

**Last Dollar PUD**  
**Profit & Loss**  
 January through December 2021

	<u>Jan - Dec 21</u>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
<b>Revenues</b>	
Assessments, Owners	115,000.40
Early Payment Credit	-3,000.00
Assessments, Water, Vela	480.00
RETA	36,120.00
Penalties, Owners	97.40
Interest, Bank	19.11
<b>Total Revenues</b>	<u>148,716.91</u>
<b>Total Income</b>	148,716.91
<b>Expense</b>	
<b>Debt Service</b>	
Interest Expense	5,592.02
<b>Total Debt Service</b>	<u>5,592.02</u>
<b>Operating Expenditures</b>	
<b>Accounting/Office/Legal</b>	
HOA Meetings	98.52
Supplies	55.00
Bank Service Charges	0.00
Corporate Filing	38.00
Legal & Consulting	8,606.00
Management Fees	8,394.17
Copies/Postage/Printing	210.63
<b>Accounting/Website</b>	
Tax Preparation	1,150.00
Accounting/Website - Other	6,153.34
<b>Total Accounting/Website</b>	<u>7,303.34</u>
<b>Total Accounting/Office/Legal</b>	24,705.66
<b>Common Area Maintenance</b>	
Tree Clearing/Weed Control	1,140.00
<b>Total Common Area Maintenance</b>	1,140.00
<b>Road Maintenance</b>	4,086.50
<b>Sewer System Operation</b>	
Sewer System old plant work	2,018.87
Lift Station repairs	3,587.57
Internet Expense for communicat	469.97
Control Systems Subscription	169.60
Annual permit	631.00
Sewer System Operator	10,800.00
Supplies & Materials - Sewer	2,632.39
Tests - Sewer	1,998.00
Utilities - Sewer	10,040.00
<b>Total Sewer System Operation</b>	<u>32,347.40</u>
<b>Water System</b>	
Dues--CRWA	175.00
Repairs & Maintenance - Water	3,368.51
Supplies & Materials - Water	527.20
Tests - Water	2,220.00
Utilities- Valley View Well	893.00

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Utilities - Water--PO Well	294.00
Water System Automation	52.98
Water System Operator	3,600.00
<b>Total Water System</b>	<b>11,130.69</b>
<b>Insurance</b>	
Insurance - Liability	4,088.25
Workers Comp	419.00
<b>Total Insurance</b>	<b>4,507.25</b>
<b>Trash</b>	
Trash- Subcontract	5,447.51
<b>Total Trash</b>	<b>5,447.51</b>
<b>Snow Removal</b>	<b>10,240.00</b>
<b>Taxes</b>	
Property Taxes	261.30
<b>Total Taxes</b>	<b>261.30</b>
<b>Total Operating Expenditures</b>	<b>93,866.31</b>
<b>Total Expense</b>	<b>99,458.33</b>
<b>Net Ordinary Income</b>	<b>49,258.58</b>
<b>Other Income/Expense</b>	
<b>Other Expense</b>	
<b>Construction Loan Expense</b>	
<b>Newterra MBR Package</b>	
NT1	42,030.99
NT2	18,950.00
NT3	11,140.00
NT4	7,015.01
<b>Total Newterra MBR Package</b>	<b>79,136.00</b>
<b>Other Soft Costs</b>	
O2	26,122.14
O3	40,000.00
<b>Total Other Soft Costs</b>	<b>66,122.14</b>
<b>WWTP Consultants &amp; Permits</b>	
CP1	-1,325.00
CP3	31,784.26
CP5	11,605.49
<b>Total WWTP Consultants &amp; Permits</b>	<b>42,064.75</b>
<b>WWTP Site Work</b>	
SW2	13,256.61
SW4	2,568.44
SW5	9,724.91
SW6	56,696.76
SW7	3,000.00
<b>WWTP Site Work - Other</b>	<b>17,274.40</b>
<b>Total WWTP Site Work</b>	<b>102,521.12</b>
<b>Capitalize-WWTP &amp; DWT</b>	<b>-289,844.01</b>
<b>Total Construction Loan Expense</b>	<b>0.00</b>
<b>Total Other Expense</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>0.00</b>
<b>Net Income</b>	<b>49,258.58</b>

