

High Meadow Ranch Water District
Balance Sheet
 As of April 30, 2026

	Apr 30, 26
ASSETS	
Current Assets	
Checking/Savings	
BOSC - Operating Account	-7,573.49
BOSC - Casell Account Money	6,495.68
BOSC - KDJPB Deposits	19,678.56
EJ - Phase I	99,262.38
EJ - Phase II	80,328.05
EJ - Phase III	294,175.40
EJ - Depreciation Account	114,637.15
EJ - Planned Maintenance	18,375.08
Total Checking/Savings	625,378.81
Accounts Receivable	
Accounts Receivable	35,468.34
Total Accounts Receivable	35,468.34
Total Current Assets	660,847.15
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	5,367,906.51
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	39,319.01
Total Accounts Payable	39,319.01
Other Current Liabilities	
Retainage Payable	131,091.00
Total Other Current Liabilities	131,091.00
Total Current Liabilities	170,410.01
Long Term Liabilities	
N/P - DWSRF 203	1,618,949.00
N/P WARS	263,617.40
County Loan Assessments	925,163.19
N/P - SRF	96,070.91
Total Long Term Liabilities	2,903,800.50
Total Liabilities	3,074,210.51
Equity	
Paid in Capital	100,635.81
Net Assets	2,433,763.82

High Meadow Ranch Water District
Balance Sheet
As of April 30, 2026

	Apr 30, 26
Net Income	-240,703.63
Total Equity	2,293,696.00
TOTAL LIABILITIES & EQUITY	<u>5,367,906.51</u>

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Accrual Basis

High Meadow Ranch Water District

Balance Sheet

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EJ - Phase I	99,262.38
EJ - Phase II	80,328.05
EJ - Phase III	294,175.40
EJ - Depreciation Account	114,637.15
EJ - Planned Maintenance	18,375.08
Total Checking/Savings	<u>625,378.81</u>
Total Current Assets	<u>625,378.81</u>
TOTAL ASSETS	<u><u>625,378.81</u></u>
LIABILITIES & EQUITY	0.00

High Meadow Ranch Water District
Profit & Loss
 July 2025 through April 2026

	Jul '25 - Apr 26
Ordinary Income/Expense	
Income	
Collection Income	449.21
County Revenue	26,597.91
Water Use Fees	
Tap Fees	21,000.00
System Users	110,668.82
Depreciation Fee	12,444.59
Non-System Lots/Recovery	397.99
Stripe Convenience Fee	28.18
Water Use Fees - Other	-305.00
Total Water Use Fees	144,234.58
Union Cell Tower Rent	23,299.09
Total Income	194,580.79
Gross Profit	194,580.79
Expense	
Phase III	5,719.00
Insurance Expense	
Bond	200.00
Liability Insurance	7,274.00
Total Insurance Expense	7,474.00
Meter Pit Supplies	28,268.59
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
Weed Spraying	310.70
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	16,820.46
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	168.65
Monthly	125,000.00
Additional Callouts	7,625.00
Total Water Operator	132,793.65

High Meadow Ranch Water District

Profit & Loss

July 2025 through April 2026

	Jul '25 - Apr 26
Water Tests	
Monthly Tests	254.00
Additional Required Tests	4,762.50
Total Water Tests	5,016.50
Office Supplies	
Stripe Convenience Fee	28.18
Bank Fee	150.00
General Supplies	422.08
Microsoft Office	156.00
Webstie Maintenance 1/2 Renewal	400.00
Total Office Supplies	1,156.26
Postage and Delivery	
General	328.38
Total Postage and Delivery	328.38
Professional Fees	
Audit	29,971.00
Accountant	12,000.00
Billing (Monthly)	14,359.25
Lien/Shut Off Charges	24.00
Legal	683.14
WARWS Membership	505.00
Liens	12.00
Total Professional Fees	57,554.39
Training/Meetings	0.00
Utilities	
Electricity	18,922.61
Natural Gas	1,075.33
Internet	990.00
Total Utilities	20,987.94
Miscellaneous	144.77
Total Expense	311,301.31
Net Ordinary Income	-116,720.52
Other Income/Expense	
Other Income	
Phase 1 Special Assessment Loan	-25.00
Phase 3 Special Assessment	32,976.00
Interest Income	16,120.30
Total Other Income	49,071.30
Other Expense	
Customer Overpayment Refund	1.74
Bad Accounts	4,571.25
Ask Board	1,582.17
Phase 3 Upgrade Project	21,730.87
Phase 1 Loan Rep Interest	62,152.92
Phase 1 Loan Repay Principal	69,976.09
Ask Jorgensen	13,039.37
Total Other Expense	173,054.41
Net Other Income	-123,983.11
Net Income	-240,703.63

