

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