

Arrowhead Filing #1 Homeowners Association, Inc.
Balance Sheet
2/28/2019

	<u>Operating</u>	<u>Reserves</u>	<u>Other</u>	<u>Total</u>
Assets				
<u>Cash - Operating</u>				
1010 - Cash - Operating - Mutual of Omaha Bank	\$71,404.29			\$71,404.29
<u>Total Cash - Operating</u>	\$71,404.29			\$71,404.29
<u>Cash - Reserves</u>				
1220 - MM - Reserve - Flatirons Bank		\$23,406.17		\$23,406.17
<u>Total Cash - Reserves</u>		\$23,406.17		\$23,406.17
<u>Accounts Receivable</u>				
1410 - Assessments Receivable	\$422.25			\$422.25
1440 - A/R Late Fee	\$126.93			\$126.93
<u>Total Accounts Receivable</u>	\$549.18			\$549.18
<i>Assets Total</i>	\$71,953.47	\$23,406.17		\$95,359.64
Liabilities & Equity				
<u>Liability</u>				
3310 - Prepaid Owner Assessments	\$4,609.85			\$4,609.85
<u>Total Liability</u>	\$4,609.85	\$0.00		\$4,609.85
<u>Equity</u>				
5020 - Reserve - Interest Income		\$7.56		\$7.56
5890 - Working Capital Fund Balance	\$12,515.25			\$12,515.25
<u>Total Equity</u>	\$12,515.25	\$7.56		\$12,522.81
<u>Retained Earnings</u>	\$7,236.35	\$23,398.61	\$0.00	\$30,634.96
<u>Net Income</u>	\$47,592.02	\$0.00	\$0.00	\$47,592.02
<i>Liabilities and Equity Total</i>	\$71,953.47	\$23,406.17	\$0.00	\$95,359.64

Arrowhead Filing #1 Homeowners Association, Inc.

