

## High Meadow Ranch Water District

## Balance Sheet

As of February 28, 2026

	Feb 28, 26
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
BOSC - Operating Account	20,050.44
BOSC - Casell Account Money	6,529.16
BOSC - KDJPB Deposits	20,664.25
EJ - Phase I	96,242.58
EJ - Phase II	78,516.53
EJ - Phase III	291,149.93
EJ - Depreciation Account	114,009.50
EJ - Planned Maintenance	18,270.77
Total Checking/Savings	645,433.16
Accounts Receivable	
Accounts Receivable	-67,264.05
Total Accounts Receivable	-67,264.05
Total Current Assets	578,169.11
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
<b>TOTAL ASSETS</b>	<b>5,285,228.47</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	42,739.50
Total Accounts Payable	42,739.50
Other Current Liabilities	
Retainage Payable	131,091.00
Total Other Current Liabilities	131,091.00
Total Current Liabilities	173,830.50
Long Term Liabilities	
N/P - DWSRF 203	1,618,949.00
N/P WARS	263,617.40
County Loan Assessments	919,766.92
N/P - SRF	96,070.91
Total Long Term Liabilities	2,898,404.23
Total Liabilities	3,072,234.73

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Accrual Basis

# High Meadow Ranch Water District

## Balance Sheet

As of February 28, 2026

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	<u>Feb 28, 26</u>
Equity	
Paid in Capital	100,635.81
Net Assets	2,433,763.82
Net Income	-321,405.89
Total Equity	<u>2,212,993.74</u>
TOTAL LIABILITIES & EQUITY	<u><u>5,285,228.47</u></u>

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Accrual Basis

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Total Checking/Savings	<u>645,433.16</u>
Total Current Assets	<u>645,433.16</u>
<b>TOTAL ASSETS</b>	<u><u>645,433.16</u></u>
<b>LIABILITIES &amp; EQUITY</b>	0.00

## High Meadow Ranch Water District

## Profit &amp; Loss

July 2025 through February 2026

	Jul '25 - Feb 26
Ordinary Income/Expense	
Income	
Collection Income	
County Revenue	449.21
Water Use Fees	26,321.91
Tap Fees	21,000.00
System Users	-1,163.19
Non-System Lots	-110.01
Stripe Convenience Fee	28.18
Water Use Fees - Other	-305.00
Total Water Use Fees	19,449.98
Union Cell Tower Rent	23,299.09
Total Income	69,520.19
Gross Profit	69,520.19
Expense	
Phase III	5,719.00
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	100,000.00
Additional Callouts	7,625.00
Total Water Operator	107,748.70
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 February 2026

	Jul '25 - Feb 26
Office Supplies	
Stripe Convenience Fee	28.18
Bank Fee	110.00
General Supplies	422.08
Webstie Maintenance 1/2 Renewal	400.00
Total Office Supplies	960.26
Postage and Delivery	
General	328.38
Total Postage and Delivery	328.38
Professional Fees	
Audit	7,242.00
Accountant	9,600.00
Billing (Monthly)	11,607.25
Lien/Shut Off Charges	24.00
Legal	565.71
WARWS Membership	505.00
Liens	12.00
Total Professional Fees	29,555.96
Utilities	
Electricity	15,000.00
Natural Gas	867.10
Internet	792.00
Total Utilities	16,659.10
Miscellaneous	144.77
Total Expense	252,824.55
Net Ordinary Income	-183,304.36
Other Income/Expense	
Other Income	
Phase 1 Special Assessment Loan	-25.00
Phase 3 Special Assessment	32,976.00
Interest Income	12,898.41
Total Other Income	45,849.41
Other Expense	
Customer Overpayment Refund	1.74
Bad Accounts	4,571.25
Ask Board	1,233.57
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	183,950.94
Net Other Income	-138,101.53
Net Income	-321,405.89

