

The Ranch
Balance Sheet
As of January 31, 2026

	<u>Jan 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
Capital Reserve - Zions Bank	37,314.48
Operational Checking	244,790.57
Operational Savings	6,909.27
Treasury Bill	546,920.00
Total Checking/Savings	<u>835,934.32</u>
Accounts Receivable	
Accounts Receivable	18,623.15
Total Accounts Receivable	<u>18,623.15</u>
Other Current Assets	
Due from Operating	154,324.57
Prepaid Expense	7,189.87
Tax Receivable	1,837.00
Undeposited Funds	524.16
Total Other Current Assets	<u>163,875.60</u>
Total Current Assets	<u>1,018,433.07</u>
TOTAL ASSETS	<u>1,018,433.07</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	-6,095.00
Total Accounts Payable	<u>-6,095.00</u>
Other Current Liabilities	
A/P - mk	3,999.00
Due to Capital Reserve	154,324.57
Income tax payable - OP	30.00
Total Other Current Liabilities	<u>158,353.57</u>
Total Current Liabilities	<u>152,258.57</u>
Total Liabilities	152,258.57
Equity	
Cap. Res. - Retained Earnings	737,004.15
Membership Equity	25,809.58
Net Income	103,360.77
Total Equity	<u>866,174.50</u>
TOTAL LIABILITIES & EQUITY	<u>1,018,433.07</u>

The Ranch
Profit & Loss Budget vs. Actual
 August 2025 through January 2026

	Aug '25 - Jan 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Beverages (Net)	-46.76	25.00	-71.76
Interest Income	1.68	5.00	-3.32
Late Fees	2,080.80	50.00	2,030.80
Laundry Income	0.00	15.00	-15.00
Member Dues	259,504.00	259,504.00	0.00
Other Income	6,117.88	1,000.00	5,117.88
Total Income	267,657.60	260,599.00	7,058.60
Gross Profit	267,657.60	260,599.00	7,058.60
Expense			
Administrative Expense			
Meeting Expense	172.96	400.00	-227.04
Telephone	728.08	700.04	28.04
Administrative Expense - Other	441.42	550.00	-108.58
Total Administrative Expense	1,342.46	1,650.04	-307.58
Cable TV	1,134.31	1,132.72	1.59
Clubhouse			
Annual Monitoring - Fire	370.80	500.00	-129.20
Clubhouse Management	11,160.00	12,467.00	-1,307.00
Clubhouse Supplies	128.64	500.00	-371.36
Total Clubhouse	11,659.44	13,467.00	-1,807.56
Common Area Lights	171.86	150.00	21.86
Contingency	0.00	0.00	0.00
Electricity	2,801.22	3,500.02	-698.80
Insurance Expense			
Insurance Premiums	33,846.15	43,000.04	-9,153.89
Total Insurance Expense	33,846.15	43,000.04	-9,153.89
Landscaping			
Flowers	586.50	0.00	586.50
Landscape Mowing	49,962.36	50,000.00	-37.64
Landscaping Maintenance	654.89	10,000.00	-9,345.11
Tree Spraying	0.00	0.00	0.00
Total Landscaping	51,203.75	60,000.00	-8,796.25
Laundry Gas	124.12	132.52	-8.40
Maintenance & Repairs			
General Repairs	11,830.70	8,750.00	3,080.70
Maintenance Supplies	1,135.41	1,250.02	-114.61
Total Maintenance & Repairs	12,966.11	10,000.02	2,966.09
Management Fees	12,000.00	18,000.00	-6,000.00
Other Expenses	0.00	0.00	0.00
Pest Control	1,036.00	1,000.00	36.00
Pool & Spa Expense			
Pool & Spa Repairs/Maintenance	1,800.00	1,250.00	550.00
Pool & Spa Supplies	707.36	500.00	207.36
Pool/Spa Natural Gas	1,123.02	1,125.00	-1.98
Total Pool & Spa Expense	3,630.38	2,875.00	755.38
Professional Fees			
Accounting Fees	2,445.00	2,150.00	295.00
Legal Fees	0.00	300.00	-300.00
Website	914.00	500.00	414.00
Total Professional Fees	3,359.00	2,950.00	409.00
Project Work			

The Ranch
Profit & Loss Budget vs. Actual
August 2025 through January 2026

	Aug '25 - Jan 26	Budget	\$ Over Budget
Asphalt Striping	0.00	0.00	0.00
Chimney Inspections	2,536.00	1,750.00	786.00
Dryer Vent Cleaning	8,210.00	10,000.00	-1,790.00
Paint Touch Up	610.00	0.00	610.00
Tree Pruning	0.00	9,000.00	-9,000.00
Windows	5,200.00	5,000.00	200.00
Total Project Work	16,556.00	25,750.00	-9,194.00
Refuse Removal			
Refuse Disposal - Condominiums	7,444.30	5,735.02	1,709.28
Refuse Disposal - Dumpster	4,409.37	4,470.00	-60.63
Total Refuse Removal	11,853.67	10,205.02	1,648.65
Sewer & Water			
Domestic	31,777.20	31,255.50	521.70
Irrigation	12,204.06	8,000.00	4,204.06
Total Sewer & Water	43,981.26	39,255.50	4,725.76
Snow Removal			
Snow Removal - Parking	0.00	6,000.00	-6,000.00
Snow Removal - Pathways	6,976.77	18,000.00	-11,023.23
Total Snow Removal	6,976.77	24,000.00	-17,023.23
Taxes	1,017.00	2,500.00	-1,483.00
Tennis Courts	50.00	150.00	-100.00
Total Expense	215,709.50	259,717.88	-44,008.38
Net Ordinary Income	51,948.10	881.12	51,066.98
Other Income/Expense			
Other Income			
Cap. Res. Member Dues	55,000.00	55,000.00	0.00
Capital Reserve Interest	5,642.26	5,000.00	642.26
Total Other Income	60,642.26	60,000.00	642.26
Other Expense			
Clubhouse Improvements	0.00	0.00	0.00
Clubhouse Painting	0.00	0.00	0.00
Exterior Painting - Buildings	0.00	0.00	0.00
Pool Mechanical Room	0.00	0.00	0.00
Pool Heater Replacement	0.00	1,000.00	-1,000.00
Pool Pump Replacement	0.00	0.00	0.00
Seal Coating	0.00	0.00	0.00
Taxes - CR	0.00	0.00	0.00
Tennis Court Resurface	0.00	0.00	0.00
Tree Removal	9,229.59	8,110.00	1,119.59
Total Other Expense	9,229.59	9,110.00	119.59
Net Other Income	51,412.67	50,890.00	522.67
Net Income	103,360.77	51,771.12	51,589.65