------|------------|---------------|
|                      | Actual               | Budget        | Variance   | Actual               | Budget       | Variance   | Annual Budget |
| Operating Net Income | (\$10,035.71)        | (\$11,077.78) | \$1,042.07 | \$4,794.80           | (\$1,537.13) | \$6,331.93 | \$0.00        |
| Net Income           | (\$10,035.71)        | (\$11,077.78) | \$1,042.07 | \$4,794.80           | (\$1,537.13) | \$6,331.93 | \$0.00        |

Arrowhead Filing #1 Homeowners Association, Inc.  
Budget Comparison Report - 12 Months  
1/1/2019 - 6/30/2019

Top line is budget

Bottom line is actual

| Account                      | Jan 2019        | Feb 2019 | Mar 2019 | Apr 2019 | May 2019 | Jun 2019 | Jul 2019    | Aug 2019 | Sep 2019 | Oct 2019 | Nov 2019 | Dec 2019 | Yr To Date  | Annual Budget |
|------------------------------|-----------------|----------|----------|----------|----------|----------|-------------|----------|----------|----------|----------|----------|-------------|---------------|
| <b>Income</b>                |                 |          |          |          |          |          |             |          |          |          |          |          |             |               |
| 6110 - Assessment Income     | BUD \$64,554.00 | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$64,554.00 | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$64,554.00 | \$129,108.00  |
|                              | ACT \$64,554.00 | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00      | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$64,554.00 | \$64,554.00   |
| 6320 - Fines                 | BUD \$50.00     | \$50.00  | \$50.00  | \$50.00  | \$50.00  | \$50.00  | \$50.00     | \$50.00  | \$50.00  | \$50.00  | \$50.00  | \$50.00  | \$300.00    | \$600.00      |
|                              | ACT \$0.00      | \$0.00   | \$200.00 | \$200.00 | \$400.00 | \$200.00 | \$0.00      | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$1,000.00  | \$1,000.00    |
| 6330 - Late Fees             | BUD \$50.00     | \$50.00  | \$50.00  | \$50.00  | \$50.00  | \$50.00  | \$50.00     | \$50.00  | \$50.00  | \$50.00  | \$50.00  | \$50.00  | \$300.00    | \$600.00      |
|                              | ACT \$765.45    | \$74.32  | (\$0.19) | (\$0.83) | \$0.43   | \$1.25   | \$0.00      | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$840.43    | \$840.43      |
| 6410 - Misc. Owner Charges   | BUD \$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      | \$0.00        |
|                              | ACT \$0.00      | \$0.00   | \$0.00   | \$0.00   | \$510.00 | \$0.00   | \$0.00      | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$510.00    | \$510.00      |
| 6520 - NSF Fee               | BUD \$41.67     | \$41.67  | \$41.67  | \$41.67  | \$41.67  | \$41.67  | \$41.67     | \$41.67  | \$41.67  | \$41.67  | \$41.67  | \$41.63  | \$250.02    | \$500.00      |
|                              | 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      | \$0.00        |
| 6810 - Interest Income - Ope | BUD \$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      | \$0.00        |
|                              | ACT \$3.12      | \$2.85   | \$2.87   | \$2.49   | \$2.00   | \$2.05   | \$0.00      | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$15.38     | \$15.38       |
| <b>TOTAL INCOME</b>          | BUD \$64,695.67 | \$141.67 | \$141.67 | \$141.67 | \$141.67 | \$141.67 | \$64,695.67 | \$141.67 | \$141.67 | \$141.67 | \$141.67 | \$141.63 | \$65,404.02 | \$130,808.00  |
|                              | ACT \$65,322.57 | \$77.17  | \$202.68 | \$201.66 | \$912.43 | \$203.30 | \$0.00      | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$66,919.81 | \$66,919.81   |

