

P.O.A.T.R.I./Terlingua Ranch
Comparative Balance Sheet
As of June 30

	<u>Jun 30, 2025</u>	<u>Jun 30, 2024</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
1011 · Operating Account	39,190	50,974	(11,784)
1012 · Deposit Account	7,112	826,129	(819,017)
1013 · Payroll Account	38,812	6,747	32,065
1015 · Maverick Reserve Account	4,801	4,839	(38)
1016 · Morgan Stanley Inv Savings	707,681	0	707,681
1017 · WTNB Contingency Fund Acct	5,714	5,779	(65)
1022 · Maverick Bank Reserve CD 2596	196,780	170,000	26,780
1023 · West Texas National Bk CD 0129	239,582	230,000	9,582
1024 · West Texas National Bk CD 1665	21,000	0	21,000
1030 · * Petty Cash in Office			
1031 · Office Petty Cash	973	1,646	(673)
1032 · Resort Registers/Petty Cash	700	700	0
1033 · Laundry Change Machine	150	150	0
Total 1030 · * Petty Cash in Office	<u>1,823</u>	<u>2,496</u>	<u>(673)</u>
Total Checking/Savings	1,262,495	1,296,964	(34,469)
Accounts Receivable			
1201 · Accounts Receivable			
1202 · Guest Ledger	27,223	28,916	(1,693)
1203 · Employee Direct Bill	280	(339)	619
Total 1201 · Accounts Receivable	<u>27,503</u>	<u>28,577</u>	<u>(1,074)</u>
Total Accounts Receivable	27,503	28,577	(1,074)
Other Current Assets			
1100 · * Assessments Receivables			
1102 · Annual Assessments			
1105 · Combined Assessment Receivables	3,881,804	3,773,592	108,212
1105b · Adjustments to Receivables	(18,092)	(47,818)	29,726
2700 · Prepaid Assessments	(13,284)	(11,083)	(2,201)
Total 1102 · Annual Assessments	<u>3,850,428</u>	<u>3,714,691</u>	<u>135,737</u>
1130 · Allowance for Doubtful Accounts	(3,172,932)	(3,076,866)	(96,066)
Total 1100 · * Assessments Receivables	677,496	637,825	39,671
1300 · * Inventories			
1301 · Restaurant Inventory			
1301a · Food	0	10,054	(10,054)
1301b · Alcohol	0	2,807	(2,807)
Total 1301 · Restaurant Inventory	<u>0</u>	<u>12,861</u>	<u>(12,861)</u>
1302 · Retail Inventory	18,871	19,677	(806)

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	Jun 30, 2025	Jun 30, 2024	\$ Change
1303 · Fuel Inventory			
1303a · Gasoline	3,656	5,261	(1,605)
1303b · Truck Diesel	7,018	7,828	(810)
1303c · Off Road Diesel	1,077	3,383	(2,306)
1303d · Propane	2,135	4,244	(2,109)
Total 1303 · Fuel Inventory	13,886	20,716	(6,830)
1350 · Auction Property Tracts	67,033	58,398	8,635
Total 1300 · * Inventories	99,790	111,652	(11,862)
1700 · Deferred Tax Asset	61,664	61,664	0
1702 · Estimated Federal Income Tax	4,520	0	4,520
Total Other Current Assets	843,470	811,141	32,329
Total Current Assets	2,133,468	2,136,682	(3,214)
Fixed Assets			
1600 · * Fixed Assets			
1601 · Land	142,101	142,101	0
1602 · Orig Cost - Bldgs & Structures	227,152	227,152	0
1603 · Furniture & Equipment	49,741	49,741	0
1604 · Heavy Equipment	379,869	347,136	32,733
1605 · Vehicles	219,458	214,333	5,125
1606 · Improvements	371,990	371,990	0
1607 · Property Owner Software	94,804	94,804	0
1608 · Capital Improvements	177,108	177,108	0
1611 · Smith Well	133,205	46,051	87,154
1612 · Cabin Deck Replacement	44,530	44,530	0
1613 · Facility Roof Replacement	5,798	5,798	0
1616 · Water System	35,978	27,744	8,234
1617 · Cabin Well	13,708	13,708	0
Total 1600 · * Fixed Assets	1,895,442	1,762,196	133,246
1615 · Accumulated Depreciation	(1,141,726)	(1,141,726)	0
Total Fixed Assets	753,716	620,470	133,246
TOTAL ASSETS	2,887,184	2,757,152	130,032

