

**Annual Financial Statement, Eagle Rock HOA**

**Income Statement**      **2020**      **2021**      **2022**      **2023**

**Revenue**

Annual assessment	\$6,500.00	\$6,500.00	\$7,800.00	\$9,100.00
Interest	\$0.00	\$0.00	\$0.00	\$0.00
Special assessment	\$0.00	\$0.00	\$0.00	\$0.00
ARC Deposit	\$0.00	\$15,000.00	\$5,000.00	\$10,000.00
Other Income	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total revenue</b>	<b>\$6,500.00</b>	<b>\$21,500.00</b>	<b>\$12,800.00</b>	<b>\$19,100.00</b>

**Expenses**

Return of ARC Deposit	\$0.00	\$5,000.00	\$5,000.00	\$10,000.00
Eagle Rock Improvements	\$3,722.70	\$1,629.35	\$1,660.00	\$2,280.00
Insurance	\$658.00	\$658.00	\$661.00	\$664.00
Website fee	\$1,001.31	\$0.00	\$0.00	\$474.16
Arizona registration fee	\$10.00	\$10.00	\$10.00	\$10.00
Yavapai recording charges	\$0.00	\$0.00	\$0.00	\$0.00
Legal and Consulting	\$0.00	\$0.00	\$0.00	\$0.00
Postage and Stationery	\$0.00	\$44.75	\$0.00	\$0.00
Other (see note for details)	\$0.00	\$0.00	\$0.00	\$0.00
	Note A	Note A	Note A	Note A
<b>Total expense</b>	<b>\$5,392.01</b>	<b>\$7,342.10</b>	<b>\$7,331.00</b>	<b>\$13,428.16</b>

**Surplus**      \$1,107.99      \$14,157.90      \$5,469.00      \$5,671.84

**Balance Sheet, Year End**

**Assets**

Cash Available to HOA	\$10,359.91	\$14,517.81	\$19,986.81	\$25,658.65
ARC Deposit	\$5,000.00	\$15,000.00	\$15,000.00	\$15,000.00
Receivables	\$0.00	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Assets</b>	<b>\$15,359.91</b>	<b>\$29,517.81</b>	<b>\$34,986.81</b>	<b>\$40,658.65</b>

**Liabilities**

ARC Deposit	\$5,000.00	\$15,000.00	\$15,000.00	\$15,000.00
Other	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Liabilities</b>	<b>\$5,000.00</b>	<b>\$15,000.00</b>	<b>\$15,000.00</b>	<b>\$15,000.00</b>

**Member's Surplus**      \$10,359.91      \$14,517.81      \$19,986.81      \$25,658.65

**Total Liabilities and Member's Surplus**      \$15,359.91      \$29,517.81      \$34,986.81      \$40,658.65

**Statement of Cash Flow**

**Cash From Operations**

Surplus	\$1,107.99	\$14,157.90	\$5,469.00	\$5,671.84
Depreciation	\$0.00	\$0.00	\$0.00	\$0.00
Other non-cash items	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Cash From Operations</b>	<b>\$1,107.99</b>	<b>\$14,157.90</b>	<b>\$5,469.00</b>	<b>\$5,671.84</b>
Cash from investing activities	\$0.00	\$0.00	\$0.00	\$0.00
Cash from financing activities	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>	<b>\$1,107.99</b>	<b>\$14,157.90</b>	<b>\$5,469.00</b>	<b>\$5,671.84</b>

Bank balance, start of year      \$14,251.92      \$15,359.91      \$29,517.81      \$34,986.81

Bank balance, end of year      \$15,359.91      \$29,517.81      \$34,986.81      \$40,658.65

Difference      \$1,107.99      \$14,157.90      \$5,469.00      \$5,671.84

Notes

A. Eagle Rock improvements is weed control plus drainage maintenance.