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11/01/21

Accrual Basis

## Agate Creek Homeowners Association

## Balance Sheet

As of October 31, 2021

	Oct 31, 21
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Alpine Bank - CD	150,236.89
YVB - Checking	17,492.33
YVB - Money Market - Water Res	188,225.81
YVB - Money Market	176,149.54
Certificate of Deposit	26,545.61
Total Checking/Savings	558,650.18
Accounts Receivable	
Accounts Receivable	1,699.36
Total Accounts Receivable	1,699.36
Total Current Assets	560,349.54
<b>TOTAL ASSETS</b>	<b>560,349.54</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Compliance Deposit Fee	20,000.00
Total Other Current Liabilities	20,000.00
Total Current Liabilities	20,000.00
Total Liabilities	20,000.00
Equity	
Designated Funds-Gen'l Reserve	56,000.00
Designated Funds-Water Reserve	140,000.00
Undesignated Funds	320,679.19
Net Income	23,670.35
Total Equity	540,349.54
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>560,349.54</b>

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Accrual Basis

## Agate Creek Homeowners Association

## Profit &amp; Loss

January through October 2021

	Jan - Oct 21
Ordinary Income/Expense	
Income	
Assessments	40,000.00
Reserve Assessments	8,000.00
Water Base Assessments	6,095.04
Water Reserve Assessments	7,499.84
Architectural Fees	912.00
Interest Income	89.82
Total Income	62,596.70
Gross Profit	62,596.70
Expense	
General & Administrative	
Admin/Management	1,000.00
Licenses and Fees	48.00
Tax Prep/Taxes	300.00
Website	528.00
Total General & Administrative	1,876.00
Operating Expenses	
Road Maintenance	2,775.00
Snowplowing	6,521.07
Entrance Light-Electric	394.00
Total Operating Expenses	9,690.07
Water Expenses	
Water Consulting/Legal	13,317.40
Water Base Costs	
Stagecoach Water Purch	870.00
Water Repairs	2,240.00
Total Water Base Costs	3,110.00
Water User Costs	
Water Operator	8,397.17
Water Supplies	360.00
Water Electric	2,469.00
Total Water User Costs	11,226.17
Total Water Expenses	27,653.57
Total Expense	39,219.64
Net Ordinary Income	23,377.06
Other Income/Expense	
Other Income	
Interest Income - Other	
Interest Income- Water accts	285.88
Interest Income - Other - Other	7.41
Total Interest Income - Other	293.29
Total Other Income	293.29
Net Other Income	293.29
Net Income	23,670.35