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Comparative Balance Sheet
As of June 30

	<u>Jun 30, 2025</u>	<u>Jun 30, 2024</u>	<u>\$ Change</u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2010 · Accounts Payable	20,726	17,630	3,096
Total Accounts Payable	<u>20,726</u>	<u>17,630</u>	<u>3,096</u>
Credit Cards			
1096 · Credit Card 9902	4,026	0	4,026
1098 · Mastercard 1834	0	3,884	(3,884)
Total Credit Cards	<u>4,026</u>	<u>3,884</u>	<u>142</u>
Other Current Liabilities			
2100 · * Payroll Liabilities			
2110 · Payroll Taxes Payable	2,007	8,766	(6,759)
2117 · Employee Tips	(97)	136	(233)
2135 · Wage Garnishments	0	204	(204)
Total 2100 · * Payroll Liabilities	<u>1,910</u>	<u>9,106</u>	<u>(7,196)</u>
2111 · Direct Deposit Liabilities	35,441	27,255	8,186
2240 · Employee Reimbursements Payable	(288)	(151)	(137)
2400 · Advance Deposit Account	12,335	21,033	(8,698)
2500 · * Taxes Payable			
2510 · Sales Tax Payable	(836)	(1,230)	394
2515 · State Occupancy Tax - (T2)	3,900	3,701	199
2520 · County Hotel Tax - (T3)	4,881	4,537	344
Total 2500 · * Taxes Payable	<u>7,945</u>	<u>7,008</u>	<u>937</u>
2800 · * Deferred Income			
2801 · Deferred Assessment Income	475,597	480,951	(5,354)
Total 2800 · * Deferred Income	<u>475,597</u>	<u>480,951</u>	<u>(5,354)</u>
Total Other Current Liabilities	<u>532,940</u>	<u>545,202</u>	<u>(12,262)</u>
Total Current Liabilities	<u>557,692</u>	<u>566,716</u>	<u>(9,024)</u>
Total Liabilities	<u>557,692</u>	<u>566,716</u>	<u>(9,024)</u>
Equity			
3000 · Opening Bal Equity	(1,010)	(1,010)	0
3001 · Members Equity-Undesignated	304,467	304,467	0
3002 · Members Equity-Designated	356,798	356,798	0
3003 · Contributed Capital	94,075	94,075	0
3004 · Adj - Prior Year Collections	(130,726)	(177,952)	47,226
3900 · Retained Earnings	1,368,503	1,350,745	17,758
Net Income	<u>337,384</u>	<u>263,314</u>	<u>74,070</u>
Total Equity	<u>2,329,491</u>	<u>2,190,437</u>	<u>139,054</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,887,183</u></u>	<u><u>2,757,153</u></u>	<u><u>130,030</u></u>

P.O.A.T.R.I./Terlingua Ranch
Comparative Profit & Loss
For the Six Month Period Ending June 30

	Jan - Jun 2025	Jan - Jun 2024	\$ Change
Ordinary Income/Expense			
Income			
4001 · Assessment Related Revenue			
4005 · *Association Assessments			
4009 · Special Assessments	1,804	864	940
4015 · Volunteer Assessments	12,678	14,808	(2,130)
4018 · Assessment Rev-2020 & Prior	50,724	69,233	(18,508)
4030 · Assessment Interest, Late Fee	12,889	14,156	(1,267)
4040 · 2020 Assessment Revenue	0	10,830	(10,830)
4041 · 2021 Assessment Revenue	8,961	13,931	(4,970)
4042 · 2022 Assessment Revenue	11,825	18,438	(6,613)
4043 · 2023 Assessment Revenue	19,518	54,887	(35,369)
4044 · 2024 Assessment Revenue	50,124	523,520	(473,396)
4045 · 2025 Assessment Revenue	554,901	0	554,901
Total 4005 · *Association Assessments	723,424	720,666	2,758
Total 4001 · Assessment Related Revenue	723,424	720,666	2,758
4099 · Supplemental Revenue			
4200 · *Cabin Income			
4210 · Cabin Room Rental Income	379,837	407,627	(27,791)
Total 4200 · *Cabin Income	379,837	407,627	(27,791)
4250 · RV/Campground Income	30,991	22,440	8,551
4300 · * Cafe Income			
4310 · Food Sales	187,188	197,665	(10,476)
4311 · Alcohol Sales	24,349	29,207	(4,858)
4317 · Cafe Comps	(233)	(1,249)	1,016
Total 4300 · * Cafe Income	211,304	225,622	(14,319)
4400 · Retail Sales			
4410 · Retail Comps	(439)	0	(439)
4400 · Retail Sales - Other	34,920	30,422	4,497
Total 4400 · Retail Sales	34,481	30,422	4,058
4500 · * Other Lodge Income			
4515 · Pool Fees	5,075	5,652	(577)
4520 · Laundromat Revenue	5,298	4,743	555
4525 · Ice Revenue	3,581	4,422	(841)
Total 4500 · * Other Lodge Income	13,954	14,817	(863)
Total 4099 · Supplemental Revenue	670,567	700,929	(30,362)
4600 · * Miscellaneous Income			
4526 · Timely Filed Discount	650	447	203
4610 · Interest Income	19,168	1,772	17,396
4612 · Paypal Fees	160	181	(20)
4613 · Property Owner Water Sales	15,921	15,802	119
4615 · Donations	338	0	338
4620 · Miscellaneous Income	254	56	198
Total 4600 · * Miscellaneous Income	36,491	18,258	18,234
Total Income	1,430,482	1,439,853	(9,371)

