

**Highlands Ranch Community Association, Inc.**  
**Balance Sheet for All Funds**  
**As of January 31, 2019**

Financial Row	ADMINISTIVE			RECREATION		BACKCOUNTRY	DEBT SERVICE	TOTAL
	OPERATING	RESERVE	OSCA	OPERATING	RESERVE	OP & RSV	& PLANT	
<b>ASSETS</b>								
<b>Current Assets</b>								
<b>Cash &amp; Equivalents</b>								
1000 - Wells Fargo Invest Sweep	\$ 5,078,075	\$ -	\$ -	\$ 116,024	\$ -	\$ -	\$ -	\$ 5,194,099
1003 - Wells Fargo Rec Operating Checking	-	-	-	6,850	-	-	-	6,850
1004 - Wells Fargo BC Operating Checking	-	-	-	-	-	93,060	-	93,060
1005 - Wells Fargo Admin Operating Checking	93,134	-	-	-	-	-	-	93,134
1006 - 1st Bank MM	250,513	-	-	-	-	-	-	250,513
1008 - Colorado Business Bank MM	-	-	-	-	231,913	-	-	231,913
1010 - Front Range Bank MM	-	-	-	246,282	-	-	-	246,282
1012 - PSCU Rec Operating CD	-	-	-	105,838	-	-	-	105,838
1013 - PSCU Rec Reserve CD	-	-	-	-	110,781	-	-	110,781
1014 - PSCU Rec Operating Savings	-	-	-	80	-	-	-	80
1015 - TCF Bank MM	-	-	-	-	237,451	-	-	237,451
1016 - US Bank Rec Operating	-	-	-	251,331	-	-	-	251,331
1017 - WF Bond Fund Suppl. Reserve Trustee	-	-	-	-	-	-	1,714,587	1,714,587
1018 - WF Bond Supplemental Reserve	-	-	-	-	-	-	1,723,735	1,723,735
1020 - Wells Fargo Bond Fund Prepayments	-	-	-	-	-	-	2,171,307	2,171,307
1021 - Wells Fargo Bond Fund Trustee	-	-	-	-	-	-	780,962	780,962
1022 - Morgan Stanley Capital Project Fund	-	-	-	-	52,100	-	-	52,100
1023 - Morgan Stanley Capital Project CD	-	-	-	-	64,753	-	-	64,753
1024 - Morgan Stanley OSCA	-	-	42,605	-	-	-	-	42,605
1025 - Morgan Stanley OSCA CD	-	-	4,343,627	-	-	-	-	4,343,627
1026 - Morgan Stanley Rec Reserve MM	-	-	-	-	82,142	-	-	82,142
1027 - Morgan Stanley Rec Reserve CD	-	-	-	-	2,310,469	-	-	2,310,469
1028 - RBC Wealth Mgmt Admin Reserve MM	-	283,062	-	-	-	-	-	283,062
1029 - RBC Wealth Mgmt Admin Reserve CD	-	1,148	-	-	-	-	-	1,148
1030 - RBC Wealth Mgmt BC Operating MM	-	-	-	-	-	24,479	-	24,479
1032 - RBC Wealth Mgmt BC Reserve CD	-	-	-	-	-	663	-	663
1033 - RBC Wealth Mgmt BC Reserve	-	-	-	-	-	173,200	-	173,200
1036 - RBC Wealth Mgmt Spec Proj Fund MM	287,612	-	-	-	-	-	-	287,612
1044 - Cash Drawer Cash on Hand	-	-	-	2,549	-	-	-	2,549
1045 - Program Cash on Hand	190	-	-	-	-	-	-	190
<b>Total Cash &amp; Equivalents</b>	<b>5,709,524</b>	<b>284,210</b>	<b>4,386,232</b>	<b>728,954</b>	<b>3,089,609</b>	<b>291,402</b>	<b>6,390,591</b>	<b>20,880,522</b>
<b>Accounts Receivable</b>								
1100 - AR-Assessments and Legal	245,766	-	-	356,729	-	-	-	602,495
1105 - Allowance for Doubtful Accounts	(20,294)	-	-	(85,630)	-	-	-	(105,924)
1190 - AR - Miscellaneous	13,051	-	-	16,625	38,827	(1,843)	-	66,660
1191 - Accrued Interest Receivable	-	-	20,359	-	7,463	-	16,211	44,033
<b>Total Accounts Receivable</b>	<b>238,523</b>	<b>-</b>	<b>20,359</b>	<b>287,724</b>	<b>46,290</b>	<b>(1,843)</b>	<b>16,211</b>	<b>607,264</b>
<b>Other Current Asset</b>								
1195 - Miscellaneous Receivable	19,374	-	-	22,857	-	41,158	-	83,389
1200 - Prepaid Expense	78,256	-	-	171,343	-	2,881	-	252,480
1205 - Prepaid Insurance	14,292	-	-	98,612	-	10,003	-	122,907
1210 - Inventory	-	-	-	37,878	-	-	-	37,878
1225 - Undeposited Funds	(25)	-	-	(1)	-	-	-	(26)

