

High Meadow Ranch Water District

Balance Sheet

As of January 31, 2026

	Jan 31, 26
ASSETS	
Current Assets	
Checking/Savings	
BOSC - Operating Account	62,957.53
BOSC - Casell Account Money	9,295.29
BOSC - KDJPB Deposits	19,789.71
EJ - Phase I	87,907.96
EJ - Phase II	73,840.53
EJ - Phase III	285,834.46
EJ - Depreciation Account	112,004.64
EJ - Planned Maintenance	18,215.82
Total Checking/Savings	669,845.94
Accounts Receivable	
Accounts Receivable	-9,272.17
Total Accounts Receivable	-9,272.17
Total Current Assets	660,573.77
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	5,367,633.13
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	83,868.26
Total Accounts Payable	83,868.26
Other Current Liabilities	
Retainage Payable	131,091.00
Total Other Current Liabilities	131,091.00
Total Current Liabilities	214,959.26
Long Term Liabilities	
N/P - DWSRF 203	1,618,949.00
N/P WARS	263,617.40
County Loan Assessments	902,597.54
N/P - SRF	96,070.91
Total Long Term Liabilities	2,881,234.85
Total Liabilities	3,096,194.11
Equity	
Paid in Capital	100,635.81
Net Assets	2,433,763.82

2:33 PM

02/18/26

Accrual Basis

High Meadow Ranch Water District

Balance Sheet

As of January 31, 2026

	Jan 31, 26
Net Income	-262,960.61
Total Equity	2,271,439.02
TOTAL LIABILITIES & EQUITY	5,367,633.13

2:34 PM

02/18/26

Accrual Basis

High Meadow Ranch Water District

Balance Sheet

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Checking/Savings	
BOSC - Operating Account	62,957.53
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EJ - Planned Maintenance	18,215.82
Total Checking/Savings	<u>669,845.94</u>
Total Current Assets	<u>669,845.94</u>
TOTAL ASSETS	<u><u>669,845.94</u></u>
LIABILITIES & EQUITY	0.00

High Meadow Ranch Water District

Profit & Loss

January 2026

02/18/26

Accrual Basis

	Jan 26	Jan 25	\$ Change
Ordinary Income/Expense			
Income			
Collection Income	145.84	0.00	145.84
County Revenue	4,085.70	0.00	4,085.70
Water Use Fees			
Stripe Convenience Fee	0.00	12.34	-12.34
Total Water Use Fees	0.00	12.34	-12.34
Total Income	4,231.54	12.34	4,219.20
Gross Profit	4,231.54	12.34	4,219.20
Expense			
Insurance Expense			
Bond	0.00	100.00	-100.00
Total Insurance Expense	0.00	100.00	-100.00
Meter Pit Supplies	0.00	4,563.56	-4,563.56
Maintenance Water Line	0.00	23.91	-23.91
Maintenance - Wellhouse			
Richard Smyth Building	0.00	517.90	-517.90
Maintenance - Wellhouse - Other	0.00	3,405.00	-3,405.00
Total Maintenance - Wellhouse	0.00	3,922.90	-3,922.90
Meter Billing Setup	2,250.00	0.00	2,250.00
Water Operator			
One Call	23.10	15.00	8.10
Monthly	25,000.00	11,000.00	14,000.00
Total Water Operator	25,023.10	11,015.00	14,008.10
Water Tests			
Additional Required Tests	0.00	1,325.00	-1,325.00
Total Water Tests	0.00	1,325.00	-1,325.00
Office Supplies			
Stripe Convenience Fee	0.00	15.64	-15.64
Bank Fee	20.00	0.00	20.00
Total Office Supplies	20.00	15.64	4.36
Professional Fees			
Audit	1,020.00	0.00	1,020.00
Accountant	1,200.00	1,700.00	-500.00
Billing (Monthly)	11,726.50	0.00	11,726.50
Legal	73.78	0.00	73.78
Liens	0.00	24.00	-24.00
Total Professional Fees	14,020.28	1,724.00	12,296.28
Utilities			
Electricity	2,500.00	1,801.09	698.91
Natural Gas	112.63	148.69	-36.06
Internet	198.00	99.00	99.00
Total Utilities	2,810.63	2,048.78	761.85
Total Expense	44,124.01	24,738.79	19,385.22
Net Ordinary Income	-39,892.47	-24,726.45	-15,166.02