High Meadow Ranch Water District

Profit & Loss

April 2026

	Apr 26	Apr 25	\$ Change
Ordinary Income/Expense			
Income			
County Revenue	0.00	881.39	-881.39
Water Use Fees			
Tap Fees	0.00	7,000.00	-7,000.00
System Users	111,832.01	-473.36	112,305.37
Depreciation Fee	12,444.59	0.00	12,444.59
Stripe Convenience Fee	0.00	-202.24	202.24
Total Water Use Fees	124,276.60	6,324.40	117,952.20
Total Income	124,276.60	7,205.79	117,070.81
Gross Profit	124,276.60	7,205.79	117,070.81
Expense			
Road Grading	0.00	8,000.00	-8,000.00
Insurance Expense			
Liability Insurance	-590.00	25.00	-615.00
Total Insurance Expense	-590.00	25.00	-615.00
Meter Pit Supplies	1,187.84	0.00	1,187.84
Maintenance - Wellhouse			
Weed Spraying	310.70	0.00	310.70
Scada Server Replacement	0.00	3,197.25	-3,197.25
Total Maintenance - Wellhouse	310.70	3,197.25	-2,886.55
Water Operator			
One Call	44.95	0.00	44.95
Monthly	12,500.00	11,000.00	1,500.00
Total Water Operator	12,544.95	11,000.00	1,544.95
Office Supplies			
Stripe Convenience Fee	0.00	-202.24	202.24
Bank Fee	20.00	0.00	20.00
Total Office Supplies	20.00	-202.24	222.24
Postage and Delivery			
General	0.00	653.35	-653.35
Total Postage and Delivery	0.00	653.35	-653.35
Professional Fees			
Audit	18,904.00	0.00	18,904.00
Accountant	1,200.00	1,700.00	-500.00
Billing (Monthly)	2,752.00	0.00	2,752.00
Lien/Shut Off Charges	0.00	24.00	-24.00
Legal	0.00	123.40	-123.40
Total Professional Fees	22,856.00	1,847.40	21,008.60
Utilities			
Electricity	2,500.00	1,700.00	800.00
Natural Gas	131.22	69.65	61.57
Internet	99.00	99.00	0.00
Total Utilities	2,730.22	1,868.65	861.57
Total Expense	39,059.71	26,389.41	12,670.30
Net Ordinary Income	85,216.89	-19,183.62	104,400.51

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Accrual Basis

High Meadow Ranch Water District
Profit & Loss
April 2026

	Apr 26	Apr 25	\$ Change
Other Income/Expense			
Other Income			
Phase 3 Design Loan	0.00	10,992.00	-10,992.00
Interest Income	1,739.13	1,743.51	-4.38
Total Other Income	1,739.13	12,735.51	-10,996.38
Other Expense			
Phase 3 Upgrade Project	-11,245.13	278,104.64	-289,349.77
Total Other Expense	-11,245.13	278,104.64	-289,349.77
Net Other Income	12,984.26	-265,369.13	278,353.39
Net Income	98,201.15	-284,552.75	382,753.90

