

**PARKER HOMESTEAD HOA**  
**FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2017**



CliftonLarsonAllen

CliftonLarsonAllen LLP  
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## Accountant's Compilation Report

Board of Directors  
Parker Homestead HOA  
Douglas County, Colorado

Management is responsible for the accompanying financial statements of Parker Homestead HOA, which comprise the balance sheet as of September 30, 2017, and the related statement of revenues, expenses, and changes in fund balances - actual for the period from January 01, 2017 through September 30, 2017 for the operating fund and the reserve fund, in accordance with accounting principles generally accepted in the United States of America. Management is also responsible for the accompanying financial forecasted budget, which comprises the statement of revenues, expenses, and changes in fund balance - budget for the year ending for the operating fund and the reserve fund, and the related summary of significant assumptions in accordance with guidelines for the presentation of financial forecast established by the American Institute of Certified Public Accountants. We have performed compilation engagements in accordance with Statements of 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, examine, or review the historical financial statements or the financial forecasted 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 these historical financial statements and this financial forecasted budget.

The forecasted budget results may not be achieved as there will usually be differences between the forecasted budget and actual results, because events and circumstances frequently do not occur as expected, and these differences may be material. We assume no responsibility to update this report for events and circumstances occurring after the date of this report.

Management has elected to omit the statement of cash flows, supplementary information on future major repairs and replacements and associate schedules of changes in replacement fund balances, and substantially all of the disclosures required by accounting principles generally accepted in the United States of America for historical financial statements. If the omitted statements were included in the historical financial statements, they might influence the user's conclusions about the association's financial position, results of operations, and cash flows. Accordingly, these historical financial statements are not designed for those who are not informed about such matters.

The supplementary information is presented for purposes of additional analysis and are not a required part of the basic financial statements. This information is the representation of management. The information was subject to our compilation engagement; however, we have not audited or reviewed the supplementary information and, accordingly, do not express an opinion, a conclusion, nor provide any form of assurance on the supplementary information.

We are not independent with respect to Parker Homestead HOA.

Greenwood Village, CO  
November 29, 2017

**PARKER HOMESTEAD HOA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2017**

	<u>Operating</u>	<u>Replacement</u>	<u>Total</u>
<b>ASSETS</b>			
1stBank OperatingChecking	\$ 19,055	\$ -	\$ 19,055
1stBank Reserve	-	2,334	2,334
Accounts receivable HOA assessments	1,242	-	1,242
Prepaid insurance	676	-	676
Prepaid expense	137	-	137
<b>TOTAL ASSETS</b>	<u>\$ 21,110</u>	<u>\$ 2,334</u>	<u>\$ 23,444</u>
<b>LIABILITIES AND NET POSITION</b>			
Accounts payable	\$ 3,661	\$ -	\$ 3,661
Unearned revenue	2,073	-	2,073
<b>TOTAL LIABILITIES</b>	<u>5,734</u>	<u>-</u>	<u>5,734</u>
<b>NET POSITION</b>	<u>15,376</u>	<u>2,334</u>	<u>17,710</u>
<b>TOTAL LIABILITIES AND NET POSITION</b>	<u>\$ 21,110</u>	<u>\$ 2,334</u>	<u>\$ 23,444</u>

These financial statements should be read only in connection with the accompanying accountant's compilation report.

**PARKER HOMESTEAD HOA**  
**STATEMENT OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCES - BUDGET AND ACTUAL**  
**FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2017**