High Meadow Ranch Water District
Profit & Loss
January 2026

	Jan 26	Jan 25	\$ Change
Other Income/Expense			
Other Income			
Wrong Company	0.00	0.00	0.00
Interest Income	1,519.90	421.61	1,098.29
Total Other Income	1,519.90	421.61	1,098.29
Other Expense			
Phase 3 Upgrade Project	0.00	291,860.32	-291,860.32
Ask Jorgensen	47.50	0.00	47.50
Total Other Expense	47.50	291,860.32	-291,812.82
Net Other Income	1,472.40	-291,438.71	292,911.11
Net Income	<u>-38,420.07</u>	<u>-316,165.16</u>	<u>277,745.09</u>

High Meadow Ranch Water District

Profit & Loss

July 2025 through January 2026

	Jul '25 - Jan 26
Ordinary Income/Expense	
Income	
Collection Income	449.21
County Revenue	24,953.31
Water Use Fees	
Tap Fees	21,000.00
System Users	35,660.74
Depreciation Fee	3,021.22
Non-System Lots	-110.01
Stripe Convenience Fee	28.18
Water Use Fees - Other	-305.00
Total Water Use Fees	59,295.13
Union Cell Tower Rent	23,299.09
Total Income	107,996.74
Gross Profit	107,996.74
Expense	
Insurance Expense	
Bond	200.00
Liability Insurance	7,864.00
Total Insurance Expense	8,064.00
Meter Pit Supplies	27,080.75
Maintenance Water Line	
Other	16,218.96
Maintenance Water Line - Other	69.66
Total Maintenance Water Line	16,288.62
Maintenance - Wellhouse	
Septic Tank	2,885.00
Annual Scads Service (Wetco)	6,340.00
Chemicals	1,371.46
Tank Inspectopm (MIDCO)	142.50
Generator (Cummins)	-3.22
Generator Batteries	507.04
Wellhouse Water Temp	298.00
VFD Replacement	4,540.00
VPN Subscription	72.00
Maintenance - Wellhouse - Other	356.98
Total Maintenance - Wellhouse	16,509.76
Meeting	
Regular Monthly	775.00
Special	300.00
Meeting - Other	200.00
Total Meeting	1,275.00
Meter Billing Setup	17,473.75
Water Operator	
One Call	123.70
Monthly	87,500.00
Total Water Operator	87,623.70
Water Tests	
Monthly Tests	254.00
Additional Required Tests	4,762.50
Total Water Tests	5,016.50

High Meadow Ranch Water District

Profit & Loss

July 2025 through January 2026

	Jul '25 - Jan 26
Office Supplies	
Stripe Convenience Fee	28.18
Bank Fee	90.00
General Supplies	306.17
Webstie Maintenance 1/2 Renewal	400.00
Total Office Supplies	824.35
Postage and Delivery	
General	307.20
Total Postage and Delivery	307.20
Professional Fees	
Audit	7,242.00
Accountant	8,400.00
Billing (Monthly)	15,077.75
Lien/Shut Off Charges	24.00
Legal	448.28
WARWS Membership	505.00
Liens	12.00
Total Professional Fees	31,709.03
Utilities	
Electricity	17,500.00
Natural Gas	768.13
Internet	693.00
Total Utilities	18,961.13
Miscellaneous	144.77
Total Expense	231,278.56
Net Ordinary Income	-123,281.82
Other Income/Expense	
Other Income	
Phase 1 Special Assessment Loan	-25.00
Phase 3 Special Assessment	32,976.00
Interest Income	11,311.80
Total Other Income	44,262.80
Other Expense	
Customer Overpayment Refund	1.74
Bad Accounts	4,571.25
Ask Board	1,224.22
Phase 3 Upgrade Project	32,976.00
Phase 1 Loan Rep Interest	62,152.92
Phase 1 Loan Repay Principal	69,976.09
Ask Jorgensen	13,039.37
Total Other Expense	183,941.59
Net Other Income	-139,678.79
Net Income	-262,960.61

High Meadow Ranch Water District Deposit Detail January 2026

Type	Num	Date	Name	Amount
Deposit		01/08/2026		39,191.17
				-4,085.70
				-35,105.47
TOTAL				-39,191.17
Deposit		01/21/2026		145.84
				-145.84
TOTAL				-145.84
Deposit		01/31/2026		25.25
				-25.25
TOTAL				-25.25
Deposit		01/31/2026		4.73
				-4.73
TOTAL				-4.73
Deposit		01/31/2026		17,278.64
			KDJPB	-17,278.64
TOTAL				-17,278.64
Deposit		01/31/2026		11.07
				-11.07
TOTAL				-11.07
Deposit		01/31/2026		131.37
				-131.37
TOTAL				-131.37
Deposit		01/31/2026		150.96
				-150.96
TOTAL				-150.96
Deposit		01/31/2026		807.70
				-807.70
TOTAL				-807.70
Deposit		01/31/2026		332.39
				-332.39
TOTAL				-332.39

