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|---|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Annual Financial Statement, Eagle Rock HOA | | | | | | |
| | | | | | | |
| Income Statement | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
| | | | | | | |
| Revenue | | | | | | |
| | | | | | | |
| Annual assessment | \$6,500.00 | \$6,500.00 | \$7,800.00 | \$9,100.00 | \$9,100.00 | \$9,100.00 |
| Interest | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Special assessment | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| ARC Deposit | \$0.00 | \$15,000.00 | \$5,000.00 | \$10,000.00 | \$5,000.00 | \$15,000.00 |
| Other Income | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$60.00 |
| | | | | | | |
| Total revenue | \$6,500.00 | \$21,500.00 | \$12,800.00 | \$19,100.00 | \$14,100.00 | \$24,160.00 |
| | | | | | | |
| Expenses | | | | | | |
| | | | | | | |
| Return of ARC Deposit | \$0.00 | \$5,000.00 | \$5,000.00 | \$10,000.00 | \$15,000.00 | \$0.00 |
| Eagle Rock Improvements | \$3,722.70 | \$1,629.35 | \$1,660.00 | \$2,280.00 | \$1,661.25 | \$1,835.00 |
| Insurance | \$658.00 | \$658.00 | \$661.00 | \$664.00 | \$678.00 | \$705.00 |
| Website fee | \$1,001.31 | \$0.00 | \$0.00 | \$474.16 | \$0.00 | \$1,344.15 |
| Arizona registration fee | \$10.00 | \$10.00 | \$10.00 | \$10.00 | \$10.00 | \$10.00 |
| Yavapai recording charges | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Legal and Consulting | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Postage and Stationery | \$0.00 | \$44.75 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Other (see note for details) | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$60.00 |
| | Note A | Note A | Note A | Note A | Note A | Note A |
| | | | | | | |
| Total expense | \$5,392.01 | \$7,342.10 | \$7,331.00 | \$13,428.16 | \$17,349.25 | \$3,954.15 |
| | | | | | | |
| Surplus | \$1,107.99 | \$14,157.90 | \$5,469.00 | \$5,671.84 | -\$3,249.25 | \$20,205.85 |
| | | | | | | |
| Balance Sheet, Year End | | | | | | |
| | | | | | | |
| Assets | | | | | | |
| | | | | | | |
| Cash Available to HOA | \$10,359.91 | \$14,517.81 | \$19,986.81 | \$25,658.65 | \$32,409.40 | \$42,615.25 |
| ARC Deposit | \$5,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$5,000.00 | \$15,000.00 |
| Receivables | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Other | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Total Assets | \$15,359.91 | \$29,517.81 | \$34,986.81 | \$40,658.65 | \$37,409.40 | \$57,615.25 |
| | | | | | | |
| Liabilities | | | | | | |
| | | | | | | |
| ARC Deposit | \$5,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$5,000.00 | \$15,000.00 |
| Other | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Total Liabilities | \$5,000.00 | \$15,000.00 | \$15,000.00 | \$15,000.00 | \$5,000.00 | \$15,000.00 |
| | | | | | | |
| Member's Surplus | \$10,359.91 | \$14,517.81 | \$19,986.81 | \$25,658.65 | \$32,409.40 | \$42,615.25 |
| | | | | | | |
| Total Liabilities and Member's Surplus | \$15,359.91 | \$29,517.81 | \$34,986.81 | \$40,658.65 | \$37,409.40 | \$57,615.25 |
| | | | | | | |
| Statement of Cash Flow | | | | | | |
| | | | | | | |
| Cash From Operations | | | | | | |
| | | | | | | |
| Surplus | \$1,107.99 | \$14,157.90 | \$5,469.00 | \$5,671.84 | -\$3,249.25 | \$20,205.85 |
| Depreciation | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Other non-cash items | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Total Cash From Operations | \$1,107.99 | \$14,157.90 | \$5,469.00 | \$5,671.84 | -\$3,249.25 | \$20,205.85 |
| | | | | | | |
| Cash from investing activities | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Cash from financing activities | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | |
| Total | \$1,107.99 | \$14,157.90 | \$5,469.00 | \$5,671.84 | -\$3,249.25 | \$20,205.85 |
| | | | | | | |
| Bank balance, start of year | \$14,251.92 | \$15,359.91 | \$29,517.81 | \$34,986.81 | \$40,658.65 | \$37,409.40 |
| Bank balance, end of year | \$15,359.91 | \$29,517.81 | \$34,986.81 | \$40,658.65 | \$37,409.40 | \$57,615.25 |
| Difference | \$1,107.99 | \$14,157.90 | \$5,469.00 | \$5,671.84 | -\$3,249.25 | \$20,205.85 |
| Notes: Accidental deposit from personal friend into business acct. | | | | | | |
| A. Eagle Rock improvements is weed control plus drainage maintenance. | | | | | | |
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