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Agate Creek Homeowners Association

Balance Sheet

11/03/22

As of October 31, 2022

Accrual Basis

	Oct 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Cash - Water Reserve	
Alpine Bank - CD	150,240.59
YVB - Money Market - Water Res	203,487.98
Total Cash - Water Reserve	353,728.57
Cash- Operating Reserve	
Certificate of Deposit	26,562.34
YVB - Money Market	176,394.87
Total Cash- Operating Reserve	202,957.21
YVB - Checking	53,700.65
Total Checking/Savings	610,386.43
Accounts Receivable	
Accounts Receivable	7,193.50
Total Accounts Receivable	7,193.50
Total Current Assets	617,579.93
TOTAL ASSETS	617,579.93
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	228.00
Total Accounts Payable	228.00
Other Current Liabilities	
Compliance Deposit Fee	15,000.00
Total Other Current Liabilities	15,000.00
Total Current Liabilities	15,228.00
Total Liabilities	15,228.00
Equity	
Designated Funds-Gen'l Reserve	56,000.00
Designated Funds-Water Reserve	140,000.00
Undesignated Funds	384,688.57
Net Income	21,663.36
Total Equity	602,351.93
TOTAL LIABILITIES & EQUITY	617,579.93

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Agate Creek Homeowners Association

Profit & Loss

11/03/22

January through October 2022

Accrual Basis

	Jan - Oct 22
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
Road Fee	10,000.00
Interest Income	210.00
Total Income	71,804.88
Gross Profit	71,804.88
Expense	
General & Administrative	
Admin/Management	1,000.00
Licenses and Fees	37.50
Legal	1,957.50
Website	300.00
Total General & Administrative	3,295.00
Operating Expenses	
Fire Mitigation	14,800.00
Landscaping	85.00
Snowplowing	9,063.88
Entrance Light-Electric	292.00
Total Operating Expenses	24,240.88
Water Expenses	
Water Base Costs	
Water Consulting/Legal	11,523.70
Stagecoach Water Purch	1,640.00
Water Repairs	700.00
Total Water Base Costs	13,863.70
Water User Costs	
Water Operator	7,203.35
Water Supplies	150.00
Water Electric	1,613.00
Total Water User Costs	8,966.35
Total Water Expenses	22,830.05
Total Expense	50,365.93
Net Ordinary Income	21,438.95
Other Income/Expense	
Other Income	
Interest Income - Other	
Interest Income- Water accts	224.41
Total Interest Income - Other	224.41
Total Other Income	224.41
Net Other Income	224.41
Net Income	21,663.36

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11/03/22

Accrual Basis

Agate Creek Homeowners Association Profit & Loss Budget Performance

January through October 2022

	Jan - Oct 22	Budget	Jan - Oct 22	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Assessments	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00
Reserve Assessment	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00
Water User Assessment	0.00	0.00	0.00	0.00	8,000.00
Water Base Assessment	6,095.04	6,095.00	6,095.04	6,095.00	12,190.00
Water Reserve Assessment	7,499.84	7,500.00	7,499.84	7,500.00	15,000.00
Road Fee	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
Architectural Fees	0.00	300.00	0.00	300.00	300.00
Road Maintenance Reimbursemen	0.00	0.00	0.00	0.00	0.00
Interest Income	210.00	170.00	210.00	170.00	200.00
Total Income	71,804.88	72,065.00	71,804.88	72,065.00	93,690.00
Gross Profit	71,804.88	72,065.00	71,804.88	72,065.00	93,690.00
Expense					
General & Administrative					
Admin/Management	1,000.00	2,000.00	1,000.00	2,000.00	2,000.00
Licenses and Fees	37.50	50.00	37.50	50.00	50.00
Insurance					
Liability Insurance	0.00	750.00	0.00	750.00	750.00
D & O Insurance	0.00	1,000.00	0.00	1,000.00	1,000.00
Total Insurance	0.00	1,750.00	0.00	1,750.00	1,750.00
Tax Prep/Taxes	0.00	300.00	0.00	300.00	300.00
Legal	1,957.50	12,000.00	1,957.50	12,000.00	12,000.00
Office Supplies/Postage	0.00	100.00	0.00	100.00	100.00
Website	300.00	400.00	300.00	400.00	400.00
Total General & Administrative	3,295.00	16,600.00	3,295.00	16,600.00	16,600.00
Operating Expenses					
Fencing	0.00	6,500.00	0.00	6,500.00	6,500.00
Fire Mitigation	14,800.00	2,000.00	14,800.00	2,000.00	2,000.00
Landscaping	85.00	1,000.00	85.00	1,000.00	1,000.00
Road Maintenance	0.00	5,000.00	0.00	5,000.00	5,000.00
Snowplowing	9,063.88	6,000.00	9,063.88	6,000.00	10,000.00
Mosquito & Weed Control	0.00	250.00	0.00	250.00	250.00
Entrance Light-Electric	292.00	625.00	292.00	625.00	750.00
Total Operating Expenses	24,240.88	21,375.00	24,240.88	21,375.00	25,500.00
Water Expenses					
Water Base Costs					
Water Consulting/Lega	11,523.70	8,000.00	11,523.70	8,000.00	10,000.00
Stagecoach Water Purc	1,640.00	870.00	1,640.00	870.00	870.00
Water Repairs	700.00	2,500.00	700.00	2,500.00	2,500.00
Total Water Base Costs	13,863.70	11,370.00	13,863.70	11,370.00	13,370.00
Water User Costs					
Water Operato	7,203.35	4,625.00	7,203.35	4,625.00	6,000.00
Water Supplies	150.00	1,500.00	150.00	1,500.00	1,500.00
Water Electric	1,613.00	2,080.00	1,613.00	2,080.00	2,500.00
Total Water User Costs	8,966.35	8,205.00	8,966.35	8,205.00	10,000.00
Total Water Expenses	22,830.05	19,575.00	22,830.05	19,575.00	23,370.00
Total Expense	50,365.93	57,550.00	50,365.93	57,550.00	65,470.00
Net Ordinary Income	21,438.95	14,515.00	21,438.95	14,515.00	28,220.00
Other Income/Expense					
Other Income					
Interest Income - Other					
Interest Income- Water acct	224.41	410.00	224.41	410.00	500.00
Total Interest Income - Other	224.41	410.00	224.41	410.00	500.00
Total Other Income	224.41	410.00	224.41	410.00	500.00
Net Other Income	224.41	410.00	224.41	410.00	500.00
Net Income	21,663.36	14,925.00	21,663.36	14,925.00	28,720.00