P.O.A.T.R.I./Terlingua Ranch
Comparative Profit & Loss
For the Six Month Period Ending June 30

	Jan - Jun 2025	Jan - Jun 2024	\$ Change
Cost of Goods Sold			
5000 · * Cost of Goods Sold			
5100 · * COGS - Restaurant			
5110 · COGS - Food	87,044	66,903	20,141
5115 · COGS - Alcohol	8,166	9,517	(1,351)
Total 5100 · * COGS - Restaurant	95,210	76,420	18,790
5210 · COGS - Retail	30,010	32,574	(2,564)
5220 · COGS - Ice	0	2,622	(2,622)
Total 5000 · * Cost of Goods Sold	125,219	111,615	13,604
Total COGS	125,219	111,615	13,604
Gross Profit	1,305,263	1,328,238	(22,975)
Expense			
6000 · * Payroll Expenses			
6010 · Salaries and Wages	561,119	619,742	(58,624)
6025 · Employer Payroll Tax	47,276	51,377	(4,101)
Total 6000 · * Payroll Expenses	608,394	671,119	(62,725)
6040 · Employee Housing Expense			
6041 · Employee Housing - Electric	2,137	2,472	(335)
Total 6040 · Employee Housing Expense	2,137	2,472	(335)
6050 · * Employee Benefits			
6053 · Employee Insurances	5,396	3,796	1,600
6050 · * Employee Benefits - Other	10	0	10
Total 6050 · * Employee Benefits	5,406	3,796	1,610
6100 · * Utilities			
6110 · Electric	19,205	18,584	621
6111 · Propane	7,394	4,733	2,660
6112 · Telephone	6,330	6,366	(36)
6113 · Garbage & Trash	8,740	9,782	(1,042)
6114 · Water System	485	2,491	(2,006)
Total 6100 · * Utilities	42,153	41,957	196
6130 · * Insurance			
6131 · Workers Comp	2,103	4,664	(2,560)
6132 · Property Insurance	11,268	10,135	1,133
6133 · General Liability	20,240	13,903	6,336
6134 · Directors E&O	33,970	33,970	0
6135 · Commercial Vehicle	12,020	11,991	29
6136 · Heavy Equipment	2,265	2,166	100
6140 · Airstrip	1,282	1,169	113
6141 · Additional Insurance	5,482	4,028	1,454
Total 6130 · * Insurance	88,631	82,027	6,604
6150 · * Professional Fees			
6151 · Accounting	0	4,639	(4,639)

P.O.A.T.R.I./Terlingua Ranch
Comparative Profit & Loss
For the Six Month Period Ending June 30