Top line is budget

Bottom line is actual

Arrowhead Filing #1 Homeowners Association, Inc.  
Budget Comparison Report - 12 Months  
1/1/2019 - 6/30/2019

| Account                      | Jan 2019     | Feb 2019 | Mar 2019 | Apr 2019 | May 2019 | Jun 2019 | Jul 2019 | Aug 2019 | Sep 2019 | Oct 2019 | Nov 2019 | Dec 2019 | Yr To Date | Annual Budget |
|------------------------------|--------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|------------|---------------|
| <b>Admin/Management/Prof</b> |              |          |          |          |          |          |          |          |          |          |          |          |            |               |
| 7110 - Audit/Tax Prep        | BUD \$0.00   | \$0.00   | \$0.00   | \$324.45 | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$324.45   | \$324.45      |
|                              | ACT \$0.00   | \$0.00   | \$300.00 | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$300.00   | \$300.00      |
| 7120 - Bad Debt Expense      | BUD \$33.33  | \$33.33  | \$33.33  | \$33.33  | \$33.33  | \$33.33  | \$33.33  | \$33.33  | \$33.33  | \$33.33  | \$33.33  | \$33.37  | \$199.98   | \$400.00      |
|                              | 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     | \$0.00        |
| 7130 - Bank Charges          | BUD \$5.83   | \$5.83   | \$5.83   | \$5.83   | \$5.83   | \$5.83   | \$5.83   | \$5.83   | \$5.83   | \$5.83   | \$5.83   | \$5.87   | \$34.98    | \$70.00       |
|                              | ACT \$10.00  | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$10.00    | \$10.00       |
| 7140 - Collection Fees       | BUD \$133.33 | \$133.33 | \$133.33 | \$133.33 | \$133.33 | \$133.33 | \$133.33 | \$133.33 | \$133.33 | \$133.33 | \$133.33 | \$133.37 | \$799.98   | \$1,600.00    |
|                              | ACT \$0.00   | \$310.00 | \$30.00  | \$10.00  | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$350.00   | \$350.00      |
| 7160 - Copies & Faxes        | BUD \$85.83  | \$85.83  | \$85.83  | \$85.83  | \$85.83  | \$85.83  | \$85.83  | \$85.83  | \$85.83  | \$85.83  | \$85.83  | \$85.87  | \$514.98   | \$1,030.00    |
|                              | ACT          |          |          |          |          |          |          |          |          |          |          |          |            |               |

Arrowhead Filing #1 Homeowners Association, Inc.  
Budget Comparison Report - 12 Months  
1/1/2019 - 6/30/2019