High Meadow Ranch Water District Profit & Loss Budget Performance

April 2026

	Apr 26	Budget	Jul '25 - Apr 26	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Collection Income	0.00		449.21		
County Revenue	0.00	2,375.00	26,597.91	23,750.00	28,500.00
Water Use Fees					
Tap Fees	0.00	4,083.33	21,000.00	40,833.34	49,000.00
System Users	111,832.01	13,832.00	110,668.82	138,320.00	165,984.00
Depreciation Fee	12,444.59	3,375.00	12,444.59	33,750.00	40,500.00
Water Operator Fees	0.00	320.00	0.00	3,200.00	3,840.00
Non-System Lots/Recovery	0.00	0.00	397.99	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		
Total Water Use Fees	124,276.60	21,610.33	144,234.58	216,103.34	259,324.00
Union Cell Tower Rent	0.00	958.33	23,299.09	9,583.34	11,500.00
Total Income	124,276.60	24,943.66	194,580.79	249,436.68	299,324.00
Gross Profit	124,276.60	24,943.66	194,580.79	249,436.68	299,324.00
Expense					
Phase III	0.00		5,719.00		
Advertising	0.00	20.83	0.00	208.34	250.00
Insurance Expense					
Bond	0.00	33.33	200.00	333.34	400.00
Liability Insurance	-590.00	202.67	7,274.00	2,026.66	2,432.00
Asset Liability Insurance	0.00	666.67	0.00	6,666.66	8,000.00
Total Insurance Expense	-590.00	902.67	7,474.00	9,026.66	10,832.00
Meter Pit Supplies	1,187.84	2,333.33	28,268.59	23,333.34	28,000.00
Maintenance Water Line					
Other	0.00	41.67	16,218.96	416.66	500.00
Raise Valves to Surface	0.00	75.00	0.00	750.00	900.00
Enhanced Water Meters	0.00	133.33	0.00	1,333.34	1,600.00
Enhanced Water Meters Comms Puc	0.00	41.67	0.00	416.66	500.00
PRV Upgrades	0.00	166.67	0.00	1,666.66	2,000.00
Maintenance Water Line - Other	0.00		69.66	0.00	0.00
Total Maintenance Water Line	0.00	458.34	16,288.62	4,583.32	5,500.00
Maintenance - Wellhouse					
Septic Tank	0.00	33.33	2,885.00	333.34	400.00
Weed Spraying	310.70	33.33	310.70	333.34	400.00
Annual Scads Service (Wetco)	0.00	523.33	6,340.00	5,233.34	6,280.00
Scada Server Replacement	0.00	333.33	0.00	3,333.34	4,000.00
Sensus Service Agreement (Mtrs)	0.00	333.33	0.00	3,333.34	4,000.00
Chemicals	0.00	100.00	1,371.46	1,000.00	1,200.00
Tank Inspectopm (MIDCO)	0.00	111.08	142.50	1,110.84	1,333.00
Generator (Cummins)	0.00	166.67	-3.22	1,666.66	2,000.00
Generator Batteries	0.00	41.67	507.04	416.66	500.00
Fire Extinguisher Inspections	0.00	12.50	0.00	125.00	150.00
Billing Tablet	0.00	50.00	0.00	500.00	600.00
Wellhouse Water Temp	0.00	100.00	298.00	1,000.00	1,200.00
VFD Replacement	0.00	375.00	4,540.00	3,750.00	4,500.00
VPN Subscription	0.00	5.00	72.00	50.00	60.00
Maintenance - Wellhouse - Other	0.00	83.33	356.98	833.34	1,000.00
Total Maintenance - Wellhouse	310.70	2,301.90	16,820.46	23,019.20	27,623.00
Meeting					
Regular Monthly	0.00	125.00	775.00	1,250.00	1,500.00
Special	0.00	41.67	300.00	416.66	500.00
Meeting - Other	0.00		200.00		
Total Meeting	0.00	166.67	1,275.00	1,666.66	2,000.00
Meter Billing Setup	0.00		17,473.75		
Water Operator					
One Call	44.95	8.33	168.65	83.34	100.00
Monthly	12,500.00	12,500.00	125,000.00	125,000.00	150,000.00
Additional Callouts	0.00	320.00	7,625.00	3,200.00	3,840.00
Total Water Operator	12,544.95	12,828.33	132,793.65	128,283.34	153,940.00
Water Tests					
Monthly Tests	0.00		254.00		
Additional Required Tests	0.00	208.33	4,762.50	2,083.34	2,500.00
Total Water Tests	0.00	208.33	5,016.50	2,083.34	2,500.00
Office Supplies					
Stripe Convenience Fee	0.00		28.18	0.00	0.00
Bank Fee	20.00		150.00		
General Supplies	0.00	12.50	422.08	125.00	150.00
Microsoft Office	0.00	13.00	156.00	130.00	156.00
Webstie Maintenance 1/2 Renewal	0.00	25.00	400.00	250.00	300.00
Box Rent	0.00	16.67	0.00	166.66	200.00

