



Dear George Ranch Mutal Water Company Board of Directors,
 Thank you for the opportunity to provide the attached financial records which include all statutorily required reports as well as reconciled bank statements.

Below is a summary of financial details to highlight cash balances, areas that may need attention or require Board action.

As always, thank you for the opportunity to serve your community, through accurate and timely financial reporting.

Sincerely,

The Collins Management Accounting Team

CASH FLOW SUMMARY

| | |
|---|---------------|
| Operating Cash Balance | 32,362 |
| Subtract Owners prepaid their assessments. Funds needed for future months. | -103 |
| Subtract Accounts Payable – Owed to vendors at the end of the month but not yet paid. | 0 |
| TOTAL ADJUSTED OPERATING | 32,259 |

| | |
|---|----------------|
| Reserve Cash Balance | 56,621 |
| Reserve - Alliance ICS Reserve | 75,064 |
| Reserve - Alliance CDs | 100,313 |
| Subtract Accounts Payable – Owed to vendors at the end of the month but not yet paid. | 0 |
| TOTAL RESERVE | 231,999 |

CURRENT YEAR OPERATING BUDGET STATUS - UNDER BUDGET 16,725

UNDER BUDGET

Water
 Maintenance Expense

OVER BUDGET

General Administrative
 Utility

ACTION ITEMS / ITEMS TO NOTE

George Ranch Mutual Water

Balance Sheet

02/28/2023

| | <u>Operating</u> | <u>Reserves</u> | <u>Total Divisions</u> |
|--|------------------|-------------------|------------------------|
| <u>Assets</u> | | | |
| Operating Cash | | | |
| Alliance Association Bank-Operating Acct | 32,361.89 | | 32,361.89 |
| TOTAL Operating Cash | 32,361.89 | 0.00 | 32,361.89 |
| Reserve Cash | | | |
| Alliance Association Bank-Reserves Acct | | 56,621.07 | 56,621.07 |
| Alliance Association Bank-ICS Acct | | 75,064.16 | 75,064.16 |
| Alliance Association Bank - Reserves - COD | | 100,313.40 | 100,313.40 |
| TOTAL Reserve Cash | 0.00 | 231,998.63 | 231,998.63 |
| Current Assets | | | |
| Accounts Receivable | 5,485.89 | | 5,485.89 |
| Allowance for Doubtful Accounts | (1,000.00) | | (1,000.00) |
| Prepaid Utility | 724.00 | | 724.00 |
| Prepaid Inspection - Water Tank | 820.00 | | 820.00 |
| Prepaid Insurance | 2,113.00 | | 2,113.00 |
| Prepaid Taxes - Operating | 39.00 | | 39.00 |
| Due to Reserves from Operating | 200.00 | | 200.00 |
| Prepaid Taxes - Reserves | | 8.00 | 8.00 |
| TOTAL Current Assets | 8,381.89 | 8.00 | 8,389.89 |
| Fixed Assets | | | |
| Generator - Well #1 | | 17,339.94 | 17,339.94 |
| Pump | | 27,819.67 | 27,819.67 |
| Accumulated Depreciation - Pump | | (8,979.48) | (8,979.48) |
| Water Storage Tanks | | 395,221.72 | 395,221.72 |
| Cathodic Protection Water Tanks | | 18,215.94 | 18,215.94 |
| Accumulated depreciation | | (268,104.92) | (268,104.92) |
| TOTAL Fixed Assets | 0.00 | 181,512.87 | 181,512.87 |
| <u>Total Assets</u> | 40,743.78 | 413,519.50 | 454,263.28 |
| <u>Liabilities</u> | | | |
| Current Liabilities | | | |
| Prepaid Accounts Receivable | 103.31 | | 103.31 |
| TOTAL Current Liabilities | 103.31 | 0.00 | 103.31 |
| Other Current Liabilities | | | |
| Due to Reserve Fund | | 200.00 | 200.00 |

