

Colorow at Squaw Creek Homeowners Association
Balance Sheets
As of the Dates Indicated

Printed: 12/02/25

	12/31/24	Preliminary 9/30/25
Operating Fund		
Current Assets		
Cash in Bank - Checking	3,126	8,486
Cash in Bank - Savings	166,924	102,469
Total Cash	170,050	110,955
Accounts Receivable	0	(257)
Allowance for Doubtful Accounts	0	0
Due From (To) Reserve Fund	(93,600)	(36,450)
Undeposited Funds	0	0
Prepaid Expenses	0	0
Deposits	0	0
Total Current Assets	76,450	74,248
Water Rights Ownership	6,000	6,000
Total Assets	82,450	80,248
Liabilities and Fund Equity		
Current Liabilities		
Accounts Payable	10,409	9,224
Prepaid Assessments	4,325	0
Prepaid Special Assessment	0	0
Construction Deposits	0	0
Total	14,734	9,224
Fund Equity		
Operating Fund Balance	61,716	65,024
Fund Balance Invested in Water Rights	6,000	6,000
Total Fund Equity	67,716	71,024
Total Liabilities and Fund Equity	82,450	80,248
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Replacement Fund	12/31/24	9/30/25
Current Assets		
Cash in Bank - Reserve Savings	227,682	460,807
First Western Trust CD - Reserve Savings (mat 5/	251,297	265,196
Accrued Interest on CD / Investment	7,369	2,856
Due From (To) Operating Fund	93,600	36,450
Total Assets	579,949	765,309
Liabilities and Fund Equity		
Current Liabilities		
Due From (To) Operating Fund	0	0
Total Liabilities	0	0
Fund Equity		
Fund Balance	579,948	765,308
Total Fund Equity	579,948	765,308
Total Liabilities and Fund Equity	579,948	765,308
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No assurance is provided on these financial statements; substantially all disclosures required by GAAP omitted.

Colorow at Squaw Creek Homeowners Association
Statement of Revenues, Expenses and Changes in Fund Balance
Actual, Budget and Forecast for the Periods Indicated
Modified Accrual

Printed: 12/02/25

	Fiscal Yr Ended 12/31/24 <u>Actual</u>	Approved 2025 <u>Budget</u>	Variance Favorable (Unfavor)	Fiscal Yr Ending 2025 <u>Forecast</u>	9 Months Ended 9/30/25 <u>Actual</u>	9 Months Ended 9/30/25 <u>Budget</u>	Variance Favorable (Unfavor)	3% Approved 2026 <u>Budget</u>	<u>Budget Notes</u>
Operating Fund									
Revenues and Other Financing Sources									
Reserve Fund Assessments per Unit, 27 units	1,800	1,800		1,800	1,800			1,800	2025 no restriction on use
Operating Fund Assessments per Unit, 25 units	5,400	6,900		6,900	6,900			7,314	6% incr to cover expenses
<i>Total Assessments per Unit</i>	<i>7,200</i>	<i>8,700</i>		<i>8,700</i>	<i>8,700</i>			<i>9,114</i>	<i>25 units</i>
Operating Fund Assessments per Lot, 2 Lots	3,902	5,356		5,356	5,356			5,677	2025 restricted for road use
<i>Total Road Maintenance Assessment Per Lot</i>	<i>5,702</i>	<i>7,156</i>		<i>7,156</i>	<i>7,156</i>			<i>7,477</i>	<i>2 lots restricted for road use</i>
Operating Assesments	177,900	183,212	(10,712)	172,500	129,375	137,409	(8,034)	182,850	Assessments match Expense
Road Use Fee	0	0	10,712	10,712	8,034	0	8,034	11,355	incl Lots 1&2 assessments
Miscellaneous Income	161	0	150	150	150	11	139	0	HC refund; title fee
Late Fees	64	0	81	81	81	0	81	0	
Interest Income	621	198	134	332	266	149	118	313	0.5% interest
Total Revenues and Other Financing Sources	178,746	183,410	365	183,775	137,906	137,569	338	194,517	
General & Admin Expenses									Assume 3% inflation
Accounting	8,520	8,820	(338)	9,158	6,953	6,615	(338)	9,240	req \$35/mo incr (\$770/mo)
Accounting - Tax Return Prep	625	644	(306)	950	950	644	(306)	979	
Bank Charges	1,134	1,174	10	1,164	851	881	30	1,199	bill.com fees
Insurance	1,900	1,957	(178)	2,135	2,135	1,957	(178)	2,199	
Legal Fees - General	10,920	2,678	(822)	3,500	3,212	2,009	(1,204)	2,500	
Management Fees	4,277	2,855	0	2,855	1,519	2,141	623	2,941	Mtgs, Spec Projs, title stmts
Office Expense	1,130	1,164	(1,813)	2,977	855	914	59	3,066	POB fee 198, storage, copie
Taxes - Federal/State	0	0	(6,523)	6,523	6,523	0	(6,523)	6,719	
Miscellaneous Expense	0	0	0	0	0	0	0	0	
Total G&A Expenses	28,724	19,292	(9,970)	29,262	22,998	15,161	(7,837)	28,842	Assume 3% inflation
Operations & Maintenance Expenses									
Entry Propane	8,475	9,416	(652)	10,068	7,048	5,650	(1,398)	10,370	
Gate Electricity	993	1,052	0	1,052	628	789	160	1,083	
Gate Maintenance	153	5,500	0	5,500	1,132	5,103	3,971	5,665	
Gate Phone	944	972	(140)	1,112	830	729	(100)	1,145	
General Repairs & Maintenance	1,348	5,356	0	5,356	0	4,028	4,028	5,517	
Irrigation Maintenance	5,003	5,153	1,233	3,920	3,920	5,153	1,233	5,300	
Landscape Maintenance	13,573	14,995	3,327	11,668	11,668	14,995	3,328	15,400	
Tree Care Maintenance	2,390	2,462	(2,418)	4,880	4,880	2,462	(2,418)	5,026	
Road Maintenance Expense	25,106	25,859	5,859	20,000	16,778	25,859	9,081	26,635	yrly \$10k, \$15k sealcoat (eve
Road Sweeping	8,150	8,395	(5,141)	13,535	13,535	8,395	(5,141)	13,941	
Snow Removal	41,015	45,000	0	45,000	23,830	28,125	4,295	46,350	
Trash Removal	14,054	14,452	(776)	15,228	11,475	10,839	(636)	16,142	
Weed Control	2,390	2,462	2,462	0	0	2,462	2,462	2,500	
Fire Mitigation Maintenance	9,373	9,654	(406)	10,060	10,060	10,000	(60)	10,362	ongoing fire mitigation maint
Total Operations & Maintenance Exp	132,966	150,728	3,349	147,379	105,784	124,588	18,804	165,436	
Water Procurement Expenses									
Water Rights	250	250	0	250	250	250	0	250	
Water Assessment Fees	5,509	5,674	108	5,566	5,566	5,674	108	5,733	
Engineering Cost - Water	816	1,030	1,030	0	0	0	0	1,061	
Legal Fees - Water	1,143	4,000	3,500	500	0	3,258	3,258	4,000	due diligence
Total Water Procurement Expenses	7,718	10,954	4,638	6,316	5,816	9,182	3,366	11,044	
Total Expenditures	170,195	180,974	(1,983)	182,957	134,598	148,931	14,333	205,322	
Revenue Over (Under) Expenditures	8,551	2,436	(1,618)	818	3,308	(11,363)	14,671	(10,805)	
Beginning Fund Balance	53,165	58,572	3,144	61,716	61,716	58,572	3,144	62,534	
Ending Fund Balance	61,716	61,008	1,526	62,534	65,024	47,209	17,815	51,729	recommend min 6 month expenses, about \$88,000