Budget Comparison Report - Operating

2/1/2019 - 2/28/2019

	2/1/2019 - 2/28/2019			1/1/2019 - 2/28/2019			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<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	\$0.00	\$50.00	(\$50.00)	\$0.00	\$100.00	(\$100.00)	\$600.00
6330 - Late Fees	\$74.32	\$50.00	\$24.32	\$839.77	\$100.00	\$739.77	\$600.00
6520 - NSF Fee	\$0.00	\$41.67	(\$41.67)	\$0.00	\$83.34	(\$83.34)	\$500.00
6810 - Interest Income - Operating	\$2.85	\$0.00	\$2.85	\$5.97	\$0.00	\$5.97	\$0.00
<u>Total Income</u>	\$77.17	\$141.67	(\$64.50)	\$65,399.74	\$64,837.34	\$562.40	\$130,808.00
Total Income	\$77.17	\$141.67	(\$64.50)	\$65,399.74	\$64,837.34	\$562.40	\$130,808.00
Expense							
<u>Admin/Management/Prof</u>							
7110 - Audit/Review Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$324.45
7120 - Bad Debt Expense	\$0.00	\$33.33	\$33.33	\$0.00	\$66.66	\$66.66	\$400.00
7130 - Bank Charges	\$0.00	\$5.83	\$5.83	\$10.00	\$11.66	\$1.66	\$70.00
7140 - Collection Fees	\$310.00	\$133.33	(\$176.67)	\$310.00	\$266.66	(\$43.34)	\$1,600.00
7150 - Copies & Faxes	\$60.28	\$85.83	\$25.55	\$184.40	\$171.66	(\$12.74)	\$1,030.00
7160 - Income Tax & Corp Fees	\$5.00	\$0.00	(\$5.00)	\$5.00	\$0.00	(\$5.00)	\$50.00
7170 - Insurance	\$0.00	\$262.50	\$262.50	\$3,290.00	\$525.00	(\$2,765.00)	\$3,150.00
7180 - Legal Fees	\$0.00	\$41.67	\$41.67	\$0.00	\$83.34	\$83.34	\$500.00
7210 - Management Fees	\$1,136.00	\$1,133.00	(\$3.00)	\$2,272.00	\$2,266.00	(\$6.00)	\$13,596.00
7220 - Management Admin Exp/Website	\$177.84	\$107.17	(\$70.67)	\$177.84	\$214.34	\$36.50	\$1,286.00
7320 - Miscellaneous	\$10.00	\$21.46	\$11.46	\$20.00	\$42.92	\$22.92	\$257.50
7350 - Postage	\$248.42	\$137.33	(\$111.09)	\$447.00	\$274.66	(\$172.34)	\$1,648.00
7380 - Stationery	(\$78.92)	\$0.00	\$78.92	\$0.00	\$0.00	\$0.00	\$0.00
<u>Total Admin/Management/Prof</u>	\$1,868.62	\$1,961.45	\$92.83	\$6,716.24	\$3,922.90	(\$2,793.34)	\$23,911.95
<u>Landscaping/Grounds</u>							
7550 - Grounds Improvement	\$0.00	\$533.33	\$533.33	\$0.00	\$1,066.66	\$1,066.66	\$6,400.00
7560 - Grounds Repair - Other	\$0.00	\$291.67	\$291.67	\$0.00	\$583.34	\$583.34	\$3,500.00
7580 - Landscape Contract	\$845.00	\$850.00	\$5.00	\$1,690.00	\$1,700.00	\$10.00	\$10,200.00
7730 - Snow Removal	\$0.00	\$500.00	\$500.00	\$0.00	\$1,000.00	\$1,000.00	\$2,000.00
7740 - Sprinkler Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,500.00
<u>Total Landscaping/Grounds</u>	\$845.00	\$2,175.00	\$1,330.00	\$1,690.00	\$4,350.00	\$2,660.00	\$24,600.00
<u>Reserves</u>							
9110 - Reserve Study	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00
9120 - Reserve - Funds Transfer	\$0.00	\$1,099.67	\$1,099.67	\$0.00	\$2,199.34	\$2,199.34	\$13,196.05
<u>Total Reserves</u>	\$0.00	\$1,099.67	\$1,099.67	\$0.00	\$2,199.34	\$2,199.34	\$16,196.05
<u>Utilities</u>							
8020 - Electric	\$18.02	\$8.33	(\$9.69)	\$24.48	\$16.66	(\$7.82)	\$100.00
8050 - Trash Collection	\$4,688.50	\$5,075.00	\$386.50	\$9,377.00	\$10,150.00	\$773.00	\$60,900.00
8100 - Water & Sewer	\$0.00	\$100.00	\$100.00	\$0.00	\$200.00	\$200.00	\$5,100.00
<u>Total Utilities</u>	\$4,706.52	\$5,183.33	\$476.81	\$9,401.48	\$10,366.66	\$965.18	\$66,100.00
Total Expense	\$7,420.14	\$10,419.45	\$2,999.31	\$17,807.72	\$20,838.90	\$3,031.18	\$130,808.00
Operating Net Income	(\$7,342.97)	(\$10,277.78)	\$2,934.81	\$47,592.02	\$43,998.44	\$3,593.58	\$0.00

Arrowhead Filing #1 Homeowners Association, Inc.

Budget Comparison Report - Operating

2/1/2019 - 2/28/2019

	2/1/2019 - 2/28/2019			1/1/2019 - 2/28/2019			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Net Income	(\$7,342.97)	(\$10,277.78)	\$2,934.81	\$47,592.02	\$43,998.44	\$3,593.58	\$0.00

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
Income 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	\$100.00	\$600.00
	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
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	\$100.00	\$600.00
	ACT \$765.45	\$74.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$839.77	\$839.77
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	\$83.34	\$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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5.97	\$5.97
TOTAL INCOME	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	\$64,837.34	\$130,808.00
	ACT \$65,322.57	\$77.17	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$65,399.74	\$65,399.74

Top line is budget

Bottom line is actual

Arrowhead Filing #1 Homeowners Association, Inc.
Budget Comparison Report - 12 Months
1/1/2019 - 2/28/2019

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Arrowhead Filing #1 Homeowners Association, Inc.
Budget Comparison Report - 12 Months
1/1/2019 - 2/28/2019