Top line is budget

Bottom line is actual

| Account   | Jan 2019 | Feb 2019   | Mar 2019   | Apr 2019   | May 2019   | Jun 2019   | Jul 2019   | Aug 2019   | Sep 2019   | Oct 2019   | Nov 2019   | Dec 2019   | Yr To Date | Annual Budget |
|---|----------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|---------------|
|   | ACT      | \$124.12   | \$60.28    | \$20.12    | \$29.26    | \$53.14    | \$17.50    | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$304.42   | \$304.42      |
| 7160 - Income Tax & Corp Fee                    | BUD      | \$0.00     | \$0.00     | \$0.00     | \$50.00    | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$50.00    | \$50.00       |
|   | ACT      | \$0.00     | \$5.00     | \$25.00    | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$30.00    | \$30.00       |
|   | BUD      | \$262.50   | \$262.50   | \$262.50   | \$262.50   | \$262.50   | \$262.50   | \$262.50   | \$262.50   | \$262.50   | \$262.50   | \$262.50   | \$1,575.00 | \$3,150.00    |
| 7170 - Insurance                                | ACT      | \$3,290.00 | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$3,290.00 | \$3,290.00    |
|   | BUD      | \$41.67    | \$41.67    | \$41.67    | \$41.67    | \$41.67    | \$41.67    | \$41.67    | \$41.67    | \$41.67    | \$41.67    | \$41.63    | \$250.02   | \$500.00      |
|   | ACT      | \$0.00     | \$0.00     | \$594.50   | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$594.50   | \$594.50      |
| 7210 - Management Fees                          | BUD      | \$1,133.00 | \$1,133.00 | \$1,133.00 | \$1,133.00 | \$1,133.00 | \$1,133.00 | \$1,133.00 | \$1,133.00 | \$1,133.00 | \$1,133.00 | \$1,133.00 | \$6,798.00 | \$13,596.00   |
|   | ACT      | \$1,136.00 | \$1,136.00 | \$1,136.00 | \$1,136.00 | \$1,136.00 | \$1,136.00 | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$6,816.00 | \$6,816.00    |
|   | BUD      | \$107.17   | \$107.17   | \$107.17   | \$107.17   | \$107.17   | \$107.17   | \$107.17   | \$107.17   | \$107.17   | \$107.17   | \$107.13   | \$643.02   | \$1,286.00    |
| 7220 - Management Admin Exp/                    | ACT      | \$0.00     | \$177.84   | \$0.00     | \$77.19    | \$106.48   | \$37.37    | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$398.88   | \$398.88      |
|   | BUD      | \$21.46    | \$21.46    | \$21.46    | \$21.46    | \$21.46    | \$21.46    | \$21.46    | \$21.46    | \$21.46    | \$21.46    | \$21.44    | \$128.76   | \$257.50      |
|   | ACT      | \$10.00    | \$10.00    | \$10.00    | \$10.00    | \$10.00    | \$21.00    | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$71.00    | \$71.00       |
| 7350 - Postage                                  | BUD      | \$137.33   | \$137.33   | \$137.33   | \$137.33   | \$137.33   | \$137.33   | \$137.33   | \$137.33   | \$137.33   | \$137.33   | \$137.37   | \$823.98   | \$1,648.00    |
|   | ACT      | \$198.58   | \$248.42   | \$26.10    | \$37.20    | \$173.65   | \$51.45    | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$735.40   | \$735.40      |
|   | BUD      | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$3,000.00 | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$3,000.00 | \$3,000.00    |
| 7375 - Reserve Study                            | ACT      | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$850.00   | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$850.00   | \$850.00      |
|   | BUD      | \$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        |
|   | ACT      | \$78.92    | (\$78.92)  | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00        |
| Landscaping/Grounds<br>7520 - Fence Maintenance | BUD      | \$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        |
|   | ACT      | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$510.00   | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$510.00   | \$510.00      |
|   | BUD      | \$533.33   | \$533.33   | \$533.33   | \$533.33   | \$533.33   | \$533.33   | \$533.33   | \$533.33   | \$533.33   | \$533.33   | \$533.37   | \$3,199.98 | \$6,400.00    |
| 7550 - Grounds Improvement                      | 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      | \$291.67   | \$291.67   | \$291.67   | \$291.67   | \$291.67   | \$291.67   | \$291.67   | \$291.67   | \$291.67   | \$291.67   | \$291.63   | \$1,750.02 | \$3,500.00    |
|   | ACT      | \$0.00     | \$0.00     | \$90.00    | \$120.00   | \$0.00     | \$654.00   | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$864.00   | \$864.00      |
| 7580 - Landscape Contract                       | BUD      | \$850.00   | \$850.00   | \$850.00   | \$850.00   | \$850.00   | \$850.00   | \$850.00   | \$850.00   | \$850.00   | \$850.00   | \$850.00   | \$5,100.00 | \$10,200.00   |
|   | ACT      | \$845.00   | \$845.00   | \$845.00   | \$0.00     | \$1,856.00 | \$928.00   | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$5,319.00 | \$5,319.00    |
|   | BUD      | \$500.00   | \$500.00   | \$250.00   | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$375.00   | \$375.00   | \$1,250.00 | \$2,000.00    |
| 7730 - Snow Removal                             | ACT      | \$0.00     | \$0.00     | \$800.00   | \$1,040.00 | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$1,840.00 | \$1,840.00    |
|   | BUD      | \$0.00     | \$0.00     | \$0.00     | \$400.00   | \$800.00   | \$700.00   | \$200.00   | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$1,900.00 | \$2,500.00    |
|   | ACT      | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$397.50   | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$397.50   | \$397.50      |
| Reserves<br>9110 - Reserve Study                | BUD      | \$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        |
|   | ACT      | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$850.00   | (\$850.00) | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00     | \$0.00        |
|   |          |            |            |            |            |            |            |            |            |            |            |            |            |               |

**Arrowhead Filing #1 Homeowners Association, Inc.**  
**Budget Comparison Report - 12 Months**  
**1/1/2019 - 6/30/2019**

