High Meadow Ranch Water District
Balance Sheet
As of August 31, 2025

	Aug 31, 25
ASSETS	
Current Assets	
Checking/Savings	
BOSC - Operating Account	82,375.39
BOSC - Casell Account Money	9,351.85
BOSC - KDJPB Deposits	2,492.53
EJ - Phase I	29,198.04
EJ - Phase II	41,028.36
EJ - Phase III	249,567.65
EJ - Depreciation Account	105,545.90
EJ - Planned Maintenance	16,593.92
Total Checking/Savings	536,153.64
Accounts Receivable	
Accounts Receivable	8,480.49
Total Accounts Receivable	8,480.49
Total Current Assets	544,634.13
Fixed Assets	
Tim Wells Well.	56,179.26
Block 1 Lot 110	6,278.10
Block 1 Lot 16	10,051.00
Block 1 Lot 49	20,741.00
Block 8 43PT	26,976.00
Well Improvements (Meadowlark)	5,883.00
Well Improvements (Saulk Trail)	14,156.00
Accumulated Depreciation	-32,611.00
Total Fixed Assets	107,653.36
Other Assets	
Loan Receivable	134,190.19
Grant Receivable	137,163.81
Construction In Progress	4,328,052.00
Total Other Assets	4,599,406.00
TOTAL ASSETS	5,251,693.49
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	13,924.43
Total Accounts Payable	13,924.43
Other Current Liabilities	
Retainage Payable	131,091.00
Total Other Current Liabilities	131,091.00
Total Current Liabilities	145,015.43
Long Term Liabilities	
N/P - DWSRF 203	1,618,949.00
N/P WARS	263,617.40
County Loan Assessments	780,048.08
N/P - SRF	96,070.91
Total Long Term Liabilities	2,758,685.39
Total Liabilities	2,903,700.82
Equity	
Paid in Capital	100,635.81
Net Assets	2,433,763.75

High Meadow Ranch Water District
Balance Sheet
As of August 31, 2025

	Aug 31, 25
Net Income	-186,406.89
Total Equity	2,347,992.67
TOTAL LIABILITIES & EQUITY	**5,251,693.49**

High Meadow Ranch Water District
Balance Sheet
As of August 31, 2025

	Aug 31, 25
ASSETS	
Current Assets	
Checking/Savings	
BOSC - Operating Account	82,375.39
BOSC - Casell Account Money	9,351.85
BOSC - KDJPB Deposits	2,492.53
EJ - Phase I	29,198.04
EJ - Phase II	41,028.36
EJ - Phase III	249,567.65
EJ - Depreciation Account	105,545.90
EJ - Planned Maintenance	16,593.92
Total Checking/Savings	536,153.64
Total Current Assets	536,153.64
TOTAL ASSETS	**536,153.64**
LIABILITIES & EQUITY	0.00

High Meadow Ranch Water District
Profit & Loss
July through August 2025

		Jul - Aug 25
Ordinary Income/Expense		
Income		
County Revenue		1,093.94
Water Use Fees		
Tap Fees	21,000.00	
System Users	-1,552.30	
Stripe Convienence Fee	20.75	
Total Water Use Fees		19,468.45
Total Income		20,562.39
Gross Profit		20,562.39
Expense		
Insurance Expense		
Liability Insurance	7,864.00	
Total Insurance Expense		7,864.00
Meter Pit Supplies		17,267.41
Maintenance Water Line		69.66
Maintenance - Wellhouse		
Septic Tank	1,333.00	
Annual Scads Service (Wetco)	6,340.00	
Chemicals	686.35	
Generator (Cummins)	2,473.90	
Wellhouse Water Temp	298.00	
VFD Replacement	4,540.00	
VPN Subscription	72.00	
Total Maintenance - Wellhouse		15,743.25
Meter Billing Setup		6,320.00
Water Operator		
One Call	63.85	
Monthly	12,500.00	
Total Water Operator		12,563.85
Water Tests		
Monthly Tests	254.00	
Additional Required Tests	3,450.00	
Total Water Tests		3,704.00
Office Supplies		
Stripe Convienence Fee	20.75	
Bank Fee	10.00	
General Supplies	38.47	
Total Office Supplies		69.22
Postage and Delivery		
General	46.26	
Total Postage and Delivery		46.26
Professional Fees		
Accountant	2,400.00	
Legal	192.50	
Liens	12.00	
Total Professional Fees		2,604.50