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**As of January 31, 2019**

Financial Row	ADMINISTRATIVE		OSCA	RECREATION		BACKCOUNTRY OP & RSV	DEBT SERVICE & PLANT	TOTAL
	OPERATING	RESERVE		OPERATING	RESERVE			
<b>Total Other Current Asset</b>	<b>111,897</b>	<b>-</b>	<b>-</b>	<b>330,689</b>	<b>-</b>	<b>54,042</b>	<b>-</b>	<b>496,628</b>
<b>Total Current Assets</b>	<b>6,059,944</b>	<b>284,210</b>	<b>4,406,591</b>	<b>1,347,367</b>	<b>3,135,899</b>	<b>343,601</b>	<b>6,406,802</b>	<b>21,984,414</b>
<b>Fixed Assets</b>								
1300 - Computer Equipment, Computer Software & Telephones	-	531,323	-	-	-	2,182	831,089	1,364,594
1305 - Admin. Property & Equipment	-	94,502	-	-	-	1,734	77,779	174,015
1310 - NR Facility & Improvements	-	-	-	-	-	-	20,058,531	20,058,531
1315 - Vehicles	-	-	-	-	-	-	10,366	10,366
1320 - WR Facility & Improvements	-	-	-	-	-	-	14,254,972	14,254,972
1325 - ER Facility & Improvements	-	-	-	-	5,111	-	15,468,721	15,473,832
1330 - Land	-	-	-	-	-	-	1,925,000	1,925,000
1335 - ER Property & Equipment	-	-	-	-	-	-	1,278,425	1,278,425
1340 - SR Facility & Improvements	-	-	-	-	-	-	16,052,074	16,052,074
1345 - BC Admin Prop & Equipment	-	-	-	-	-	-	-	-
1350 - NR Property & Equipment	-	-	-	-	-	-	916,957	916,957
1355 - WR Property & Equipment	-	-	-	-	-	-	1,068,797	1,068,797
1360 - SR Property & Equipment	-	-	-	-	-	-	894,705	894,705
1365 - Backcountry Trail Design & Improvements	-	-	-	-	-	335,788	-	335,788
1370 - Construction In Progress	-	54,007	-	-	-	-	54,694	108,701
1375 - Backcountry Signage	-	-	-	-	-	58,204	-	58,204
1380 - Backcountry Equipment	-	-	-	-	-	216,132	-	216,132
1385 - Backcountry Gates/Installation/Fencing	-	-	-	-	-	154,573	-	154,573
1390 - Backcountry Horse Team	-	-	-	-	-	33,679	-	33,679
1395 - Backcountry Vehicle	-	-	-	-	-	495,847	-	495,847
1397 - Backcountry Wildlife Exhibits	-	-	-	-	-	1,800	-	1,800
1400 - Accum Depr-Computer Equip, Comp Software & Telephones	-	(284,015)	-	-	-	(2,182)	(527,991)	(814,188)
1405 - Accum Depr-Admin. Prop & Equip	-	(96,248)	-	-	-	(1,734)	(77,779)	(175,761)
1410 - Accum Depr-NR Property & Equip	-	-	-	-	-	-	(384,089)	(384,089)
1415 - Accum Depr-Vehicles	-	-	-	-	-	(153,357)	(10,366)	(163,723)
1420 - Accum Depr-NR Facility & Imprv	-	-	-	-	-	-	(10,588,339)	(10,588,339)
1430 - Accum Depr-ER Property & Equip	-	-	-	-	-	-	(690,763)	(690,763)
1435 - Accum Depr-ER Facility & Imprv	-	-	-	-	-	-	(9,213,868)	(9,213,868)
1450 - Accum Depr-WR Property & Equip	-	-	-	-	-	-	(549,637)	(549,637)
1455 - Accum Depr-WR Facility & Imprv	-	-	-	-	-	-	(7,545,909)	(7,545,909)
1460 - Accum Depr-SR Facility & Imprv	-	-	-	-	-	-	(6,910,815)	(6,910,815)
1465 - Accum Depr-SR Property & Equip	-	-	-	-	-	-	(554,952)	(554,952)
1470 - Accum Depr- Trail Design & Improvements	-	-	-	-	-	(182,714)	-	(182,714)
1475 - Accum Depr-Signage	-	-	-	-	-	(49,526)	-	(49,526)
1480 - Accum Depr - Backcountry Equip	-	-	-	-	-	(49,405)	-	(49,405)
1490 - Accum Depr - Horse Team	-	-	-	-	-	(18,787)	-	(18,787)
1497 - Accum Depr-Wildlife Exhibits	-	-	-	-	-	(1,800)	-	(1,800)
<b>Total Fixed Assets</b>	<b>-</b>	<b>299,569</b>	<b>-</b>	<b>-</b>	<b>5,111</b>	<b>840,434</b>	<b>35,837,602</b>	<b>36,982,716</b>
<b>Other Assets</b>								
1110 - PM Cash Clearing	-	-	-	78,113	-	-	-	78,113
1250 - Interfund Receivable	64,846	-	150	4,344,523	25,721	69,252	1,837,537	6,342,029
1255 - Loan from OSCA Loan Receivable	-	-	750,000	-	-	-	-	750,000
1600 - 1999 Bond Issuance Costs	-	-	-	-	-	-	179,983	179,983