George Ranch Mutual Water

Balance Sheet

02/28/2023

| | <u>Operating</u> | <u>Reserves</u> | <u>Total Divisions</u> |
|---|------------------|--------------------|------------------------|
| Contract Liabilities | | 425,667.58 | 425,667.58 |
| TOTAL Other Current Liabilities | 0.00 | 425,867.58 | 425,867.58 |
| <u>Total Liabilities</u> | 103.31 | 425,867.58 | 425,970.89 |
| <u>Members Equity</u> | | | |
| Equity | | | |
| Operating Fund | 23,915.64 | | 23,915.64 |
| Replacement Fund | | 66,417.50 | 66,417.50 |
| TOTAL Equity | 23,915.64 | 66,417.50 | 90,333.14 |
| Net Income | 16,724.83 | (78,765.58) | (62,040.75) |
| <u>Total Net Worth</u> | 40,640.47 | (12,348.08) | 28,292.39 |
| <u>Total Net Worth and Liabilities</u> | 40,743.78 | 413,519.50 | 454,263.28 |

George Ranch Mutual Water

Income and Expense Comparative Statement - Operating

From 02/01/2023 to 02/28/2023

| | <u>February 2023</u> | | <u>July to February</u> | | | <u>Yearly Budgets</u> | |
|---|----------------------|---------------|-------------------------|---------------|----------------|-----------------------|------------------|
| | <u>Actual</u> | <u>Budget</u> | <u>Actual</u> | <u>Budget</u> | <u>Var. \$</u> | <u>Current</u> | <u>Last Year</u> |
| <u>Revenues</u> | | | | | | | |
| Water Usage Fees | 11,457 | 6,000 | 64,322 | 48,000 | 16,322 | 72,000 | 68,000 |
| Reserve Assessment | 2,800 | 933 | 8,383 | 7,467 | 916 | 11,200 | 11,200 |
| Operating Interest Income | 1 | 8 | 17 | 67 | (50) | 100 | 315 |
| Total Revenues | 14,258 | 6,941 | 72,722 | 55,534 | 17,188 | 83,300 | 79,515 |
| <u>Expenses</u> | | | | | | | |
| General Administrative Expense | | | | | | | |
| Accounting Review & Tax Preparation | | 121 | 1,470 | 967 | (503) | 1,450 | 8,570 |
| Insurance | 528 | 389 | 4,226 | 3,113 | (1,113) | 4,670 | 5,354 |
| Legal - Consulting | | 50 | 720 | 400 | (320) | 600 | 600 |
| License & Fees | | | | | | | 20 |
| Management Contract | 842 | 842 | 6,734 | 6,734 | | 10,101 | |
| Miscellaneous | | 21 | 1,280 | 167 | (1,113) | 250 | 600 |
| Office Expense | | 50 | | 400 | 400 | 600 | 600 |
| Reserve Study | | 33 | 169 | 267 | 98 | 400 | |
| Transfer Fees | | | | | | | 50 |
| Taxes | | 8 | (47) | 67 | 114 | 100 | 20 |
| TOTAL General Administrative Expense | 1,370 | 1,514 | 14,552 | 12,115 | (2,437) | 18,171 | 15,814 |
| Water Expense | | | | | | | |
| Water Consultant | 945 | 945 | 6,615 | 7,560 | 945 | 11,340 | 7,620 |
| Water Testing | 51 | 225 | 1,492 | 1,800 | 308 | 2,700 | 1,852 |
| Water Treatment | | 80 | 1,212 | 640 | (572) | 960 | 960 |
| Water Meter Reading | | 450 | 595 | 3,600 | 3,005 | 5,400 | 450 |
| TOTAL Water Expense | 996 | 1,700 | 9,914 | 13,600 | 3,686 | 20,400 | 10,882 |
| Maintenance Expense | | | | | | | |
| Maintenance Supplies | | 50 | | 400 | 400 | 600 | 600 |
| Misc. Expense | | 50 | | 400 | 400 | 600 | 600 |
| Generator Expense | | 62 | | 500 | 500 | 750 | 300 |
| Equipment Repair | | 50 | 704 | 400 | (304) | 600 | 600 |
| License & Fees | | 26 | 570 | 204 | (366) | 306 | 306 |