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Statement of Revenues, Expenses and Changes in Fund Balance
Actual, Budget and Forecast for the Periods Indicated
Modified Accrual

Printed: 12/02/25

	Fiscal Yr Ended 12/31/24 <u>Actual</u>	Fiscal Yr Ending 2025 <u>Budget</u>	Forecast Variance Favorable (Unfavor)	Fiscal Yr Ending 2025 <u>Forecast</u>	<i>Preliminary</i>			Approved 2026 <u>Budget</u>	<u>Budget Notes</u>
Replacement Fund					9 Months Ended 9/30/25 <u>Actual</u>	9 Months Ended 9/30/25 <u>Budget</u>	Variance Favorable (Unfavor)		
Revenues									
Reserve Fund Assessment	48,600	48,600	(3,600)	45,000	33,750	36,450	(2,700)	45,000	1800 * 25 units - 2025 no res
Road Use Fee - Rsv	0	0	3,600	3,600	2,700	0	2,700	3,600	2025 2 Lots
Transfer Assessment	45,000	0	159,000	159,000	159,000	0	159,000	0	
Road Damage Fee	0	0	0	0	0	0	0	0	one time billings to owners
Interest Income - Reserve	13,777	1,387	11,760	13,147	9,952	1,040	8,912	9,349	
Total Revenues	107,377	49,987	170,760	220,747	205,402	37,490	167,912	57,949	
Expenditures									
Reserve Fund Expense	0	0	0	0	0	0	0	0	
Road Paving/Repairs	0	250,000	0	250,000	0	250,000	250,000	345,902	Phase II & III (upper) Overlay
Boiler Replacement	0	53,000	32,958	20,042	20,042	20,042	0	32,958	replace snowmelt boiler per t
Entry Landscape Capital	0	0	0	0	0	0	0	0	
Retaining Wall Capital	0	0	0	0	0	0	0	0	
Fire Mitigation Capital Projects	200,000	0	0	0	0	0	0	0	
Total Expenditures	200,000	303,000	32,958	270,042	20,042	270,042	250,000	378,860	
Revenue Over (Under) Expenditures	(92,623)	(253,013)	203,718	(49,295)	185,360	(232,552)	417,912	(320,911)	
Beginning Fund Balance	672,572	579,681	92,891	672,572	579,948	579,681	267	623,277	
Ending Fund Balance	579,948	326,668	296,609	623,277	765,308	347,129	418,179	302,365	
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Restricted Road Use Funds									
Beginning Balance	(275,540)				(252,046)			(156,497)	
Road Use Revenue Operating Fund	0				8,034			11,355	
Road Use Expenses Operating Fund	(25,106)				(54,143)			(86,926)	
Road Use Revenue Reserve Fund	48,600				161,700			3,600	
Road Use Expenses Reserve Fund	0				(20,042)			(378,860)	
Enging Balance	(252,046)				(156,497)			(607,329)	

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