Top line is budget

Bottom line is actual

| Account                      | Jan 2019 | Feb 2019    | Mar 2019    | Apr 2019    | May 2019    | Jun 2019    | Jul 2019    | Aug 2019    | Sep 2019    | Oct 2019   | Nov 2019    | Dec 2019    | Yr To Date  | Annual Budget |
|------------------------------|----------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|------------|-------------|-------------|-------------|---------------|
| 9120 - Reserve - Funds Trans | BUD      | \$1,099.67  | \$1,099.67  | \$1,099.67  | \$1,099.67  | \$1,099.67  | \$1,099.67  | \$1,099.67  | \$1,099.67  | \$1,099.67 | \$1,099.67  | \$1,099.68  | \$6,598.02  | \$13,196.05   |
|                              | ACT      | \$0.00      | \$0.00      | \$3,299.01  | \$1,099.67  | \$1,099.67  | \$0.00      | \$0.00      | \$0.00      | \$0.00     | \$0.00      | \$0.00      | \$6,598.02  | \$6,598.02    |
| Utilities                    | BUD      | \$8.33      | \$8.33      | \$8.33      | \$8.33      | \$8.33      | \$8.33      | \$8.33      | \$8.33      | \$8.33     | \$8.33      | \$8.37      | \$49.98     | \$100.00      |
|                              | ACT      | \$6.46      | \$18.02     | \$17.89     | \$17.88     | \$24.25     | \$11.49     | \$0.00      | \$0.00      | \$0.00     | \$0.00      | \$0.00      | \$95.99     | \$95.99       |
| 8050 - Trash Collection      | BUD      | \$5,075.00  | \$5,075.00  | \$5,075.00  | \$5,075.00  | \$5,075.00  | \$5,075.00  | \$5,075.00  | \$5,075.00  | \$5,075.00 | \$5,075.00  | \$5,075.00  | \$30,450.00 | \$60,900.00   |
|                              | ACT      | \$4,688.50  | \$4,688.50  | \$4,688.50  | \$5,344.89  | \$7,844.89  | \$5,344.89  | \$0.00      | \$0.00      | \$0.00     | \$0.00      | \$0.00      | \$32,600.17 | \$32,600.17   |
| 8100 - Water & Sewer         | BUD      | \$100.00    | \$100.00    | \$100.00    | \$100.00    | \$400.00    | \$700.00    | \$1,200.00  | \$600.00    | \$100.00   | \$100.00    | \$100.00    | \$1,500.00  | \$5,100.00    |
|                              | ACT      | \$0.00      | \$0.00      | \$29.57     | \$30.14     | \$60.28     | \$30.14     | \$0.00      | \$0.00      | \$0.00     | \$0.00      | \$0.00      | \$150.13    | \$150.13      |
| TOTAL EXPENSE                | BUD      | \$10,419.45 | \$10,419.45 | \$10,169.45 | \$10,693.90 | \$14,019.45 | \$11,219.45 | \$11,419.45 | \$10,419.45 | \$9,919.45 | \$10,294.45 | \$10,294.60 | \$66,941.15 | \$130,808.00  |
|                              | ACT      | \$10,387.58 | \$7,420.14  | \$11,911.69 | \$8,952.23  | \$13,214.36 | \$10,239.01 | \$0.00      | \$0.00      | \$0.00     | \$0.00      | \$0.00      | \$62,125.01 | \$62,125.01   |
| NET INCOME                   | BUD      | \$54,276.22 | \$10,277.78 | \$10,027.78 | \$10,552.23 | \$13,877.78 | \$11,077.78 | \$53,276.22 | \$10,277.78 | \$9,777.78 | \$10,152.78 | \$10,152.97 | \$1,537.13  | \$0.00        |
|                              | ACT      | \$54,934.99 | \$7,342.97  | \$11,709.01 | \$8,750.57  | \$12,301.93 | \$10,035.71 | \$0.00      | \$0.00      | \$0.00     | \$0.00      | \$0.00      | \$4,794.80  | \$4,794.80    |