2:36 PM

02/18/26

High Meadow Ranch Water District
Deposit Detail
January 2026

Type	Num	Date	Name	Amount
Deposit		01/31/2026		56.43
				-56.43
TOTAL				-56.43

High Meadow Ranch Water District Profit & Loss Budget Performance

January 2026

	Jan 26	Budget	Jul '25 - Jan 26	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Collection Income	145.84		449.21		
County Revenue	4,085.70	2,375.00	24,953.31	16,625.00	28,500.00
Water Use Fees					
Tap Fees	0.00	4,083.33	21,000.00	28,583.35	49,000.00
System Users	0.00	13,832.00	35,660.74	96,824.00	165,984.00
Depreciation Fee	0.00	3,375.00	3,021.22	23,625.00	40,500.00
Water Operator Fees	0.00	320.00	0.00	2,240.00	3,840.00
Non-System Lots	0.00	0.00	-110.01	0.00	0.00
Stripe Convenience Fee	0.00	0.00	28.18	0.00	0.00
Lien/Shut Off Charges	0.00	0.00	0.00	0.00	0.00
Water Use Fees - Other	0.00	0.00	-305.00	0.00	0.00
Total Water Use Fees	0.00	21,610.33	59,295.13	151,272.35	259,324.00
Union Cell Tower Rent	0.00	958.33	23,299.09	6,708.35	11,500.00
Total Income	4,231.54	24,943.66	107,996.74	174,605.70	299,324.00
Gross Profit	4,231.54	24,943.66	107,996.74	174,605.70	299,324.00
Expense					
Advertising	0.00	20.83	0.00	145.85	250.00
Insurance Expense					
Bond	0.00	33.33	200.00	233.35	400.00
Liability Insurance	0.00	202.67	7,864.00	1,418.65	2,432.00
Asset Liability Insurance	0.00	666.67	0.00	4,666.65	8,000.00
Total Insurance Expense	0.00	902.67	8,064.00	6,318.65	10,832.00
Meter Pit Supplies	0.00	2,333.33	27,080.75	16,333.35	28,000.00
Maintenance Water Line					
Other	0.00	41.67	16,218.96	291.65	500.00
Raise Valves to Surface	0.00	75.00	0.00	525.00	900.00
Enhanced Water Meters	0.00	133.33	0.00	933.35	1,600.00
Enhanced Water Meters Comms Puc	0.00	41.67	0.00	291.65	500.00
PRV Upgrades	0.00	166.67	0.00	1,166.65	2,000.00
Maintenance Water Line - Other	0.00	0.00	69.66	0.00	0.00
Total Maintenance Water Line	0.00	458.34	16,288.62	3,208.30	5,500.00
Maintenance - Wellhouse					
Septic Tank	0.00	33.33	2,885.00	233.35	400.00
Weed Spraying	0.00	33.33	0.00	233.35	400.00
Annual Scads Service (Wetco)	0.00	523.33	6,340.00	3,663.35	6,280.00
Scada Server Replacement	0.00	333.33	0.00	2,333.35	4,000.00
Sensus Service Agreement (Mtrs)	0.00	333.33	0.00	2,333.35	4,000.00
Chemicals	0.00	100.00	1,371.46	700.00	1,200.00
Tank Inspectopm (MIDCO)	0.00	111.08	142.50	777.60	1,333.00
Generator (Cummins)	0.00	166.67	-3.22	1,166.65	2,000.00
Generator Batteries	0.00	41.67	507.04	291.65	500.00
Fire Extinguisher Inspections	0.00	12.50	0.00	87.50	150.00
Billing Tablet	0.00	50.00	0.00	350.00	600.00
Wellhouse Water Temp	0.00	100.00	298.00	700.00	1,200.00
VFD Replacement	0.00	375.00	4,540.00	2,625.00	4,500.00
VPN Subscription	0.00	5.00	72.00	35.00	60.00
Maintenance - Wellhouse - Other	0.00	83.33	356.98	583.35	1,000.00
Total Maintenance - Wellhouse	0.00	2,301.90	16,509.76	16,113.50	27,623.00
Meeting					
Regular Monthly	0.00	125.00	775.00	875.00	1,500.00
Special	0.00	41.67	300.00	291.65	500.00
Meeting - Other	0.00	0.00	200.00	0.00	0.00
Total Meeting	0.00	166.67	1,275.00	1,166.65	2,000.00
Meter Billing Setup	2,250.00		17,473.75		
Water Operator					
One Call	23.10	8.33	123.70	58.35	100.00
Monthly	25,000.00	12,500.00	87,500.00	87,500.00	150,000.00
Additional Callouts	0.00	320.00	0.00	2,240.00	3,840.00
Total Water Operator	25,023.10	12,828.33	87,623.70	89,798.35	153,940.00
Water Tests					
Monthly Tests	0.00		254.00		
Additional Required Tests	0.00	208.33	4,762.50	1,458.35	2,500.00
Total Water Tests	0.00	208.33	5,016.50	1,458.35	2,500.00
Office Supplies					
Stripe Convenience Fee	0.00		28.18	0.00	0.00
Bank Fee	20.00		90.00		
General Supplies	0.00	12.50	306.17	87.50	150.00
Microsoft Office	0.00	13.00	0.00	91.00	156.00
Webstie Maintenance 1/2 Renewal	0.00	25.00	400.00	175.00	300.00
Box Rent	0.00	16.67	0.00	116.65	200.00
Total Office Supplies	20.00	67.17	824.35	470.15	806.00

