

PARKER HOMESTEAD HOMEOWNER'S ASSOCIATION
8390 E. Crescent Pkwy, Suite 500
Greenwood Village, CO 80111

November 18, 2016

Dear Homeowner,

During the last couple of years, the Association has done its very best to keep your dues low. As you might know Lennar graciously contributed to assist the Association for 2016. We will no longer have the financial assistance from Lennar for 2017 but will have the same expenses.

The Board reviewed the Budget and discussed several options. The Board felt the best option was an increase in assessments which would decrease the likelihood of a Special Assessment, a one-time large fee charged to homeowners to cover any financial shortfall in the budget. Special Assessments have to be reported to realtors at the time of home sales and can be viewed negatively against the Association by perspective homeowners. The Board has approved moving forward with a \$25 increase on the monthly dues. As of January 2017, your dues will be \$70 per home per month.

The major costs incurred by the Association include, but are not limited to landscaping of common areas, trash removal for each home, and utilities (water and electricity for common areas). These are items that have previously been covered 100% by Lennar and will now be the responsibility of the homeowners.

We encourage you to attend the Budget Ratification Meeting being held on December 8, 2016 at 6:00 p.m. If you have any questions or concerns you would like to discuss before the meeting, please feel free to contact our Community Manager, Kim Herman, at 303-265-7923 or Kim.Herman@CLACConnect.com.

Thank you for your time,

Parker Homestead Board of Directors

NOTICE OF BUDGET RATIFICATION MEETING

**PARKER HOMESTEAD HOMEOWNERS ASSOCIATION, INC.
DOUGLAS COUNTY, COLORADO**

NOTICE IS HEREBY GIVEN that the Board of Directors of the Parker Homestead Homeowners Association, Inc. of the County of Douglas, State of Colorado, will hold its Budget Ratification Meeting on **Thursday, December 8, 2016 at 6:00 p.m. at South Metro Fire Rescue Station 45, 16801 Northgate Dr., Parker, Colorado 80134** for the purpose of ratifying the Board approved 2017 Budget as required by the Association's Legal Documents and Colorado State Statute.

The 2017 Budget has set monthly assessments at \$70.00 per month. Unless sixty-seven percent (67%) or 41 owners are present at the meeting AND veto the budget, the budget will automatically be ratified per the Association's Legal Documents and Colorado State Statute.

A Board Meeting will immediately follow the Budget Ratification Meeting.

**BY ORDER OF THE BOARD OF
DIRECTORS OF THE PARKER HOMESTEAD
HOMEOWNERS ASSOCIATION, INC.**

Agenda Items:

- I. Call to Order
- II. Introduction/Roll Call
- III. Budget Review and Ratification
- IV. Adjournment



CliftonLarsonAllen LLP
CLAconnect.com

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Accountant's Compilation Report

Board of Directors
Parker Homestead Homeowners
Association Douglas County, Colorado

Management is responsible for the accompanying historical financial statement of revenues, expenses and changes in fund balances, for the year ended December 31, 2015, of the operating fund and replacement fund for Parker Homestead Homeowners Association, in accordance with accounting principles generally accepted in the United States of America. 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 AICPA. We did not audit or review the historical financial statements, 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 or a conclusion, nor provide any form of assurance on these historical financial statements.

We have also compiled the accompanying forecasted statements of revenues, expenses and changes in fund balance for the years ended December 31, 2016 and 2017 of the operating fund and replacement fund for the years then ending, in accordance with attestation standards established by the American Institute of Certified Public Accountants.

A compilation of forecasted statements is limited to presenting, in the form of a forecast, information that is the representation of management and does not include evaluation of the support for the assumptions underlying the forecast. We have not examined the forecast and, accordingly, do not express an opinion or any other form of assurance on the accompanying forecasted statements or assumptions. Furthermore, there will usually be differences between the forecasted and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material. We have no responsibility to update this report for events and circumstances occurring after the date of this report.

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

CliftonLarsonAllen LLP

Greenwood Village, Colorado
November 9, 2016



An independent member of Nexia International

PARKER HOMESTEAD HOMEOWNERS ASSOCIATION
SUMMARY
2017 BUDGET AS PROPOSED
WITH 2015 ACTUAL AND 2016 ESTIMATED
For the Years Ended and Ending December 31,