**Arrowhead Filing #1 Homeowners Association, Inc.**  
**Reserve Statement - 2 - Reserves**  
**6/1/2019 - 6/30/2019**

| Account                           | 6/1/2019 - 6/30/2019 |              | Begin Bal    | YTD        |              | Balance     |
|-----------------------------------|----------------------|--------------|--------------|------------|--------------|-------------|
|                                   | Allocation           | Disbursement |              | Allocation | Disbursement |             |
| 5010 Reserve - Transfer           | \$1,099.67           | \$0.00       | \$16,155.00  | \$6,598.02 | \$16,155.00  | \$6,598.02  |
| 5020 Reserve - Interest<br>Income | \$6.76               | \$0.00       | \$683.94     | \$33.31    | \$683.94     | \$33.31     |
| 5920 Reserve Fund<br>Balance      | \$0.00               | \$0.00       | \$241,438.67 | \$0.00     | \$218,040.06 | \$23,398.61 |
| Total:                            | \$1,106.43           | \$0.00       | \$258,277.61 | \$6,631.33 | \$234,879.00 | \$30,029.94 |

Arrowhead Filing #1 Homeowners Association, Inc.  
A/R Defined Owner Report  
Period Through: 6/30/2019

| Account Number | Name   | Status | Total Due       | Current         | 30 days         | 60 days         | 90 days       | Unit Address       |
|----------------|--|--------|-----------------|-----------------|-----------------|-----------------|---------------|--------------------|
| 102700430      | American Homes 4 Rent                                  |        | \$41.19         | \$0.20          | \$40.99         |                 |               | 11245 Chase Court  |
| 102700200      | Delia Flores and Patrick H. Torok and Deborah C. Torok |        | \$200.00        | \$200.00        |                 |                 |               | 11223 Gray Street  |
| 102700090      | Jeffrey B. Dorschner                                   |        | \$310.76        | \$1.05          | \$200.25        | \$109.46        |               | 11213 Benton Court |
|                |  |        | <u>\$551.95</u> | <u>\$201.25</u> | <u>\$241.24</u> | <u>\$109.46</u> | <u>\$0.00</u> |                    |
|                |  |        | 3               | 2               | 1               | 0               |               |                    |
|                |  |        | Interest Fee    | \$1.50          | \$1.25          | \$0.25          | \$0.00        | \$0.00             |
|                |  |        | Fine            | \$550.45        | \$200.00        | \$240.99        | \$109.46      | \$0.00             |
|                |  |        | <u>\$551.95</u> | <u>\$201.25</u> | <u>\$241.24</u> | <u>\$109.46</u> | <u>\$0.00</u> |                    |



**Arrowhead Filing #1 Homeowners Association, Inc.**  
**Check Register**  
**6/1/2019 - 6/30/2019**

| Account #     | Check #     | Check Date<br>Invoice   | Vendor or Payee<br>Line Item   | Check Amt          | Expense Account  | Invoice   | Paid  |
|---------------|-------------|---|--|--------------------|--|---|---|
| 1010          | 5763        | 6/13/2019<br>002615   | Split Rail Fence Company<br>Trex Repair  | \$510.00           | 7520 Fence Maintenance   | \$510.00  | \$510.00  |
| 1010          | 5764        | 6/13/2019<br>Refund   | Opendoor Property D LLC,<br>[REFUND] - Acct #: 102701231-1 -<br>Payment  | \$159.00           | 3310 Prepaid Owner<br>Assessments  | \$159.00  | \$159.00  |
| 1010          | 5765        | 6/13/2019<br>0535-<br>004287671                                 | Republic Services<br>June 2019 Trash Service   | \$5,344.89         | 8050 Trash Collection  | \$5,344.89  | \$5,344.89  |
| 1010          | 5766        | 6/13/2019<br>529011<br>529010<br>528944<br>SM1169188            | Metco Landscape, Inc.<br>Irrigation Repairs<br>Irrigation Repairs<br>Storm Clean Up<br>Monthly Maintenance 3 of 12   | \$1,979.50         | 7740 Sprinkler Repairs<br>7740 Sprinkler Repairs<br>7560 Grounds Repair - Other<br>7580 Landscape Contract   | \$105.00<br>\$292.50<br>\$654.00<br>\$928.00                      | \$105.00<br>\$292.50<br>\$654.00<br>\$928.00                      |
| 1010          | 5767        | 6/13/2019<br>June 2019  | Arrowhead Filing No 1 HOA<br>June 2019 Reserve Transfer  | \$1,099.67         | 3012 Reserve Transfer Suspense   | \$1,099.67  | \$1,099.67  |
| 1010          | 5768        | 6/13/2019<br>15182<br>15182<br>15182<br>15182<br>15182<br>15182 | Vista Management Associates, Inc.<br>May 2019 Storage<br>Reimb Signs<br>May 2019 Copies/Faxes<br>May 2019 Stationery<br>May 2019 Postage<br>June 2019 Management Fee | \$1,263.32         | 7320 Miscellaneous<br>7280 Meeting Expenses<br>7150 Copies & Faxes<br>7220 Management Admin<br>Exp/Website<br>7350 Postage<br>7210 Management Fees | \$10.00<br>\$11.00<br>\$17.50<br>\$37.37<br>\$51.45<br>\$1,136.00 | \$10.00<br>\$11.00<br>\$17.50<br>\$37.37<br>\$51.45<br>\$1,136.00 |
| 1010          | 5769        | 6/13/2019<br>639095173  | Xcel Energy<br>11203 Gray St 4/29-5/29   | \$11.49            | 8020 Electric  | \$11.49   | \$11.49   |
| 1010          | On-<br>Line | 6/30/2019<br>00387023 6/19                                      | City of Westminster<br>11201 Eaton St 4/25-5/28  | \$30.14            | 8100 Water & Sewer   | \$30.14   | \$30.14   |
| <b>Total:</b> |             |   |  | <u>\$10,398.01</u> |  |   |   |