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Financial Row	ADMINISTRATIVE			RECREATION		BACKCOUNTRY	DEBT SERVICE	TOTAL
	OPERATING	RESERVE	OSCA	OPERATING	RESERVE	OP & RSV	& PLANT	
<b>Total Other Assets</b>	<b>64,846</b>	<b>-</b>	<b>750,150</b>	<b>4,422,636</b>	<b>25,721</b>	<b>69,252</b>	<b>2,017,520</b>	<b>7,350,125</b>
<b>Total ASSETS</b>	<b>\$ 6,124,790</b>	<b>\$ 583,779</b>	<b>\$ 5,156,741</b>	<b>\$ 5,770,003</b>	<b>\$ 3,166,731</b>	<b>\$ 1,253,287</b>	<b>\$ 44,261,924</b>	<b>\$ 66,317,255</b>
<b>LIABILITIES &amp; EQUITY</b>								
<b>Current Liabilities</b>								
<b>Accounts Payable</b>								
2000 - Accounts Payable	19,779	-	-	441,760	31,757	4,845	-	498,141
2015 - Accrued Bond Interest Payable	-	-	-	-	-	-	186,284	186,284
2025 - Preschool Scrips Pass Through	-	-	-	-	-	-	-	-
<b>Total Accounts Payable</b>	<b>19,779</b>	<b>-</b>	<b>-</b>	<b>441,760</b>	<b>31,757</b>	<b>4,845</b>	<b>186,284</b>	<b>684,425</b>
<b>Other Current Liability</b>								
2005 - Accrued Accounts Payable	27,356	-	-	64,285	263	66,496	-	158,400
2045 - Accrued Payroll and Vacation Expense	116,230	-	-	639,597	-	15,391	-	771,218
2050 - AFLAC Pre-Tax	176	-	-	242	-	-	-	418
2055 - Cafeteria Plan EE Contribution	3,786	-	-	137	-	-	-	3,923
2060 - Health Savings Acct EE Cont	200	-	-	(664)	-	-	-	(464)
2100 - Unearned Assessments	57,064	-	-	615,684	-	-	-	672,748
2101 - Deferred Assessments	331,794	-	-	2,809,640	-	-	-	3,141,434
2105 - Unearned Program & Facilities Revenue	45,006	-	-	674,367	-	33,875	-	753,248
2110 - Unearned Other Revenue	856	-	-	20,708	-	69,471	-	91,035
2115 - Unearned Sponsorship & Grant Revenue	39,125	-	-	20,000	-	-	-	59,125
2120 - Foreclosure Reserve	-	-	-	-	-	-	-	-
2125 - Prepaid Vegetation Mngt (Xcel)	-	-	-	-	-	20,068	-	20,068
2130 - Ppd Natural Resource Mngt -Elk	-	-	-	-	-	10,282	-	10,282
2135 - Ppd Water Line Easment	-	-	-	-	-	8,586	-	8,586
2250 - Interfund Payable	4,359,652	62,000	14	22,731	39,221	31,322	1,827,074	6,342,014
<b>Total Other Current Liability</b>	<b>4,981,245</b>	<b>62,000</b>	<b>14</b>	<b>4,866,727</b>	<b>39,484</b>	<b>255,491</b>	<b>1,827,074</b>	<b>12,032,035</b>
<b>Total Current Liabilities</b>	<b>5,001,024</b>	<b>62,000</b>	<b>14</b>	<b>5,308,487</b>	<b>71,241</b>	<b>260,336</b>	<b>2,013,358</b>	<b>12,716,460</b>
<b>Long Term Liabilities</b>								
2255 - Loan from OSCA Loan Payable	-	-	-	-	750,000	-	-	750,000
2600 - Bonds Payable - 1999 Series	-	-	-	-	-	-	4,555,000	4,555,000
2610 - Bonds Payable - 2004 Series	-	-	-	-	-	-	12,940,000	12,940,000
<b>Total Long Term Liabilities</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>750,000</b>	<b>-</b>	<b>17,495,000</b>	<b>18,245,000</b>
<b>Equity</b>								
Restricted Fund Balance	38,659	309,868	1,237,500	-	2,926,527	157,779	-	4,670,333
Retained Earnings	1,159,609	185,822	3,909,691	449,872	(645,752)	851,723	24,420,872	30,331,837
Net Income	(74,502)	26,089	9,536	11,644	64,715	(16,551)	332,694	353,625
<b>Total Equity</b>	<b>1,123,766</b>	<b>521,779</b>	<b>5,156,727</b>	<b>461,516</b>	<b>2,345,490</b>	<b>992,951</b>	<b>24,753,566</b>	<b>35,355,795</b>
<b>Total LIABILITIES &amp; EQUITY</b>	<b>\$ 6,124,790</b>	<b>\$ 583,779</b>	<b>\$ 5,156,741</b>	<b>\$ 5,770,003</b>	<b>\$ 3,166,731</b>	<b>\$ 1,253,287</b>	<b>\$ 44,261,924</b>	<b>\$ 66,317,255</b>

