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11/08/25

Accrual Basis

The Ranch

Balance Sheet

As of October 31, 2025

	Oct 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Capital Reserve - Zions Bank	84,037.68
Operational Checking	207,177.45
Operational Savings	6,908.41
Treasury Bill	495,064.52
Total Checking/Savings	793,188.06
Accounts Receivable	
Accounts Receivable	9,385.08
Total Accounts Receivable	9,385.08
Other Current Assets	
Due from Operating	67,358.55
Prepaid Expense	803.03
Undeposited Funds	1,572.05
Total Other Current Assets	69,733.63
Total Current Assets	872,306.77
TOTAL ASSETS	872,306.77
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
A/P - mk	2,320.00
Due to Capital Reserve	67,358.55
Income tax liability - CR	3,313.00
Income tax payable - OP	30.00
Total Other Current Liabilities	73,021.55
Total Current Liabilities	73,021.55
Total Liabilities	73,021.55
Equity	
Cap. Res. - Retained Earnings	634,875.17
Membership Equity	51,350.53
Retained Earnings	64,349.91
Net Income	48,709.61
Total Equity	799,285.22
TOTAL LIABILITIES & EQUITY	872,306.77

The Ranch

Profit & Loss Budget vs. Actual

August through October 2025

	Aug - Oct 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Beverages (Net)	0.00	25.00	-25.00
Interest Income	0.82	5.00	-4.18
Late Fees	563.17	25.00	538.17
Laundry Income	0.00	15.00	-15.00
Member Dues	129,752.00	129,752.00	0.00
Other Income	4,063.88	500.00	3,563.88
Total Income	134,379.87	130,322.00	4,057.87
Gross Profit	134,379.87	130,322.00	4,057.87
Expense			
Administrative Expense			
Meeting Expense	172.96	400.00	-227.04
Telephone	371.95	350.06	21.89
Administrative Expense - Other	322.00	400.00	-78.00
Total Administrative Expense	866.91	1,150.06	-283.15
Cable TV	566.38	566.08	0.30
Clubhouse			
Annual Monitoring - Fire	0.00	500.00	-500.00
Clubhouse Management	9,455.00	9,000.00	455.00
Clubhouse Supplies	128.64	250.00	-121.36
Total Clubhouse	9,583.64	9,750.00	-166.36
Common Area Lights	84.79	75.00	9.79
Contingency	0.00	0.00	0.00
Electricity	1,299.23	1,750.03	-450.80
Insurance Expense			
Insurance Premiums	15,957.66	21,500.06	-5,542.40
Total Insurance Expense	15,957.66	21,500.06	-5,542.40
Landscaping			
Flowers	586.50	0.00	586.50
Landscape Mowing	24,981.18	25,000.00	-18.82
Landscaping Maintenance	654.89	10,000.00	-9,345.11
Tree Spraying	0.00	0.00	0.00
Total Landscaping	26,222.57	35,000.00	-8,777.43
Laundry Gas	63.50	66.28	-2.78
Maintenance & Repairs			
General Repairs	6,203.14	5,250.00	953.14
Maintenance Supplies	421.72	625.03	-203.31
Total Maintenance & Repairs	6,624.86	5,875.03	749.83
Management Fees	9,000.00	9,000.00	0.00
Other Expenses	0.00	0.00	0.00
Pest Control	421.00	1,000.00	-579.00
Pool & Spa Expense			
Pool & Spa Repairs/Maintenance	787.50	1,250.00	-462.50
Pool & Spa Supplies	214.52	500.00	-285.48
Pool/Spa Natural Gas	965.81	562.50	403.31
Total Pool & Spa Expense	1,967.83	2,312.50	-344.67
Professional Fees			
Accounting Fees	0.00	0.00	0.00
Legal Fees	0.00	300.00	-300.00
Website	914.00	500.00	414.00
Total Professional Fees	914.00	800.00	114.00

The Ranch

Profit & Loss Budget vs. Actual

August through October 2025

	Aug - Oct 25	Budget	\$ Over Budget
Project Work			
Asphalt Striping	0.00	0.00	0.00
Chimney Inspections	0.00	0.00	0.00
Dryer Vent Cleaning	0.00	0.00	0.00
Paint Touch Up	610.00	0.00	610.00
Tree Pruning	0.00	0.00	0.00
Windows	5,200.00	5,000.00	200.00
Total Project Work	5,810.00	5,000.00	810.00
Refuse Removal			
Refuse Disposal - Condominiums	3,984.30	2,867.53	1,116.77
Refuse Disposal - Dumpster	2,159.22	2,235.00	-75.78
Total Refuse Removal	6,143.52	5,102.53	1,040.99
Sewer & Water			
Domestic	15,627.60	15,627.75	-0.15
Irrigation	12,100.44	8,000.00	4,100.44
Total Sewer & Water	27,728.04	23,627.75	4,100.29
Snow Removal			
Snow Removal - Parking	0.00	0.00	0.00
Snow Removal - Pathways	0.00	0.00	0.00
Total Snow Removal	0.00	0.00	0.00
Taxes	987.00	2,500.00	-1,513.00
Tennis Courts	0.00	150.00	-150.00
Total Expense	114,240.93	125,225.32	-10,984.39
Net Ordinary Income	20,138.94	5,096.68	15,042.26
Other Income/Expense			
Other Income			
Cap. Res. Member Dues	27,500.00	27,500.00	0.00
Capital Reserve Interest	2,890.26	2,500.00	390.26
Total Other Income	30,390.26	30,000.00	390.26
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	0.00	0.00
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	1,819.59	8,110.00	-6,290.41
Total Other Expense	1,819.59	8,110.00	-6,290.41
Net Other Income	28,570.67	21,890.00	6,680.67
Net Income	48,709.61	26,986.68	21,722.93