High Meadow Ranch Water District Profit & Loss Budget Performance

April 2026

	Apr 26	Budget	Jul '25 - Apr 26	YTD Budget	Annual Budget
Total Office Supplies	20.00	67.17	1,156.26	671.66	806.00
Postage and Delivery					
Voting Printing & Mailing	0.00		0.00	0.00	0.00
General	0.00	41.67	328.38	416.66	500.00
Total Postage and Delivery	0.00	41.67	328.38	416.66	500.00
Professional Fees					
Audit	18,904.00	1,708.33	29,971.00	17,083.34	20,500.00
Accountant	1,200.00	1,200.00	12,000.00	12,000.00	14,400.00
Billing (Monthly)	2,752.00	640.00	14,359.25	6,400.00	7,680.00
Billing (Annual)	0.00	61.67	0.00	616.66	740.00
Lien/Shut Off Charges	0.00		24.00	0.00	0.00
Legal	0.00	41.67	683.14	416.66	500.00
WARWS Membership	0.00	41.67	505.00	416.66	500.00
Liens	0.00		12.00		
Memberships	0.00		0.00	0.00	0.00
Total Professional Fees	22,856.00	3,693.34	57,554.39	36,933.32	44,320.00
Training/Meetings	0.00		0.00		
Utilities					
Electricity	2,500.00	2,500.00	18,922.61	25,000.00	30,000.00
Natural Gas	131.22	125.00	1,075.33	1,250.00	1,500.00
Internet	99.00	100.00	990.00	1,000.00	1,200.00
Total Utilities	2,730.22	2,725.00	20,987.94	27,250.00	32,700.00
Miscellaneous	0.00		144.77		
Total Expense	39,059.71	25,747.58	311,301.31	257,475.84	308,971.00
Net Ordinary Income	85,216.89	-803.92	-116,720.52	-8,039.16	-9,647.00
Other Income/Expense					
Other Income					
Phase 1 Special Assessment Loan	0.00	7,782.00	-25.00	77,820.00	93,384.00
Phase 2 Special Assessment	0.00	4,542.50	0.00	45,425.00	54,510.00
Phase 3 Special Assessment	0.00	4,542.50	32,976.00	45,425.00	54,510.00
Phase 3 Design Loan	0.00	16,666.67	0.00	166,666.66	200,000.00
Phase 3 Design Grant	0.00		0.00	0.00	0.00
Interest Income	1,739.13	833.33	16,120.30	8,333.34	10,000.00
Total Other Income	1,739.13	34,367.00	49,071.30	343,670.00	412,404.00
Other Expense					
Customer Overpayment Refund	0.00		1.74		
Bad Accounts	0.00		4,571.25		
Ask Board	0.00		1,582.17		
Phase 3 Upgrade Project	-11,245.13	16,666.67	21,730.87	166,666.66	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	77,820.00	93,384.00
Phase 2 Project Loan Principal	0.00	4,542.50	0.00	45,425.00	54,510.00
Phase 3 Project Loan Principal	0.00	4,542.50	0.00	45,425.00	54,510.00
Ask Jorgensen	0.00		13,039.37		
Total Other Expense	-11,245.13	33,533.67	173,054.41	335,336.66	402,404.00
Net Other Income	12,984.26	833.33	-123,983.11	8,333.34	10,000.00
Net Income	<u>98,201.15</u>	<u>29.41</u>	<u>-240,703.63</u>	<u>294.18</u>	<u>353.00</u>