High Meadow Ranch Water District
Profit & Loss
July through August 2025

	Jul - Aug 25
Utilities	
Electricity	5,000.00
Natural Gas	240.12
Internet	198.00
Total Utilities	5,438.12
Total Expense	71,690.27
Net Ordinary Income	-51,127.88
Other Income/Expense	
Other Income	
Interest Income	3,726.25
Total Other Income	3,726.25
Other Expense	
Bad Accounts	4,571.25
Ask Board	325.00
Phase 1 Loan Rep Interest	62,152.92
Phase 1 Loan Repay Principal	69,976.09
Ask Jorgensen	1,980.00
Total Other Expense	139,005.26
Net Other Income	-135,279.01
Net Income	**-186,406.89**

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Accrual Basis

High Meadow Ranch Water District
Profit & Loss Prev Year Comparison
August 2025

	Aug 25	Aug 24	$ Change
Ordinary Income/Expense			
Income			
County Revenue	314.28	487.61	-173.33
Water Use Fees			
Tap Fees	7,000.00	14,034.59	-7,034.59
System Users	0.00	475.00	-475.00
Non-System Lots	0.00	-41.00	41.00
Stripe Convienence Fee	0.00	201.72	-201.72
Total Water Use Fees	7,000.00	14,670.31	-7,670.31
Total Income	7,314.28	15,157.92	-7,843.64
Gross Profit	7,314.28	15,157.92	-7,843.64
Expense			
Meter Pit Supplies	3,164.67	9,054.58	-5,889.91
Maintenance Water Line	-69.66	0.00	-69.66
Maintenance - Wellhouse			
Septic Tank	1,333.00	0.00	1,333.00
Chemicals	686.35	0.00	686.35
Maintenance - Wellhouse - Other	0.00	540.90	-540.90
Total Maintenance - Wellhouse	2,019.35	540.90	1,478.45
Meter Billing Setup	-2,604.25	0.00	-2,604.25
Water Operator			
One Call	13.85	33.00	-19.15
Monthly	1,500.00	11,000.00	-9,500.00
Total Water Operator	1,513.85	11,033.00	-9,519.15
Water Tests			
Additional Required Tests	-254.00	0.00	-254.00
Total Water Tests	-254.00	0.00	-254.00
Licenses and Permits	0.00	75.00	-75.00
Office Supplies			
Stripe Convienence Fee	0.00	201.72	-201.72
General Supplies	38.47	0.00	38.47
Total Office Supplies	38.47	201.72	-163.25
Postage and Delivery			
General	0.00	22.50	-22.50
Total Postage and Delivery	0.00	22.50	-22.50
Professional Fees			
Accountant	1,200.00	1,700.00	-500.00
Legal	192.50	0.00	192.50
Total Professional Fees	1,392.50	1,700.00	-307.50
Utilities			
Electricity	2,500.00	1,700.00	800.00
Natural Gas	17.85	0.00	17.85
Internet	99.00	99.00	0.00
Total Utilities	2,616.85	1,799.00	817.85
Total Expense	7,817.78	24,426.70	-16,608.92
Net Ordinary Income	-503.50	-9,268.78	8,765.28

High Meadow Ranch Water District
Profit & Loss Prev Year Comparison
August 2025

	Aug 25	Aug 24	$ Change
Other Income/Expense			
Other Income			
Phase 3 Design Grant	0.00	467,945.18	-467,945.18
Interest Income	1,922.33	286.57	1,635.76
Total Other Income	1,922.33	468,231.75	-466,309.42
Other Expense			
Phase 3 Upgrade Project	0.00	83,119.14	-83,119.14
Ask Jorgensen	1,980.00	0.00	1,980.00
Total Other Expense	1,980.00	83,119.14	-81,139.14
Net Other Income	-57.67	385,112.61	-385,170.28
Net Income	-561.17	375,843.83	-376,405.00

