



CliftonLarsonAllen

CliftonLarsonAllen LLP
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Accountant's Compilation Report

Board of Directors
Parker Homestead Homeowners Association
El Paso County, Colorado

Management is responsible for the accompanying budget of revenues, expenditures, and fund balances of Parker Homestead Homeowners Association for the year ending December 31, 2016, including the estimate of comparative information for the year ending December 31, 2015 and the actual comparative information for the year ending December 31, 2014, in the format prescribed by Colorado Revised Statutes (C.R.S.) 29-1-105. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. We did not audit or review the budget nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on the accompanying budget.

We draw attention to the summary of significant assumptions which describe that the budget is presented in accordance with the requirements of C.R.S. 29-1-105, and is not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America.

We are not independent with respect to the Parker Homestead Homeowners Association.

Colorado Springs, Colorado
February 5, 2016

**PARKER HOMESTEAD HOMEOWNERS ASSOCIATION
SUMMARY
2016 BUDGET AS PROPOSED
WITH 2015 ESTIMATED**

For the Years Ended and Ending December 31,

2/5/2016

| | BUDGET 2015 | ACTUAL 11/30/2015 | ESTIMATED 2015 | PROPOSED 2016 |
|---|-----------------|----------------------|-------------------|------------------|
| BEGINNING FUND BALANCES | \$ - | \$ (2,750) | \$ (2,750) | \$ 3,153 |
| REVENUES | | | | |
| 1 Developer advance | 26,158 | 4,672 | 4,672 | 11,217 |
| 2 Other income | 100 | - | 100 | 100 |
| 3 Homeowner Dues | 7,707 | 7,473 | 9,431 | 24,030 |
| Total revenues | <u>33,965</u> | <u>12,145</u> | <u>14,203</u> | <u>35,347</u> |
| TRANSFERS IN | <u>-</u> | <u>-</u> | <u>-</u> | <u>2,000</u> |
| Total funds available | <u>33,965</u> | <u>9,395</u> | <u>11,453</u> | <u>40,500</u> |
| EXPENDITURES | | | | |
| 4 General and administration | | | | |
| 5 Accounting | 3,800 | - | - | 4,000 |
| 6 Audit | - | - | - | 1,500 |
| 7 Billing | 3,800 | - | - | 4,000 |
| 8 Contingency | 3,000 | - | 500 | 1,000 |
| 9 HOA management | 3,800 | 2,859 | 3,800 | 4,000 |
| 10 Insurance | 4,000 | 1,614 | 1,614 | 2,000 |
| 11 Legal | 1,000 | - | 500 | 1,000 |
| 12 Miscellaneous | - | 80 | 90 | - |
| 13 Trash & Recycling | - | 822 | 1,500 | 3,000 |
| 14 Operations and maintenance | | | | |
| 15 Fertilization / Weed Control | 1,000 | - | - | 1,000 |
| 16 Landscape - General | 6,000 | - | - | 3,000 |
| 17 Landscape - Native | 3,000 | - | - | 3,000 |
| 18 Snow removal | 3,000 | - | - | 5,000 |
| 19 Utilities | - | 271 | 296 | 3,000 |
| Total expenditures | <u>32,400</u> | <u>5,646</u> | <u>8,300</u> | <u>35,500</u> |
| TRANSFERS OUT | <u>-</u> | <u>-</u> | <u>-</u> | <u>2,000</u> |
| Total expenditures and transfers out requiring appropriation | <u>32,400</u> | <u>5,646</u> | <u>8,300</u> | <u>37,500</u> |
| ENDING FUND BALANCES | <u>\$ 1,565</u> | <u>\$ 3,749</u> | <u>\$ 3,153</u> | <u>\$ 3,000</u> |

PRELIMINARY DRAFT - SUBJECT TO REVISION

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

PARKER HOMESTEAD HOMEOWNERS ASSOCIATION
PROPERTY TAX SUMMARY INFORMATION
For the Years Ended and Ending December 31,

2/5/2016

| BUDGET 2015 | ACTUAL 11/30/2015 | ESTIMATED 2015 | PROPOSED 2016 |
|----------------|----------------------|-------------------|------------------|
|----------------|----------------------|-------------------|------------------|

ASSESSED VALUATION -

Certified Assessed Value

| | | | | | | | |
|----|---|----|---|----|---|----|---|
| \$ | - | \$ | - | \$ | - | \$ | - |
|----|---|----|---|----|---|----|---|

MILL LEVY

PROPERTY TAXES

Budgeted Property Taxes

| | | | | | | | |
|----|---|----|---|----|---|----|---|
| \$ | - | \$ | - | \$ | - | \$ | - |
|----|---|----|---|----|---|----|---|

BUDGETED PROPERTY TAXES

| | | | | | | | |
|----|---|----|---|----|---|----|---|
| \$ | - | \$ | - | \$ | - | \$ | - |
|----|---|----|---|----|---|----|---|

PRELIMINARY DRAFT - SUBJECT TO REVISION

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**PARKER HOMESTEAD HOMEOWNERS ASSOCIATION
GENERAL FUND
2016 BUDGET AS PROPOSED
WITH 2015 ESTIMATED**