High Meadow Ranch Water District Profit & Loss Budget Performance

January 2026

	Jan 26	Budget	Jul '25 - Jan 26	YTD Budget	Annual Budget
Postage and Delivery					
Voting Printing & Mailing	0.00		0.00	0.00	0.00
General	0.00	41.67	307.20	291.65	500.00
Total Postage and Delivery	0.00	41.67	307.20	291.65	500.00
Professional Fees					
Audit	1,020.00	1,708.33	7,242.00	11,958.35	20,500.00
Accountant	1,200.00	1,200.00	8,400.00	8,400.00	14,400.00
Billing (Monthly)	11,726.50	640.00	15,077.75	4,480.00	7,680.00
Billing (Annual)	0.00	61.67	0.00	431.65	740.00
Lien/Shut Off Charges	0.00		24.00	0.00	0.00
Legal	73.78	41.67	448.28	291.65	500.00
WARWS Membership	0.00	41.67	505.00	291.65	500.00
Liens	0.00		12.00		
Memberships	0.00		0.00	0.00	0.00
Total Professional Fees	14,020.28	3,693.34	31,709.03	25,853.30	44,320.00
Utilities					
Electricity	2,500.00	2,500.00	17,500.00	17,500.00	30,000.00
Natural Gas	112.63	125.00	768.13	875.00	1,500.00
Internet	198.00	100.00	693.00	700.00	1,200.00
Total Utilities	2,810.63	2,725.00	18,961.13	19,075.00	32,700.00
Miscellaneous	0.00		144.77		
Total Expense	44,124.01	25,747.58	231,278.56	180,233.10	308,971.00
Net Ordinary Income	-39,892.47	-803.92	-123,281.82	-5,627.40	-9,647.00
Other Income/Expense					
Other Income					
Phase 1 Special Assessment Loan	0.00	7,782.00	-25.00	54,474.00	93,384.00
Phase 2 Special Assessment	0.00	4,542.50	0.00	31,797.50	54,510.00
Phase 3 Special Assessment	0.00	4,542.50	32,976.00	31,797.50	54,510.00
Phase 3 Design Loan	0.00	16,666.67	0.00	116,666.65	200,000.00
Phase 3 Design Grant	0.00		0.00	0.00	0.00
Interest Income	1,519.90	833.33	11,311.80	5,833.35	10,000.00
Total Other Income	1,519.90	34,367.00	44,262.80	240,569.00	412,404.00
Other Expense					
Customer Overpayment Refund	0.00		1.74		
Bad Accounts	0.00		4,571.25		
Ask Board	0.00		1,224.22		
Phase 3 Upgrade Project	0.00	16,666.67	32,976.00	116,666.65	200,000.00
Phase 1 Loan Rep Interest	0.00		62,152.92	0.00	0.00
Phase 1 Loan Repay Principal	0.00	7,782.00	69,976.09	54,474.00	93,384.00
Phase 2 Project Loan Principal	0.00	4,542.50	0.00	31,797.50	54,510.00
Phase 3 Project Loan Principal	0.00	4,542.50	0.00	31,797.50	54,510.00
Ask Jorgensen	47.50		13,039.37		
Total Other Expense	47.50	33,533.67	183,941.59	234,735.65	402,404.00
Net Other Income	1,472.40	833.33	-139,678.79	5,833.35	10,000.00
Net Income	-38,420.07	29.41	-262,960.61	205.95	353.00