**Highlands Ranch Community Association, Inc.**  
**Statement of Revenues and Expenses for All Funds**  
**For the Year-to-Date Ending January 31, 2019**

Financial Row	ADMINISTRATIVE			RECREATION		BACKCOUNTRY	DEBT SERVICE	TOTAL
	OPERATING	RESERVE	OSCA	OPERATING	RESERVE	OP & RSV	& PLANT	
<b>Revenues</b>								
Homeowner assessments and fees	\$ 158,085	\$ -	\$ -	\$ 1,408,125	\$ -	\$ -	\$ -	\$ 1,566,210
Community improvement services	7,945	-	-	-	-	-	-	7,945
Recreation programs	-	-	-	409,992	-	4,861	-	414,853
Facility operations	-	-	-	98,892	-	1,696	-	100,588
Community events	2,910	-	-	-	-	-	-	2,910
Advertising	1,310	-	-	-	-	-	-	1,310
Special projects	-	-	-	-	-	-	-	-
Interest and other revenue	14,621	161	9,536	18,686	3,218	1,516	9,666	57,404
<b>Total revenues</b>	<b>184,871</b>	<b>161</b>	<b>9,536</b>	<b>1,935,695</b>	<b>3,218</b>	<b>8,073</b>	<b>9,666</b>	<b>2,151,220</b>
<b>Expenses</b>								
Salaries and employee benefits	145,502	-	-	1,025,866	-	45,263	-	1,216,631
Facility operations	2,991	371	-	82,448	2,474	5,350	-	93,634
Professional services	12,426	-	-	29,339	-	-	-	41,765
Advertising	1,941	-	-	5,649	-	-	-	7,590
Office expenses	50,841	-	-	84,804	-	535	-	136,180
Insurance	3,481	-	-	22,108	-	2,175	-	27,764
Interest	-	-	-	-	5,105	-	93,142	98,247
Occupancy	5,605	-	-	89,884	-	-	-	95,489
Program	-	-	-	59,353	-	4,186	-	63,539
Community events	7,189	-	-	-	-	-	-	7,189
Conferences, meetings and travel	1,490	-	-	2,590	-	615	-	4,695
Licenses and permits	-	-	-	3,082	-	-	-	3,082
Dues, subscriptions and memberships	1,546	-	-	374	-	-	-	1,920
Other operating expenses	62	-	-	(192)	-	-	-	(130)
<b>Total expenses</b>	<b>233,074</b>	<b>371</b>	<b>-</b>	<b>1,405,305</b>	<b>7,579</b>	<b>58,124</b>	<b>93,142</b>	<b>1,797,595</b>
(Gains) / Losses	-	-	-	-	-	-	-	-
<b>Excess (deficiency) of revenues over expenses</b>	<b>(48,203)</b>	<b>(210)</b>	<b>9,536</b>	<b>530,390</b>	<b>(4,361)</b>	<b>(50,051)</b>	<b>(83,476)</b>	<b>353,625</b>
Transfers to Bond Fund	-	-	-	(262,733)	-	-	262,733	-
Transfers to Backcountry Fund	-	-	-	(33,500)	-	33,500	-	-
Transfers for Capital Equipment	(16,414)	16,414	-	(3,248)	-	-	3,248	-
Transfers for Reserves	(9,885)	9,885	-	(219,265)	69,076	-	150,189	-
<b>Total transfers</b>	<b>(26,299)</b>	<b>26,299</b>	<b>-</b>	<b>(518,746)</b>	<b>69,076</b>	<b>33,500</b>	<b>416,170</b>	<b>-</b>
<b>Net revenues (expenses)</b>	<b>\$ (74,502)</b>	<b>\$ 26,089</b>	<b>\$ 9,536</b>	<b>\$ 11,644</b>	<b>\$ 64,715</b>	<b>\$ (16,551)</b>	<b>\$ 332,694</b>	<b>\$ 353,625</b>