**OPERATING FUND**

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
<b>REVENUES</b>			
Other income	\$ -	\$ 460	\$ 460
Developer advance	-	15,000	15,000
HOA assessments	50,400	37,800	(12,600)
Other HOA fees	-	2,194	2,194
<b>TOTAL REVENUES</b>	<u>50,400</u>	<u>55,454</u>	<u>5,054</u>
<b>EXPENDITURES</b>			
Billing	4,000	3,000	1,000
Taxes - property	-	185	(185)
Landscape maintenance	9,000	5,779	3,221
Landscape maintenance - native	3,000	3,220	(220)
Irrigation repair	1,000	3,840	(2,840)
Fertilization and weed control	2,000	-	2,000
Utilities	3,000	1,948	1,052
Website	500	1,363	(863)
Accounting	4,000	3,424	576
Insurance and bonds	2,000	783	1,217
Association management	4,000	3,103	897
Postage and printing	500	346	154
Legal services	1,000	-	1,000
Miscellaneous	500	136	364
Snow removal	5,000	251	4,749
Trash removal	9,000	7,252	1,748
Contingency	1,000	-	1,000
Transfers to Reserve Fund	2,000	1,333	667
<b>TOTAL EXPENDITURES</b>	<u>51,500</u>	<u>35,963</u>	<u>15,537</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(1,100)	19,491	20,591
<b>OTHER FINANCING SOURCES (USES)</b>			
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u>-</u>	<u>-</u>	<u>-</u>
<b>EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES</b>	(1,100)	19,491	20,591
<b>FUND BALANCES - BEGINNING</b>	<u>7,328</u>	<u>(4,117)</u>	<u>(11,445)</u>
<b>FUND BALANCES - ENDING</b>	<u>\$ 6,228</u>	<u>\$ 15,374</u>	<u>\$ 9,146</u>

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## **SUPPLEMENTARY INFORMATION**

**PARKER HOMESTEAD HOA  
SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL  
FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2017**

**REPLACEMENT FUND**

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
<b>REVENUES</b>			
Transfers from General Fund	\$ 2,000	\$ 1,333	\$ (667)
<b>TOTAL REVENUES</b>	<u>2,000</u>	<u>1,333</u>	<u>(667)</u>
<b>EXPENDITURES</b>			
<b>TOTAL EXPENDITURES</b>			
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	2,000	1,333	(667)
<b>OTHER FINANCING SOURCES (USES)</b>			
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u>-</u>	<u>-</u>	<u>-</u>
<b>EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES</b>	2,000	1,333	(667)
<b>FUND BALANCES - BEGINNING</b>	<u>3,000</u>	<u>1,001</u>	<u>(1,999)</u>
<b>FUND BALANCES - ENDING</b>	<u>\$ 5,000</u>	<u>\$ 2,334</u>	<u>\$ (2,666)</u>

**PARKER HOMESTEAD HOMEOWNERS ASSOCIATION  
2017 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 will collect a fee of \$70.00 per month per residence from homeowners of the Association to pay for the Association's costs of operations, payable in monthly installments.

**Expenditures**

**Administrative and Operating Expenditures**

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

# PARKER HOMESTEAD HOA

## Schedule of Cash Position

September 30, 2017

Updated as of November 29, 2017

	<u>General Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
<b><u>1st Bank - Checking</u></b>			
Balance as of 09/30/17	\$ 19,054.59	\$ -	\$ 19,054.59
Subsequent activities:			
10/19/17 - Transfer to MM Savings	(333.34)		(333.34)
10/24/17 - EFT - IREA	(23.52)		(23.52)
10/25/17 - EFT - Waste Management	(802.15)		(802.15)
10/31/17 - October Deposits	4,057.25		4,057.25
11/06/17 - EFT - Waste Management	(802.15)	-	(802.15)
11/06/17 - Check #195-196	(2,063.16)	-	(2,063.16)
11/06/17 - EFT - IREA	(23.52)	-	(23.52)
<i>Anticipated Vouchers payable</i>	(7,162.41)	-	(7,162.41)
<i>Anticipated Deposits</i>	3,082.51		3,082.51
<i>Anticipated Balance</i>	14,984.10	-	14,984.10
 <b><u>1st Bank - Money Market Savings</u></b>			
Balance as of 09/30/17	-	2,334.26	2,334.26
Subsequent activities:			
10/19/17 - Reserve transfer from checking	-	333.34	333.34
10/31/17 - Interest Earned		0.07	0.07
<i>Anticipated Balance</i>	\$ -	\$ 2,667.67	\$ 2,667.67
<b><u>Anticipated Balance</u></b>	\$ 14,984.10	\$ 2,667.67	\$ 17,651.77

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