## High Meadow Ranch Water District

### Profit & Loss

#### February 2026

	Feb 26	Feb 25	\$ Change
Ordinary Income/Expense			
Income			
County Revenue	1,368.60	0.00	1,368.60
Water Use Fees			
System Users	0.00	-264.50	264.50
Non-System Lots	0.00	-98.33	98.33
Stripe Convenience Fee	0.00	4.05	-4.05
Total Water Use Fees	0.00	-358.78	358.78
Total Income	1,368.60	-358.78	1,727.38
Gross Profit	1,368.60	-358.78	1,727.38
Expense			
Phase III	5,719.00	0.00	5,719.00
Water Operator			
Monthly	12,500.00	11,000.00	1,500.00
Additional Callouts	1,402.50	0.00	1,402.50
Total Water Operator	13,902.50	11,000.00	2,902.50
Office Supplies			
Stripe Convenience Fee	0.00	4.05	-4.05
Bank Fee	20.00	0.00	20.00
General Supplies	115.91	0.00	115.91
Total Office Supplies	135.91	4.05	131.86
Postage and Delivery			
General	21.18	0.00	21.18
Total Postage and Delivery	21.18	0.00	21.18
Professional Fees			
Accountant	1,200.00	1,700.00	-500.00
Billing (Monthly)	2,752.00	0.00	2,752.00
Legal	117.43	0.00	117.43
Total Professional Fees	4,069.43	1,700.00	2,369.43
Utilities			
Electricity	0.00	1,713.93	-1,713.93
Natural Gas	98.97	112.58	-13.61
Internet	99.00	99.00	0.00
Total Utilities	197.97	1,925.51	-1,727.54
Total Expense	24,045.99	14,629.56	9,416.43
Net Ordinary Income	-22,677.39	-14,988.34	-7,689.05
Other Income/Expense			
Other Income			
Wrong Company	0.00	-133.00	133.00
Phase 3 Design Loan	0.00	391,420.64	-391,420.64
Interest Income	1,586.61	1,690.57	-103.96
Total Other Income	1,586.61	392,978.21	-391,391.60
Other Expense			
Ask Board	9.35	759.20	-749.85
Phase 3 Upgrade Project	0.00	391,420.64	-391,420.64
Total Other Expense	9.35	392,179.84	-392,170.49
Net Other Income	1,577.26	798.37	778.89
Net Income	-21,100.13	-14,189.97	-6,910.16

# High Meadow Ranch Water District Profit & Loss Budget Performance

February 2026

	Feb 26	Budget	Jul '25 - Feb 26	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Collection Income	0.00		449.21		
County Revenue	1,368.60		26,321.91	19,000.00	28,500.00
<b>Water Use Fees</b>		2,375.00			
Tap Fees	0.00	4,083.33	21,000.00	32,666.68	49,000.00
System Users	0.00	13,832.00	-1,163.19	110,656.00	165,984.00
Depreciation Fee	0.00	3,375.00	0.00	27,000.00	40,500.00
Water Operator Fees	0.00	320.00	0.00	2,560.00	3,840.00
Non-System Lots	0.00	0.00	-110.01	0.00	0.00
Stripe Convenience Fee	0.00		28.18	0.00	0.00
Lien/Shut Off Charges	0.00		0.00	0.00	0.00
Water Use Fees - Other	0.00		-305.00		
<b>Total Water Use Fees</b>	0.00	21,610.33	19,449.98	172,882.68	259,324.00
Union Cell Tower Rent	0.00	958.33	23,299.09	7,666.68	11,500.00
<b>Total Income</b>	1,368.60	24,943.66	69,520.19	199,549.36	299,324.00
<b>Gross Profit</b>	1,368.60	24,943.66	69,520.19	199,549.36	299,324.00
<b>Expense</b>					
Phase III	5,719.00		5,719.00		
Advertising	0.00	20.83	0.00	166.68	250.00
<b>Insurance Expense</b>					
Bond	0.00	33.33	200.00	266.68	400.00
Liability Insurance	0.00	202.67	7,864.00	1,621.32	2,432.00
Asset Liability Insurance	0.00	666.67	0.00	5,333.32	8,000.00
<b>Total Insurance Expense</b>	0.00	902.67	8,064.00	7,221.32	10,832.00
<b>Meter Pit Supplies</b>	0.00	2,333.33	27,080.75	18,666.68	28,000.00
<b>Maintenance Water Line</b>					
Other	0.00	41.67	16,218.96	333.32	500.00
Raise Valves to Surface	0.00	75.00	0.00	600.00	900.00
Enhanced Water Meters	0.00	133.33	0.00	1,066.68	1,600.00
Enhanced Water Meters Comms Puc	0.00	41.67	0.00	333.32	500.00
PRV Upgrades	0.00	166.67	0.00	1,333.32	2,000.00
Maintenance Water Line - Other	0.00		69.66	0.00	0.00
<b>Total Maintenance Water Line</b>	0.00	458.34	16,288.62	3,666.64	5,500.00
<b>Maintenance - Wellhouse</b>					
Septic Tank	0.00	33.33	2,885.00	266.68	400.00
Weed Spraying	0.00	33.33	0.00	266.68	400.00
Annual Scads Service (Wetco)	0.00	523.33	6,340.00	4,186.68	6,280.00
Scada Server Replacement	0.00	333.33	0.00	2,666.68	4,000.00
Sensus Service Agreement (Mtrs)	0.00	333.33	0.00	2,666.68	4,000.00
Chemicals	0.00	100.00	1,371.46	800.00	1,200.00
Tank Inspectopm (MIDCO)	0.00	111.08	142.50	888.68	1,333.00
Generator (Cummins)	0.00	166.67	-3.22	1,333.32	2,000.00
Generator Batteries	0.00	41.67	507.04	333.32	500.00
Fire Extinguisher Inspections	0.00	12.50	0.00	100.00	150.00
Billing Tablet	0.00	50.00	0.00	400.00	600.00
Wellhouse Water Temp	0.00	100.00	298.00	800.00	1,200.00
VFD Replacement	0.00	375.00	4,540.00	3,000.00	4,500.00
VPN Subscription	0.00	5.00	72.00	40.00	60.00
Maintenance - Wellhouse - Other	0.00	83.33	356.98	666.68	1,000.00
<b>Total Maintenance - Wellhouse</b>	0.00	2,301.90	16,509.76	18,415.40	27,623.00
<b>Meeting</b>					
Regular Monthly	0.00	125.00	775.00	1,000.00	1,500.00
Special	0.00	41.67	300.00	333.32	500.00
Meeting - Other	0.00		200.00		
<b>Total Meeting</b>	0.00	166.67	1,275.00	1,333.32	2,000.00
<b>Meter Billing Setup</b>	0.00		17,473.75		
<b>Water Operator</b>					
One Call	0.00	8.33	123.70	66.68	100.00
Monthly	12,500.00	12,500.00	100,000.00	100,000.00	150,000.00
Additional Callouts	1,402.50	320.00	7,625.00	2,560.00	3,840.00
<b>Total Water Operator</b>	13,902.50	12,828.33	107,748.70	102,626.68	153,940.00
<b>Water Tests</b>					
Monthly Tests	0.00		254.00		
Additional Required Tests	0.00	208.33	4,762.50	1,666.68	2,500.00
<b>Total Water Tests</b>	0.00	208.33	5,016.50	1,666.68	2,500.00
<b>Office Supplies</b>					
Stripe Convenience Fee	0.00		28.18	0.00	0.00
Bank Fee	20.00		110.00		
General Supplies	115.91	12.50	422.08	100.00	150.00
Microsoft Office	0.00	13.00	0.00	104.00	156.00
Website Maintenance 1/2 Renewal	0.00	25.00	400.00	200.00	300.00
Box Rent	0.00	16.67	0.00	133.32	200.00