Dec 31, 21

## ASSETS

## Current Assets

## Checking/Savings

Alpine Bank-Oper Checking--1390 109,339.76

Alpine Bnk-LOAN Pmt Deposits-4195 6,385.30

Alpine Bnk-Capital Reserve-4341 7,862.79

Alpine Bnk-Loan Res Escrow-2088 13,585.85

Total Checking/Savings 137,173.70

## Accounts Receivable

Accounts Receivable -4,994.50

Total Accounts Receivable -4,994.50

Total Current Assets 132,179.20

## Fixed Assets

Waste Water Treat Plant 2020 896,428.59

Total Fixed Assets 896,428.59

## Other Assets

## Improvements

Domestic Water Tank 2020 130,210.97

Total Improvements 130,210.97

Total Other Assets 130,210.97

TOTAL ASSETS 1,158,818.76

## LIABILITIES &amp; EQUITY

## Liabilities

## Current Liabilities

## Accounts Payable

Accounts Payable 9,721.42

Total Accounts Payable 9,721.42

## Other Current Liabilities

Adv Collection Loan Pmts-Owners 558,773.37

Total Other Current Liabilities 558,773.37

Total Current Liabilities 568,494.79

## Long Term Liabilities

Alpine Bank Construction Loan 306,882.17

## Bonds

Nelson Bond 5,000.00

Total Bonds 5,000.00

Loan Reserve Escrow- Owners 13,582.92

Total Long Term Liabilities 325,465.09

Total Liabilities 893,959.88

## Equity

Retained Earnings 38,108.67

Capital Reserve Accounts 177,491.63

Net Income 49,258.58

Total Equity 264,858.88

TOTAL LIABILITIES &amp; EQUITY 1,158,818.76

Lot # /Condo #	Description	Voting Rights	Amended Density	Ownership Interest %	2022 Assessments
<b>West Lots (Nimbus Drive)</b>					
	1 Bugg	1	3.5	3.256%	3,744.19
	1A De Alva	1	3.5	3.256%	3,744.19
	2 Wagner	1	3.5	3.256%	3,744.19
Lot 2-Accessory Dwelling Unit	Wagner Acc Dwell Unit	0	0.5	0.465%	534.88
	2A Sterbenz	1	3.5	3.256%	3,744.19
	3 Thompson/Ingalls	1	3.5	3.256%	3,744.19
Lot 3-Accessory Dwelling Unit	Thompson/Ingalls	0	1	0.930%	1,069.77
	4 Campbell	1	3.5	3.256%	3,744.19
	5 Bodmer	1	3.5	3.256%	3,744.19
Lot 5-Accessory Dwelling Unit	Bodmer Acc Dwell Unit	0	3	2.791%	3,209.30
	6 Loppicolo	1	3.5	3.256%	3,744.19
	7 Osborne	1	3.5	3.256%	3,744.19
	8 Hopkins	1	3.5	3.256%	3,744.19
Lot 8-Accessory Dwelling Unit	Hopkins ADU	0	1	0.930%	1,069.77
	9 Boles	1	3.5	3.256%	3,744.19
	10 Tueller	1	3.5	3.256%	3,744.19
	11 Kamin	1	3.5	3.256%	3,744.19
Lot 11 Accessory Dwelling Unit	Kamin Accessory Dwell Unit	0	0.5	0.465%	534.88
		13	51.5		-
<b>Condominiums</b>					
	5B Perrot	1	3	2.791%	3,209.30
	6B Wells	1	3	2.791%	3,209.30
	7B Soukup	1	3	2.791%	3,209.30
	8B Miller	1	3	2.791%	3,209.30
	13D Dobbins	1	3	2.791%	3,209.30
	14D Burgess	1	3	2.791%	3,209.30
	15D Meade	1	3	2.791%	3,209.30
	16D O'Callaghan	1	3	2.791%	3,209.30
		8	24		-
<b>East Lots (Valley View Drive)</b>					
	1B Rauh	1	4	3.721%	4,279.07
	2B Wilson	1	4	3.721%	4,279.07
	3B Nelson	1	4	3.721%	4,279.07
	4B Chandler	1	4	3.721%	4,279.07
	5B Oliver-Smith	1	4	3.721%	4,279.07
	6B Whetsell/Traylor	1	4	3.721%	4,279.07
	7B Grodberg	1	4	3.721%	4,279.07
	8B Root	1	4	3.721%	4,279.07
		8	32		-
<b>Vela Property</b>		0	0		
		29	107.5	100.000%	115,000.00