

<u>Annual Financial Statement, Eagle Rock HOA</u>						
	<u>Income Statement</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
<u>Revenue</u>						
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
<u>Expenses</u>						
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
<u>Balance Sheet, Year End</u>						
<u>Assets</u>						
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
<u>Liabilities</u>						
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
<u>Statement of Cash Flow</u>						
<u>Cash From Operations</u>						
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.						