# High Meadow Ranch Water District Profit & Loss Budget Performance

February 2026

	Feb 26	Budget	Jul '25 - Feb 26	YTD Budget	Annual Budget
Total Office Supplies	135.91	67.17	960.26	537.32	806.00
Postage and Delivery					
Voting Printing & Mailing	0.00		0.00	0.00	0.00
General	21.18	41.67	328.38	333.32	500.00
Total Postage and Delivery	21.18	41.67	328.38	333.32	500.00
Professional Fees					
Audit	0.00	1,708.33	7,242.00	13,666.68	20,500.00
Accountant	1,200.00	1,200.00	9,600.00	9,600.00	14,400.00
Billing (Monthly)	2,752.00	640.00	11,607.25	5,120.00	7,680.00
Billing (Annual)	0.00	61.67	0.00	493.32	740.00
Lien/Shut Off Charges	0.00		24.00	0.00	0.00
Legal	117.43	41.67	565.71	333.32	500.00
WARWS Membership	0.00	41.67	505.00	333.32	500.00
Liens	0.00		12.00		
Memberships	0.00		0.00	0.00	0.00
Total Professional Fees	4,069.43	3,693.34	29,555.96	29,546.64	44,320.00
Utilities					
Electricity	0.00	2,500.00	15,000.00	20,000.00	30,000.00
Natural Gas	98.97	125.00	867.10	1,000.00	1,500.00
Internet	99.00	100.00	792.00	800.00	1,200.00
Total Utilities	197.97	2,725.00	16,659.10	21,800.00	32,700.00
Miscellaneous	0.00		144.77		
Total Expense	24,045.99	25,747.58	252,824.55	205,980.68	308,971.00
Net Ordinary Income	-22,677.39	-803.92	-183,304.36	-6,431.32	-9,647.00
Other Income/Expense					
Other Income					
Phase 1 Special Assessment Loan	0.00	7,782.00	-25.00	62,256.00	93,384.00
Phase 2 Special Assessment	0.00	4,542.50	0.00	36,340.00	54,510.00
Phase 3 Special Assessment	0.00	4,542.50	32,976.00	36,340.00	54,510.00
Phase 3 Design Loan	0.00	16,666.67	0.00	133,333.32	200,000.00
Phase 3 Design Grant	0.00		0.00	0.00	0.00
Interest Income	1,586.61	833.33	12,898.41	6,666.68	10,000.00
Total Other Income	1,586.61	34,367.00	45,849.41	274,936.00	412,404.00
Other Expense					
Customer Overpayment Refund	0.00		1.74		
Bad Accounts	0.00		4,571.25		
Ask Board	9.35		1,233.57		
Phase 3 Upgrade Project	0.00	16,666.67	32,976.00	133,333.32	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	62,256.00	93,384.00
Phase 2 Project Loan Principal	0.00	4,542.50	0.00	36,340.00	54,510.00
Phase 3 Project Loan Principal	0.00	4,542.50	0.00	36,340.00	54,510.00
Ask Jorgensen	0.00		13,039.37		
Total Other Expense	9.35	33,533.67	183,950.94	268,269.32	402,404.00
Net Other Income	1,577.26	833.33	-138,101.53	6,666.68	10,000.00
Net Income	<u>-21,100.13</u>	<u>29.41</u>	<u>-321,405.89</u>	<u>235.36</u>	<u>353.00</u>