# Agate Creek Homeowners Association Profit & Loss Budget Performance

January through November 2021

	Jan - Nov 21	Budget	Jan - Nov 21	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
Income					
Assessments	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00
Reserve Assessments	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00
Water User Assessments	0.00	0.00	0.00	0.00	12,190.00
Water Base Assessments	6,095.04	4,000.00	6,095.04	4,000.00	8,000.00
Water Reserve Assessments	7,499.84	7,500.00	7,499.84	7,500.00	15,000.00
Road Fee	0.00	10,000.00	0.00	10,000.00	10,000.00
Architectural Fees	912.00	300.00	912.00	300.00	300.00
Interest Income	89.82	200.00	89.82	200.00	200.00
<b>Total Income</b>	<b>62,596.70</b>	<b>70,000.00</b>	<b>62,596.70</b>	<b>70,000.00</b>	<b>93,690.00</b>
<b>Gross Profit</b>	<b>62,596.70</b>	<b>70,000.00</b>	<b>62,596.70</b>	<b>70,000.00</b>	<b>93,690.00</b>
<b>Expense</b>					
General & Administrative					
Admin/Management	1,000.00	1,000.00	1,000.00	1,000.00	2,000.00
Licenses and Fees	48.00	0.00	48.00	0.00	0.00
Insurance					
D & O Insurance	0.00	1,000.00	0.00	1,000.00	1,000.00
<b>Total Insurance</b>	<b>0.00</b>	<b>1,000.00</b>	<b>0.00</b>	<b>1,000.00</b>	<b>1,000.00</b>
Tax Prep/Taxes	300.00	300.00	300.00	300.00	300.00
Legal	0.00	12,000.00	0.00	12,000.00	12,000.00
Office Supplies/Postage	0.00	100.00	0.00	100.00	100.00
Website	528.00	400.00	528.00	400.00	400.00
<b>Total General &amp; Administrative</b>	<b>1,876.00</b>	<b>14,800.00</b>	<b>1,876.00</b>	<b>14,800.00</b>	<b>15,800.00</b>
Operating Expenses					
Fencing	0.00	6,500.00	0.00	6,500.00	6,500.00
Fire Mitigation	0.00	2,000.00	0.00	2,000.00	2,000.00
Landscaping	0.00	1,000.00	0.00	1,000.00	1,000.00
Fence Repair	0.00	3,000.00	0.00	3,000.00	3,000.00
Road Maintenance	2,775.00		2,775.00		
Snowplowing	6,521.07	2,000.00	6,521.07	2,000.00	6,000.00
Mosquito & Weed Control	0.00	250.00	0.00	250.00	250.00
Entrance Light-Electric	394.00	687.50	394.00	687.50	750.00
<b>Total Operating Expenses</b>	<b>9,690.07</b>	<b>15,437.50</b>	<b>9,690.07</b>	<b>15,437.50</b>	<b>19,500.00</b>
Water Expenses					
Water Consulting/Legal	13,317.40		13,317.40		
Water Base Costs					
Stagecoach Water Purch	870.00	870.00	870.00	870.00	870.00
Water Repairs	2,240.00	2,500.00	2,240.00	2,500.00	2,500.00
<b>Total Water Base Costs</b>	<b>3,110.00</b>	<b>3,370.00</b>	<b>3,110.00</b>	<b>3,370.00</b>	<b>3,370.00</b>
Water User Costs					
Water Operator	8,397.17	4,125.00	8,397.17	4,125.00	5,500.00
Water Supplies	360.00	1,500.00	360.00	1,500.00	1,500.00
Water Electric	2,469.00	2,291.63	2,469.00	2,291.63	2,499.96
<b>Total Water User Costs</b>	<b>11,226.17</b>	<b>7,916.63</b>	<b>11,226.17</b>	<b>7,916.63</b>	<b>9,499.96</b>
<b>Total Water Expenses</b>	<b>27,653.57</b>	<b>11,286.63</b>	<b>27,653.57</b>	<b>11,286.63</b>	<b>12,869.96</b>
<b>Total Expense</b>	<b>39,219.64</b>	<b>41,524.13</b>	<b>39,219.64</b>	<b>41,524.13</b>	<b>48,169.96</b>
<b>Net Ordinary Income</b>	<b>23,377.06</b>	<b>28,475.87</b>	<b>23,377.06</b>	<b>28,475.87</b>	<b>45,520.04</b>
<b>Other Income/Expense</b>					
Other Income					
Interest Income - Other					
Interest Income- Water accts	285.88	0.00	285.88	0.00	500.00
Interest Income - Other - Other	7.41		7.41		
<b>Total Interest Income - Other</b>	<b>293.29</b>	<b>0.00</b>	<b>293.29</b>	<b>0.00</b>	<b>500.00</b>
<b>Total Other Income</b>	<b>293.29</b>	<b>0.00</b>	<b>293.29</b>	<b>0.00</b>	<b>500.00</b>
<b>Net Other Income</b>	<b>293.29</b>	<b>0.00</b>	<b>293.29</b>	<b>0.00</b>	<b>500.00</b>
<b>Net Income</b>	<b>23,670.35</b>	<b>28,475.87</b>	<b>23,670.35</b>	<b>28,475.87</b>	<b>46,020.04</b>