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
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	\$5,075.00	\$10,150.00	\$60,900.00
	ACT	\$4,688.50	\$4,688.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,377.00	\$9,377.00
8100 - Water & Sewer	BUD	\$100.00	\$100.00	\$100.00	\$100.00	\$400.00	\$700.00	\$1,200.00	\$1,500.00	\$600.00	\$100.00	\$100.00	\$100.00	\$200.00	\$5,100.00
	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
TOTAL EXPENSE	BUD	\$10,419.45	\$10,419.45	\$10,169.45	\$10,693.90	\$14,019.45	\$11,219.45	\$11,419.45	\$11,519.45	\$10,419.45	\$9,919.45	\$10,294.45	\$10,294.60	\$20,838.90	\$130,808.00
	ACT	\$10,387.58	\$7,420.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$17,807.72	\$17,807.72
NET INCOME	BUD	\$54,276.22	(\$10,277.78)	(\$10,027.78)	(\$10,552.23)	(\$13,877.78)	(\$11,077.78)	\$53,276.22	(\$11,377.78)	(\$10,277.78)	(\$9,777.78)	(\$10,152.78)	(\$10,152.97)	\$43,998.44	\$0.00
	ACT	\$54,934.99	(\$7,342.97)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$47,592.02	\$47,592.02

Arrowhead Filing #1 Homeowners Association, Inc.
Reserve Statement - 2 - Reserves
2/1/2019 - 2/28/2019

Account	2/1/2019 - 2/28/2019		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
5020 Reserve - Interest Income	\$3.59	\$0.00	\$683.94	\$7.56	\$683.94	\$7.56
5920 Reserve Fund Balance	\$0.00	\$0.00	\$241,438.67	\$0.00	\$218,040.06	\$23,398.61
Total:	\$3.59	\$0.00	\$242,122.61	\$7.56	\$218,724.00	\$23,406.17

Arrowhead Filing #1 Homeowners Association, Inc.
Check Register
2/1/2019 - 2/28/2019

Account #	Check #	Check Date Invoice	Vendor or Payee Line Item	Check Amt	Expense Account	Invoice	Paid
1010	On-Line	2/1/2019 00387023	City of Westminster 11201 Eaton St 11/28-12/27	\$0.00	****VOID****	\$0.00	\$0.00
1010	On-Line	2/1/2019 00387023	City of Westminster 11201 Eaton St 11/28-12/27	\$26.36	8100 Water & Sewer	\$26.36	\$26.36
1010	5740	2/11/2019 0535-004186389	Republic Services February 2019 Trash Service	\$4,688.50	8050 Trash Collection	\$4,688.50	\$4,688.50
1010	5741	2/11/2019 624841974 624630443	Xcel Energy Sprinkler Control 1/1-1/31 11203 Gray St 12/28-1/30	\$18.02	8020 Electric 8020 Electric	\$6.46 \$11.56	\$6.46 \$11.56
1010	5742	2/11/2019 SM164171	Metco Landscape, Inc. Landscape Contract 11 of 12	\$845.00	7580 Landscape Contract	\$845.00	\$845.00
1010	5743	2/11/2019 14935 14935 14935 14935 14935 14935 14935 14935	Vista Management Associates, Inc. 1099 Fee January 2019 Storage January 2019 Newsletter January 2019 Stationery January 2019 Copies/Faxes January 2019 Postage January 2019 Collection Fees February 2019 Management Fee	\$1,868.62	7160 Income Tax & Corp Fees 7320 Miscellaneous 7360 Printing 7380 Stationery 7150 Copies & Faxes 7350 Postage 7140 Collection Fees 7210 Management Fees	\$5.00 \$10.00 \$48.67 \$50.25 \$60.28 \$248.42 \$310.00 \$1,136.00	\$5.00 \$10.00 \$48.67 \$50.25 \$60.28 \$248.42 \$310.00 \$1,136.00
Total:				<u>\$7,446.50</u>			

Journal Entry Report
Arrowhead
Current Date: 3/6/2019
Posting Date: 2/28/2019

GLID	GL Account	Debit	Credit Description	Cost Center
	8100 - Water & Sewer	\$26.36	\$0.00 Correct A/P and expense	1 - Operating
	3010 - A/P Clearing Account	\$0.00	\$26.36 Correct A/P and expense	1 - Operating
	7220 - Management Admin Exp/Website	\$48.67	\$0.00 Move printing to Admin Exp	1 - Operating
	7360 - Printing	\$0.00	\$48.67 Move printing to Admin Exp	1 - Operating
	7220 - Management Admin Exp/Website	\$129.17	\$0.00 Move stationery to Admin Exp	1 - Operating
	7380 - Stationery	\$0.00	\$129.17 Move stationery to Admin Exp	1 - Operating

Debits: \$204.20
Credits: \$204.20