

# PANORAMA RANCHES

## Balance Sheet

January 25, 2022

Accrual Basis

As of December 31, 2021

	<u>Dec 31, 21</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating (4040-039-926)	7,709.39
Reserve (4040-733-652)	196,793.61
Total Checking/Savings	<u>204,503.00</u>
Accounts Receivable	
Accounts Receivable	-264.15
Total Accounts Receivable	<u>-264.15</u>
Total Current Assets	<u>204,238.85</u>
<b>TOTAL ASSETS</b>	<b><u>204,238.85</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Construction Deposits	
16 - Fischer	1,000.00
49 - Bean	1,000.00
Total Construction Deposits	<u>2,000.00</u>
Total Other Current Liabilities	<u>2,000.00</u>
Total Current Liabilities	<u>2,000.00</u>
Total Liabilities	2,000.00
Equity	
Interest Reserve Account	14.52
Operating Fund (from prior yrs)	88,928.13
Retained Earnings (Reserve)	55,766.25
Net Income	57,529.95
Total Equity	<u>202,238.85</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>204,238.85</u></b>

# PANORAMA RANCHES HOA

## Budget 2022

	2021	2021	2022
	Jan - Sep	BUDGET	BUDGET
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Fines & Violations	2,250.00		
Late Fees	850.00		
Operating Assessment	57,120.00	57,120.00	57,120.00
Reserve Assessment	14.31	56,629.44	56,629.44
Water Lease - Strang	1,055.00	3,000.00	3,000.00
Water Use	20,934.01	15,000.00	15,000.00
<b>Total Income</b>	<u>82,223.32</u>	<u>131,749.44</u>	<u>131,749.44</u>
<b>Gross Profit</b>	82,223.32	131,749.44	131,749.44
<b>Expense</b>			
<b>ADMINISTRATION</b>			
Annual Meeting		1,500.00	
Architectural Review		800.00	800.00
Insurance	2,951.53	2,760.00	2,760.00
Legal Fees	2,690.30	5,000.00	5,000.00
Licenses and Permits	55.20	150.00	150.00
Management Fees	18,000.00	18,000.00	18,000.00
Office Supplies		170.00	170.00
Postage	98.33	200.00	140.00
SMP Admin - Out of Contract	1,469.00		2,000.00
Tax Preparation	440.00	500.00	500.00
Website Maintenance		150.00	
<b>Total ADMINISTRATION</b>	<u>25,704.36</u>	<u>29,230.00</u>	<u>29,520.00</u>
<b>MAINTENANCE - WATER OPERATION</b>			
Missouri Heightts Ditch Shares	1,095.00	2,000.00	2,000.00
Rep. & Maint / Contingency	10,855.90	3,500.00	4,000.00
Water Contract - Basalt WCD	2,206.00	2,300.00	2,400.00
Water Operator	13,709.71	13,000.00	13,000.00
Water Professional Services	3,052.56	2,000.00	3,000.00
Water Rights - Carb. Land Dev.	8,667.57	10,000.00	10,000.00
Weed Control	380.00	1,500.00	1,500.00
<b>Total MAINTENANCE - WATER OPERATION</b>	<u>39,966.74</u>	<u>34,300.00</u>	<u>35,900.00</u>
<b>UTILITIES</b>			
Electricity	3,204.55	6,040.00	4,000.00
Kellin Communications	789.91		900.00
<b>Total UTILITIES</b>	<u>3,994.46</u>	<u>6,040.00</u>	<u>4,900.00</u>
<b>Total Expense</b>	<u>69,665.56</u>	<u>69,570.00</u>	<u>70,320.00</u>
<b>Net Ordinary Income</b>	12,557.76	62,179.44	61,429.44
<b>Other Income/Expense</b>			
<b>Other Expense</b>			
<b>Capital Reserve Expense</b>			
<b>Reserve Action Items</b>			
Auto Dialer System	11,657.25		
Chlorine Contact Chamber			
Water System Repairs			
Water Tank Paint			
<b>Total Reserve Action Items</b>	<u>11,657.25</u>		
Reserve Assessment Transfer	(56,629.44)	56,629.44	56,629.44
<b>Total Capital Reserve Expense</b>	<u>-44,972.19</u>	<u>56,629.44</u>	<u>56,629.44</u>
Contingency		5,550.00	4,800.00
<b>Total Other Expense</b>	<u>-44,972.19</u>	<u>62,179.44</u>	<u>61,429.44</u>
<b>Net Other Income</b>	44,972.19	-62,179.44	-61,429.44
<b>Net Income</b>	<u>57,529.95</u>	<u>0.00</u>	<u>0.00</u>