For the Years Ended and Ending December 31,

2/5/2016

| | BUDGET 2015 | ACTUAL 11/30/2015 | ESTIMATED 2015 | PROPOSED 2016 |
|---|----------------|----------------------|-------------------|------------------|
| BEGINNING FUND BALANCES | \$ - | \$ (2,750) | \$ (2,750) | \$ 3,153 |
| REVENUES | | | | |
| 1 Developer advance | 26,158 | 4,672 | 4,672 | 11,217 |
| 2 Other income | 100 | - | 100 | 100 |
| 3 Homeowner Dues | 7,707 | 7,473 | 9,431 | 24,030 |
| Total revenues | 33,965 | 12,145 | 14,203 | 35,347 |
| Total funds available | 33,965 | 9,395 | 11,453 | 38,500 |
| EXPENDITURES | | | | |
| General and administration | | | | |
| 4 Accounting | 3,800 | - | - | 4,000 |
| 5 Audit | - | - | - | 1,500 |
| 6 Billing | 3,800 | - | - | 4,000 |
| 7 Contingency | 3,000 | - | 500 | 1,000 |
| 8 HOA management | 3,800 | 2,859 | 3,800 | 4,000 |
| 9 Insurance | 4,000 | 1,614 | 1,614 | 2,000 |
| 10 Legal | 1,000 | - | 500 | 1,000 |
| 11 Miscellaneous | - | 80 | 90 | - |
| 12 Trash & Recycling | - | 822 | 1,500 | 3,000 |
| Operations and maintenance | | | | |
| 13 Fertilization / Weed Control | 1,000 | - | - | 1,000 |
| 14 Landscape - General | 6,000 | - | - | 3,000 |
| 15 Landscape - Native | 3,000 | - | - | 3,000 |
| 16 Snow removal | 3,000 | - | - | 5,000 |
| 17 Utilities | - | 271 | 296 | 3,000 |
| Total expenditures | 32,400 | 5,646 | 8,300 | 35,500 |
| TRANSFERS OUT | | | | |
| RESERVE FUND | - | - | - | 2,000 |
| Total transfers out | - | - | - | 2,000 |
| Total expenditures and transfers out requiring appropriation | 32,400 | 5,646 | 8,300 | 37,500 |
| ENDING FUND BALANCES | \$ 1,565 | \$ 3,749 | \$ 3,153 | \$ 1,000 |

PRELIMINARY DRAFT - SUBJECT TO REVISION

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**PARKER HOMESTEAD HOMEOWNERS ASSOCIATION
RESERVE FUND
2016 BUDGET AS PROPOSED
WITH 2015 ESTIMATED**

For the Years Ended and Ending December 31,

2/5/2016

| | BUDGET 2015 | ACTUAL 11/30/2015 | ESTIMATED 2015 | PROPOSED 2016 |
|---|----------------|----------------------|-------------------|------------------|
| BEGINNING FUND BALANCES | \$ - | \$ - | \$ - | \$ - |
| REVENUES | | | | |
| Total revenues | - | - | - | - |
| TRANSFERS IN | | | | |
| GENERAL FUND | - | - | - | 2,000 |
| Total transfers in | - | - | - | 2,000 |
| Total funds available | - | - | - | 2,000 |
| EXPENDITURES | | | | |
| Total expenditures | - | - | - | - |
| Total expenditures and transfers out requiring appropriation | - | - | - | - |
| ENDING FUND BALANCES | \$ - | \$ - | \$ - | \$ 2,000 |

PRELIMINARY DRAFT - SUBJECT TO REVISION

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**PARKER HOMESTEAD HOMEOWNERS ASSOCIATION
2016 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Parker Homestead Homeowners Association, Inc., (Association), a nonprofit corporation was organized by filing the office of Secretary of State of Colorado on June 4, 2014.

The purpose for which the Association is formed is to provide for maintenance, preservation and architectural control of certain property and improvements within the property, and to promote the health, safety and welfare of the residents within the Community. The Association does not contemplate pecuniary gain or profit to the members.

The Association has no employees and all administrative functions are contracted.

The Association prepares its budget on the modified accrual basis of accounting.

Revenues

HOA assessments

The Association collects a fee of \$45.00 per month per residence from homeowners of the Association to pay for the Association's costs of operations, payable in monthly installments. It is anticipated that in 2016 the Association will have 61 homeowners by the end of the year.

Developer Contribution

A significant portion of operations and maintenance costs of the Association was funded by the Developer.

Based on the projected growth of the Community during the course of 2016, the Association is anticipating a possible increase in monthly assessments of five to ten dollars per unit in 2016.

Expenditures

Administrative and Operating Expenditures

Operating and administrative expenditures include the estimated services necessary to maintain the Association's administrative viability.

This information is an integral part of the accompanying budget.

PARKER HOMESTEAD HOA
 SCHEDULE OF 2016 HOMEOWNER FEES

-ASSUMES 3 NEW HOMES ARE ADDED EACH MONTH (\$45 PER HOME PER MONTH)

| # OF HOMES 12/31/15 | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | TOTAL |
|---------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|------------------|
| 25 | 28 | 31 | 34 | 37 | 40 | 43 | 46 | 49 | 52 | 55 | 58 | 61 | |
| \$ | \$ 45 | \$ 45 | \$ 45 | \$ 45 | \$ 45 | \$ 45 | \$ 45 | \$ 45 | \$ 45 | \$ 45 | \$ 45 | \$ 45 | \$ 45 |
| ANTICIPATED | | | | | | | | | | | | | |
| MONTHLY REVENUE | \$ 1,260 | \$ 1,395 | \$ 1,530 | \$ 1,665 | \$ 1,800 | \$ 1,935 | \$ 2,070 | \$ 2,205 | \$ 2,340 | \$ 2,475 | \$ 2,610 | \$ 2,745 | \$ 24,030 |