**Journal Entry Report**  
**Arrowhead**  
**Current Date: 6/21/2019**  
**Posting Date: 6/21/2019**

| GLID | GL Account           | Debit    | Credit Description                     | Cost Center   |
|------|----------------------|----------|--|---------------|
|      | 7375 - Reserve Study | \$850.00 | \$0.00 Reclass reserve study from 9110 | 1 - Operating |
|      | 9110 - Reserve Study | \$0.00   | \$850.00 Reclass reserve study to 7375 | 1 - Operating |

Debits: \$850.00  
Credits: \$850.00

## Crystal Reingardt

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**From:** Kelly Miller  
**Sent:** Thursday, June 20, 2019 10:09 AM  
**To:** Crystal Reingardt  
**Subject:** ARH Financials Journal Entry

Hi Crystal

Can you please do a JE for ARH on the reserve study expense- we need to move the reserve study expense to an admin expense, rather than under reserve study.

Let me know what you need me to do.

Thank You,

Kelly Miller, CAM  
Vista Management Associates  
8700 Turnpike Drive Ste. #230  
Westminster, CO. 80031  
303-429-2611 ext. 118 – Phone  
303-429-2632 – Fax  
[Kelly@vistamgmt.com](mailto:Kelly@vistamgmt.com)

RD 1375-850  
C 9/10  
850  
POSTED

**Journal Entry Report**  
**Arrowhead**  
**Current Date: 7/12/2019**  
**Posting Date: 6/30/2019**

| GLID | GL Account                       | Debit      | Credit Description                    | Cost Center         |
|------|----------------------------------|------------|---------------------------------------|---------------------|
|      | 7320 - Miscellaneous             | \$11.00    | \$0.00 Move meeting signs from 7280   | 1 - Operating       |
|      | 7280 - Meeting Expenses          | \$0.00     | \$11.00 Move meeting signs to 7320    | 1 - Operating       |
|      | 3012 - Reserve Transfer Suspense | \$1,099.67 | \$0.00 Correct cost center            | 2 - Reserves        |
|      | 3012 - Reserve Transfer Suspense | \$0.00     | \$1,099.67 Correct cost center        | 1 - Operating       |
|      | 9120 - Reserve - Funds Transfer  | \$1,099.67 | \$0.00 June 2019 Reserve Transfer     | 1 - Operating       |
|      | 5010 - Reserve - Transfer        | \$0.00     | \$1,099.67 June 2019 Reserve Transfer | 1 - Operating       |
|      |                                  |            |                                       | Debits: \$2,210.34  |
|      |                                  |            |                                       | Credits: \$2,210.34 |