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09/16/25

Accrual Basis

High Meadow Ranch Water District
Profit & Loss Budget Performance
August 2025

	Aug 25	Budget	Jul - Aug 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
County Revenue	314.28	2,375.00	1,093.94	4,750.00	28,500.00
Water Use Fees					
Tap Fees	7,000.00	4,083.33	21,000.00	8,166.70	49,000.00
System Users	0.00	13,832.00	-1,552.30	27,664.00	165,984.00
Depreciation Fee	0.00	3,375.00	0.00	6,750.00	40,500.00
Water Operator Fees	0.00	320.00	0.00	640.00	3,840.00
Non-System Lots	0.00	0.00	0.00	0.00	0.00
Stripe Convienence Fee	0.00	0.00	20.75	0.00	0.00
Lien/Shut Off Charges	0.00	0.00	0.00	0.00	0.00
Total Water Use Fees	7,000.00	21,610.33	19,468.45	43,220.70	259,324.00
Union Cell Tower Rent	0.00	958.33	0.00	1,916.70	11,500.00
Total Income	7,314.28	24,943.66	20,562.39	49,887.40	299,324.00
Gross Profit	7,314.28	24,943.66	20,562.39	49,887.40	299,324.00
Expense					
Advertising	0.00	20.83	0.00	41.70	250.00
Insurance Expense					
Bond	0.00	33.33	0.00	66.70	400.00
Liability Insurance	0.00	202.67	7,864.00	405.30	2,432.00
Asset Liability Insurance	0.00	666.67	0.00	1,333.30	8,000.00
Total Insurance Expense	0.00	902.67	7,864.00	1,805.30	10,832.00
Meter Pit Supplies	3,164.67	2,333.33	17,267.41	4,666.70	28,000.00
Maintenance Water Line					
Other	0.00	41.67	0.00	83.30	500.00
Riase Valves to Surface	0.00	75.00	0.00	150.00	900.00
Enhanced Water Meters	0.00	133.33	0.00	266.70	1,600.00
Enhanced Water Meters Comms Puc	0.00	41.67	0.00	83.30	500.00
PRV Upgrades	0.00	166.67	0.00	333.30	2,000.00
Maintenance Water Line - Other	-69.66	0.00	69.66	0.00	0.00
Total Maintenance Water Line	-69.66	458.34	69.66	916.60	5,500.00
Maintenance - Wellhouse					
Septic Tank	1,333.00	33.33	1,333.00	66.70	400.00
Weed Spraying	0.00	33.33	0.00	66.70	400.00
Annual Scads Service (Wetco)	0.00	523.33	6,340.00	1,046.70	6,280.00
Scada Server Replacement	0.00	333.33	0.00	666.70	4,000.00
Sensus Service Agreement (Mtrs)	0.00	333.33	0.00	666.70	4,000.00
Chemicals	686.35	100.00	686.35	200.00	1,200.00
Tank Inspectopm (MIDCO)	0.00	111.08	0.00	222.20	1,333.00
Generator (Cummins)	0.00	166.67	2,473.90	333.30	2,000.00
Generator Batteries	0.00	41.67	0.00	83.30	500.00
Fire Extinguisher Inspections	0.00	12.50	0.00	25.00	150.00
Billing Tablet	0.00	50.00	0.00	100.00	600.00
Wellhouse Water Temp	0.00	100.00	298.00	200.00	1,200.00
VFD Replacement	0.00	375.00	4,540.00	750.00	4,500.00
VPN Subscription	0.00	5.00	72.00	10.00	60.00
Maintenance - Wellhouse - Other	0.00	83.33	0.00	166.70	1,000.00
Total Maintenance - Wellhouse	2,019.35	2,301.90	15,743.25	4,604.00	27,623.00
Meeting					
Regular Monthly	0.00	125.00	0.00	250.00	1,500.00
Special	0.00	41.67	0.00	83.30	500.00
Total Meeting	0.00	166.67	0.00	333.30	2,000.00
Meter Billing Setup	-2,604.25		6,320.00		
Water Operator					
One Call	13.85	8.33	63.85	16.70	100.00
Monthly	1,500.00	12,500.00	12,500.00	25,000.00	150,000.00
Additional Callouts	0.00	320.00	0.00	640.00	3,840.00
Total Water Operator	1,513.85	12,828.33	12,563.85	25,656.70	153,940.00
Water Tests					
Monthly Tests	0.00		254.00		
Additional Required Tests	-254.00	208.33	3,450.00	416.70	2,500.00
Total Water Tests	-254.00	208.33	3,704.00	416.70	2,500.00
Office Supplies					
Stripe Convienence Fee	0.00	0.00	20.75	0.00	0.00
Bank Fee	0.00		10.00		
General Supplies	38.47	12.50	38.47	25.00	150.00
Microsoft Office	0.00	13.00	0.00	26.00	156.00
Webstie Mantenance 1/2 Renewal	0.00	25.00	0.00	50.00	300.00
Box Rent	0.00	16.67	0.00	33.30	200.00
Total Office Supplies	38.47	67.17	69.22	134.30	806.00