**Highlands Ranch Community Association, Inc.**  
**Comparative Income Statement for Administrative and Recreation Operating Funds**  
**For the Month and Year-to-Date Ending January 31, 2019 and for the Year-to-Date Ending January 31, 2018, as noted**

	MTD & YTD - January 31, 2019				YTD - January 31, 2018			
	Actual	Budget	Favorable / (Unfavorable)	%	Actual	Budget	Favorable / (Unfavorable)	%
<b>ADMINISTRATIVE FUND</b>								
Revenues	\$ 184,871	\$ 179,275	\$ 5,596	3%	\$ 187,492	\$ 193,183	\$ (5,691)	(3%)
Expenses	233,074	252,901	19,827	8%	230,170	247,268	17,098	7%
Net Revenues (Expenses)	(48,203)	(73,626)	25,423	(35%)	(42,678)	(54,085)	11,407	(21%)
Transfers	26,299	9,885	(16,414)	(166%)	9,225	9,225	-	0%
Net Revenue (Expense)	\$ (74,502)	\$ (83,511)	\$ 9,009	(11%)	\$ (51,903)	\$ (63,310)	\$ 11,407	(18%)
	⌘	-	⌘					
<b>RECREATION FUND</b>								
<b>Facilities</b>								
Revenue	\$ 1,519,203	\$ 1,493,217	\$ 25,986	2%	\$ 1,444,569	\$ 1,439,662	\$ 4,907	0%
Expenses	1,127,369	1,252,009	124,640	10%	1,040,772	1,078,188	37,416	3%
Net Facility Revenues (Expenses)	391,834	241,208	150,626	62%	403,797	361,474	42,323	12%
<b>Recreation Programs</b>								
Revenue	416,492	381,558	34,934	9%	385,616	391,883	(6,267)	(2%)
Expenses	277,936	283,037	5,101	2%	262,074	278,475	16,401	6%
Net Program Revenues (Expenses)	138,556	98,521	40,035	41%	123,543	113,408	10,135	9%
Combined Rec Fund Net Rev. (Exp.)	530,390	339,729	190,661	56%	527,340	474,882	52,458	11%
<b>Transfers</b>								
Transfers to Bond Fund	262,733	284,000	21,267	7%	55,913	284,080	228,167	80%
Transfers to Backcountry	33,500	33,500	-	0%	32,500	32,500	-	0%
Transfers for Capital Equipment	3,248	-	(3,248)	(100%)	72,930	19,260	(53,670)	(279%)
Transfers for Reserves	219,265	219,265	-	0%	202,250	202,250	-	0%
Total Transfers	518,746	536,765	18,019	3%	363,593	538,090	174,497	32%
Total Net Revenue (Expense)	\$ 11,644	\$ (197,036)	\$ 208,680	(106%)	\$ 163,747	\$ (63,208)	\$ 226,955	(359%)
	⌘	(1)	-	⌘				