| | <u>February 2023</u> | | <u>July to February</u> | | | <u>Yearly Budgets</u> | |
|-----------------------------------|----------------------|---------------|-------------------------|---------------|----------------|-----------------------|------------------|
| | <u>Actual</u> | <u>Budget</u> | <u>Actual</u> | <u>Budget</u> | <u>Var. \$</u> | <u>Current</u> | <u>Last Year</u> |
| Tank & Compliance Inspections | | 100 | | 800 | 800 | 1,200 | 760 |
| Tank Monitoring Expense | | 143 | 858 | 1,144 | 286 | 1,716 | 1,716 |
| TOTAL Maintenance Expense | 0 | 481 | 2,132 | 3,848 | 1,716 | 5,772 | 4,882 |
| Utility Expense | | | | | | | |
| Utilities - Gas | | 12 | 73 | 100 | 27 | 150 | 150 |
| Utilities - Electric | 475 | 1,500 | 15,391 | 12,000 | (3,391) | 18,000 | 16,375 |
| TOTAL Utility Expense | 475 | 1,512 | 15,464 | 12,100 | (3,364) | 18,150 | 16,525 |
| Reserve Contribution | | | | | | | |
| Reserve Contribution | 1,742 | 1,742 | 13,936 | 13,938 | 2 | 20,907 | 22,400 |
| TOTAL Reserve Contribution | 1,742 | 1,742 | 13,936 | 13,938 | 2 | 20,907 | 22,400 |
| Total Expenses | 4,583 | 6,949 | 55,998 | 55,601 | (397) | 83,400 | 70,503 |
| Net Income | 9,675 | (8) | 16,724 | (67) | 16,791 | (100) | 9,012 |

George Ranch Mutual Water

Income and Expense Comparative Statement - Reserves

From 02/01/2023 to 02/28/2023

| | <u>February 2023</u> | | <u>July to February</u> | | | <u>Yearly Budgets</u> | |
|---|----------------------|---------------|-------------------------|---------------|-----------------|-----------------------|------------------|
| | <u>Actual</u> | <u>Budget</u> | <u>Actual</u> | <u>Budget</u> | <u>Var. \$</u> | <u>Current</u> | <u>Last Year</u> |
| <u>Revenues</u> | | | | | | | |
| Reserve Assessment | 1,742 | | 13,936 | | 13,936 | | |
| Reserve Interest Income | 329 | 8 | 485 | 67 | 418 | 100 | |
| Total Revenues | 2,071 | 8 | 14,421 | 67 | 14,354 | 100 | 0 |
| <u>Expenses</u> | | | | | | | |
| Depreciation Expense | | | | | | | |
| Depreciation - Pumps | 145 | | 1,159 | | (1,159) | | |
| Depreciation - Water Tanks | 1,317 | | 10,539 | | (10,539) | | |
| TOTAL Depreciation Expense | 1,462 | 0 | 11,698 | 0 | (11,698) | 0 | 0 |
| RES - Reserve Expenditures | | | 73,883 | | (73,883) | | 15,000 |
| RES - WELL #1 (BROOKLIME) | | | 3,220 | | (3,220) | | 5,000 |
| RES - SYSTEM CONTROL VALVES & HYDRANTS | | | 1,106 | | (1,106) | | |
| RES - WELL #2 (HAWKSBEARD) | | | 3,281 | | (3,281) | | |
| Total Expenses | 1,462 | 0 | 93,188 | 0 | (93,188) | 0 | 20,000 |
| Net Income | 609 | 8 | (78,767) | 67 | (78,834) | 100 | (20,000) |