High Meadow Ranch Water District
Profit & Loss Budget Performance
August 2025

	Aug 25	Budget	Jul - Aug 25	YTD Budget	Annual Budget
Postage and Delivery					
Voting Printing & Mailing	0.00	0.00	0.00	0.00	0.00
General	0.00	41.67	46.26	83.30	500.00
Total Postage and Delivery	0.00	41.67	46.26	83.30	500.00
Professional Fees					
Audit	0.00	1,708.33	0.00	3,416.70	20,500.00
Accountant	1,200.00	1,200.00	2,400.00	2,400.00	14,400.00
Billing (Monthly)	0.00	640.00	0.00	1,280.00	7,680.00
Billing (Annual)	0.00	61.67	0.00	123.30	740.00
Lien/Shut Off Charges	0.00	0.00	0.00	0.00	0.00
Legal	192.50	41.67	192.50	83.30	500.00
WARWS Membership	0.00	41.67	0.00	83.30	500.00
Liens	0.00		12.00		
Memberships	0.00	0.00	0.00	0.00	0.00
Total Professional Fees	1,392.50	3,693.34	2,604.50	7,386.60	44,320.00
Utilities					
Electricity	2,500.00	2,500.00	5,000.00	5,000.00	30,000.00
Natural Gas	17.85	125.00	240.12	250.00	1,500.00
Internet	99.00	100.00	198.00	200.00	1,200.00
Total Utilities	2,616.85	2,725.00	5,438.12	5,450.00	32,700.00
Total Expense	7,817.78	25,747.58	71,690.27	51,495.20	308,971.00
Net Ordinary Income	-503.50	-803.92	-51,127.88	-1,607.80	-9,647.00
Other Income/Expense					
Other Income					
Phase 1 Special Assessment Loan	0.00	7,782.00	0.00	15,564.00	93,384.00
Phase 2 Special Assessment	0.00	4,542.50	0.00	9,085.00	54,510.00
Phase 3 Special Assessment	0.00	4,542.50	0.00	9,085.00	54,510.00
Phase 3 Design Loan	0.00	16,666.67	0.00	33,333.30	200,000.00
Phase 3 Design Grant	0.00	0.00	0.00	0.00	0.00
Interest Income	1,922.33	833.33	3,726.25	1,666.70	10,000.00
Total Other Income	1,922.33	34,367.00	3,726.25	68,734.00	412,404.00
Other Expense					
Bad Accounts	0.00		4,571.25		
Ask Board	0.00		325.00		
Phase 3 Upgrade Project	0.00	16,666.67	0.00	33,333.30	200,000.00
Phase 1 Loan Rep Interest	0.00	0.00	62,152.92	0.00	0.00
Phase 1 Loan Repay Principal	0.00	7,782.00	69,976.09	15,564.00	93,384.00
Phase 2 Project Loan Principal	0.00	4,542.50	0.00	9,085.00	54,510.00
Phase 3 Project Loan Principal	0.00	4,542.50	0.00	9,085.00	54,510.00
Ask Jorgensen	1,980.00		1,980.00		
Total Other Expense	1,980.00	33,533.67	139,005.26	67,067.30	402,404.00
Net Other Income	-57.67	833.33	-135,279.01	1,666.70	10,000.00
Net Income	**-561.17**	**29.41**	**-186,406.89**	**58.90**	**353.00**