

Las Ventanas Ranch Mutual Benefit Water Company
Financial Statements and Supplementary Information
For the Year Ended December 31, 2022



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To the Board of Directors
Las Ventanas Ranch Mutual Benefit Water Company
Arroyo Grande, CA

Management is responsible for the accompanying financial statements of Las Ventanas Ranch Mutual Benefit Water Company (a corporation), which comprise the statement of assets and fund balances – cash basis as of December 31, 2022, and the related statement of revenues, expenses and changes in fund balances – cash basis for the year then ended in accordance with the cash basis of accounting, and for determining that the cash basis of accounting is an acceptable financial reporting framework. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

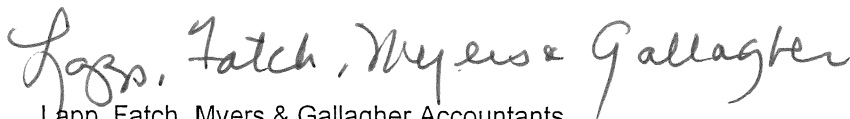
The financial statements are prepared in accordance with the cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America.

Management has elected to omit substantially all of the disclosures ordinarily included in financial statements prepared in accordance with the cash basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Company's assets, liabilities, equity, revenues, and expenses. Accordingly, the financial statements are not designed for those who are not informed about such matters.

The supplementary information contained in the supplemental schedule of expenses – cash basis is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management. The supplementary information was subject to our compilation engagement. We have not audited or reviewed the supplementary information and do not express an opinion, a conclusion, nor provide any assurance on such information.

Management has omitted supplementary information about future major repairs and replacements of common property that are required to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

We are not independent with respect to Las Ventanas Ranch Mutual Benefit Water Company.


Lapp, Fatch, Myers & Gallagher Accountants
A Professional Corporation

Santa Maria, California
May 1, 2023

Las Ventanas Ranch Mutual Benefit Water Company
Statement of Assets and Fund Balances - Cash Basis
See Accountants' Compilation Report
December 31, 2022

	<u>Water Fund</u>	<u>Road Fund</u>	<u>Total Funds</u>
Assets			
Current assets			
Cash	\$ 69,640	\$ 94,095	\$ 163,735
Cash - Merrill Lynch	6,909	85,465	92,374
Certificates of deposit	<u>270,000</u>	<u>230,000</u>	<u>500,000</u>
Total current assets	<u>346,549</u>	<u>409,560</u>	<u>756,109</u>
Property, plant and equipment			
Land improvements		210,186	210,186
Accumulated depreciation		<u>(21,018)</u>	<u>(21,018)</u>
Total property, plant and equipment		<u>189,168</u>	<u>189,168</u>
Total Assets	<u>\$ 346,549</u>	<u>\$ 598,728</u>	<u>\$ 945,277</u>
Fund Balances	<u>\$ 346,549</u>	<u>\$ 598,728</u>	<u>\$ 945,277</u>

Las Ventanas Ranch Mutual Benefit Water Company
Statement of Revenues, Expenses, and Changes in Fund Balances - Cash Basis
See Accountants' Compilation Report
For the Year Ended December 31, 2022

	<u>Water Fund</u>	<u>Road Fund</u>	<u>Total Funds</u>
Revenues			
Water fees	\$ 92,541	\$	\$ 92,541
Water reserve	32,100		32,100
Water meters	2,000		2,000
Road fees		105,980	105,980
Interest income	1,992	1,697	3,689
Total revenues	<u>128,633</u>	<u>107,677</u>	<u>236,310</u>
Expenses	<u>79,982</u>	<u>69,038</u>	<u>149,020</u>
Excess (deficit) of revenues over expenses	48,651	38,639	87,290
Beginning Fund Balances	<u>297,898</u>	<u>560,089</u>	<u>857,987</u>
Ending Fund Balances	<u>\$ 346,549</u>	<u>\$ 598,728</u>	<u>\$ 945,277</u>

Supplementary Information

Las Ventanas Ranch Mutual Benefit Water Company
 Supplemental Schedule of Expenses - Cash Basis
 See Accountants' Compilation Report
 For the Year Ended December 31, 2022

Schedule 1

	<u>Water Fund</u>	<u>Road Fund</u>	<u>Total Funds</u>
Expenses			
Accounting	\$ 500	\$	\$ 500
Bank fees	105	45	150
Depreciation		14,012	14,012
Insurance	7,409	1,744	9,153
Landscaping		25,934	25,934
Office expense	559	2,888	3,447
Outside services	53,826	12,845	66,671
Professional fees	2,360		2,360
Repairs and maintenance		9,041	9,041
Taxes and licenses	1,852		1,852
Utilities	13,371	2,529	15,900
	<u>\$ 79,982</u>	<u>\$ 69,038</u>	<u>\$ 149,020</u>