10/4/2016

	ACTUAL 2015	BUDGET 2016	ACTUAL 9/30/2016	ESTIMATED 2016	PROPOSED 2017
BEGINNING FUND BALANCES	\$ -	\$ 3,153	\$ 2,039	\$ 2,039	\$ 10,328
REVENUES					
1 HOA assessments	9,431	24,030	17,709	35,000	50,400
2 Developer contribution	4,672	11,217	-	15,000	-
3 Working capital	-	-	2,430	3,240	-
4 Other HOA fees	-	100	549	549	-
Total revenues	<u>14,103</u>	<u>35,347</u>	<u>20,688</u>	<u>53,789</u>	<u>50,400</u>
TRANSFERS IN	<u>1,000</u>	<u>2,000</u>	<u>-</u>	<u>2,000</u>	<u>2,000</u>
Total funds available	<u>15,103</u>	<u>40,500</u>	<u>22,727</u>	<u>57,828</u>	<u>62,728</u>
EXPENDITURES					
5 General and administration					
6 Accounting	343	4,000	2,342	3,000	4,000
7 Audit	-	1,500	20	1,500	-
8 Billing	1,328	4,000	3,079	4,000	4,000
9 Contingency	-	1,000	-	-	1,000
10 HOA management	7,118	4,000	4,620	6,000	4,000
11 Insurance	1,614	2,000	1,396	2,000	2,000
12 Legal	-	1,000	-	1,000	1,000
13 Miscellaneous	81	-	1,263	1,500	500
14 Postage and printing	-	-	282	500	500
15 Operations and maintenance					
16 Fertilization / weed control	-	1,000	-	1,000	2,000
17 Irrigation repair	-	-	-	-	1,000
18 Landscape maintenance	-	3,000	4,469	5,000	9,000
19 Landscape maintenance - native	-	3,000	-	3,000	3,000
20 Snow removal	-	5,000	-	5,000	5,000
21 Trash removal	1,074	3,000	5,700	8,000	9,000
22 Utilities	506	3,000	1,516	3,000	3,000
23 Website	-	-	144	1,000	500
Total expenditures	<u>12,064</u>	<u>35,500</u>	<u>24,831</u>	<u>45,500</u>	<u>49,500</u>
TRANSFERS OUT	<u>1,000</u>	<u>2,000</u>	<u>-</u>	<u>2,000</u>	<u>2,000</u>
Total expenditures and transfers out requiring appropriation	<u>13,064</u>	<u>37,500</u>	<u>24,831</u>	<u>47,500</u>	<u>51,500</u>
ENDING FUND BALANCES	<u>\$ 2,039</u>	<u>\$ 3,000</u>	<u>\$ (2,104)</u>	<u>\$ 10,328</u>	<u>\$ 11,228</u>

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
2017 BUDGET AS PROPOSED
WITH 2015 ACTUAL AND 2016 ESTIMATED
For the Years Ended and Ending December 31,

10/4/2016

	ACTUAL 2015	BUDGET 2016	ACTUAL 9/30/2016	ESTIMATED 2016	PROPOSED 2017
BEGINNING FUND BALANCES	\$ -	\$ 3,153	\$ 1,039	\$ 1,039	\$ 7,328
REVENUES					
1 HOA assessments	9,431	24,030	17,709	35,000	50,400
2 Developer contribution	4,672	11,217	-	15,000	-
3 Working capital	-	-	2,430	3,240	-
4 Other HOA fees	-	100	549	549	-
Total revenues	<u>14,103</u>	<u>35,347</u>	<u>20,688</u>	<u>53,789</u>	<u>50,400</u>
Total funds available	<u>14,103</u>	<u>38,500</u>	<u>21,727</u>	<u>54,828</u>	<u>57,728</u>
EXPENDITURES					
General and administration					
5 Accounting	343	4,000	2,342	3,000	4,000
6 Audit	-	1,500	20	1,500	-
7 Billing	1,328	4,000	3,079	4,000	4,000
8 Contingency	-	1,000	-	-	1,000
9 HOA management	7,118	4,000	4,620	6,000	4,000
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11 Legal	-	1,000	-	1,000	1,000
12 Miscellaneous	81	-	1,263	1,500	500
13 Postage and printing	-	-	282	500	500
Operations and maintenance					
14 Fertilization / weed control	-	1,000	-	1,000	2,000
15 Irrigation repair	-	-	-	-	1,000
16 Landscape maintenance	-	3,000	4,469	5,000	9,000
17 Landscape maintenance - native	-	3,000	-	3,000	3,000
18 Snow removal	-	5,000	-	5,000	5,000
19 Trash removal	1,074	3,000	5,700	8,000	9,000
20 Utilities	506	3,000	1,516	3,000	3,000
21 Website	-	-	144	1,000	500
Total expenditures	<u>12,064</u>	<u>35,500</u>	<u>24,831</u>	<u>45,500</u>	<u>49,500</u>
TRANSFERS OUT					
RESERVE FUND	1,000	2,000	-	2,000	2,000
Total transfers out	<u>1,000</u>	<u>2,000</u>	<u>-</u>	<u>2,000</u>	<u>2,000</u>
Total expenditures and transfers out requiring appropriation	<u>13,064</u>	<u>37,500</u>	<u>24,831</u>	<u>47,500</u>	<u>51,500</u>
ENDING FUND BALANCES	<u>\$ 1,039</u>	<u>\$ 1,000</u>	<u>\$ (3,104)</u>	<u>\$ 7,328</u>	<u>\$ 6,228</u>

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
2017 BUDGET AS PROPOSED
WITH 2015 ACTUAL AND 2016 ESTIMATED
For the Years Ended and Ending December 31,**

10/4/2016

	ACTUAL 2015	BUDGET 2016	ACTUAL 9/30/2016	ESTIMATED 2016	PROPOSED 2017
BEGINNING FUND BALANCES	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 3,000
REVENUES					
Total revenues	-	-	-	-	-
TRANSFERS IN					
GENERAL FUND	1,000	2,000	-	2,000	2,000
Total transfers in	1,000	2,000	-	2,000	2,000
Total funds available	1,000	2,000	1,000	3,000	5,000
EXPENDITURES					
Total expenditures	-	-	-	-	-
Total expenditures and transfers out requiring appropriation	-	-	-	-	-
ENDING FUND BALANCES	\$ 1,000	\$ 2,000	\$ 1,000	\$ 3,000	\$ 5,000

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

**PARKER HOMSTEAD 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.

This information is an integral part of the accompanying budget.