	Jan - Jun 2025	Jan - Jun 2024	\$ Change
6152 · Legal Fees			
6152a · Legal Fees - General	8,018	8,428	(410)
6152b · Legal Fees - Road Issues	8,546	15,426	(6,880)
6152c · Legal Fees - Assessments Issues	41,294	12,818	28,476
Total 6152 · Legal Fees	57,858	36,672	21,186
6153 · Other Professional Fees	8,813	1,900	6,913
Total 6150 · * Professional Fees	66,670	43,210	23,460
6200 · * Heavy Equipment Expense			
6201 · Heavy Equipment Repair	4,596	28,082	(23,487)
6202 · Off Road Diesel	5,939	3,926	2,013
6203 · Road Expense Miscellaneous	384	0	384
6204 · Contract Road Work	0	25,000	(25,000)
6205 · Heavy Equip Routine Maintenance	3,774	480	3,294
Total 6200 · * Heavy Equipment Expense	14,692	57,488	(42,796)
6300 · * Vehicle Expense			
6301 · Gasoline	11,950	10,456	1,494
6302 · Diesel	1,130	2,169	(1,040)
6303 · Vehicle Repair	830	2,805	(1,975)
6304 · Vehicle Miscellaneous	73	291	(219)
6305 · Vehicle Routine Maintenance	3,291	84	3,207
Total 6300 · * Vehicle Expense	17,273	15,805	1,468
6400 · * Supplies & Equipment			
6405 · Cabin Accessories	3,363	5,064	(1,701)
6410 · Housekeeping Supplies	6,762	7,056	(294)
6415 · Maintenance Supplies	10,385	12,712	(2,327)
6420 · Small tools & equipment	7,078	12,376	(5,298)
6425 · Restaurant Supplies	5,354	9,527	(4,173)
6426 · Smallwares	296	29	267
Total 6400 · * Supplies & Equipment	33,238	46,764	(13,526)
6450 · * Repairs & Maintenance			
6451 · Bldg/Structure Repairs & Maint	8,722	13,551	(4,829)
6452 · Equipment Repairs	0	85	(85)
Total 6450 · * Repairs & Maintenance	8,722	13,636	(4,914)
6500 · * Office Administrative Expense			
6510 · Office Supplies	3,447	3,492	(44)
6511 · Printing	1,584	0	1,584
6512 · Postage & Shipping	3,895	306	3,590
6513 · Communications	4,840	5,246	(406)
6514 · Credit Card Fees	27,048	30,621	(3,573)
6515 · Newsletter	0	4,148	(4,148)
6516 · Office Equipment	1,541	2,166	(625)
6520 · Misc. Office Admin.	1,505	1,240	264
6525 · Credit Card Interest	144	194	(49)
Total 6500 · * Office Administrative Expense	44,006	47,413	(3,407)

P.O.A.T.R.I./Terlingua Ranch
Comparative Profit & Loss
For the Six Month Period Ending June 30

	<u>Jan - Jun 2025</u>	<u>Jan - Jun 2024</u>	<u>\$ Change</u>
6550 · * Other Administrative Expense			
6551 · Mileage Reimbursement	44	0	44
6552 · Licenses and Permits	2,182	1,974	208
6553 · Dues & Memberships	875	267	608
6559 · Booking Fees	20,462	14,512	5,949
Total 6550 · * Other Administrative Expense	<u>23,563</u>	<u>16,753</u>	<u>6,810</u>
6560 · Property Tax	0	(328)	328
6575 · Software Maintenance & Upgrades	8,132	12,745	(4,613)
6600 · * Property Transfer Expense			
6610 · Filing Fees	2,856	449	2,407
Total 6600 · * Property Transfer Expense	<u>2,856</u>	<u>449</u>	<u>2,407</u>
6700 · * Advertising & Promotion			
6715 · Bands & Entertainment	878	7,397	(6,519)
6720 · Advertising	435	700	(265)
Total 6700 · * Advertising & Promotion	<u>1,313</u>	<u>8,096</u>	<u>(6,784)</u>
6900 · * Miscellaneous Expense			
6910 · Cash Over/Short	185	(31)	217
6915 · Miscellaneous Expense	650	1,789	(1,139)
6925 · Reconciliation Discrepancies	(416)	(575)	159
Total 6900 · * Miscellaneous Expense	<u>419</u>	<u>1,182</u>	<u>(763)</u>
6935 · Bank Service Charges	301	339	(38)
Total Expense	<u>967,905</u>	<u>1,064,924</u>	<u>(97,018)</u>
Net Ordinary Income	<u>337,358</u>	<u>263,314</u>	<u>74,043</u>
Other Income/Expense			
Other Income			
7000 · Other Income	26	0	26
Total Other Income	<u>26</u>	<u>0</u>	<u>26</u>
Net Other Income	<u>26</u>	<u>0</u>	<u>26</u>
Net Income	<u><u>337,384</u></u>	<u><u>263,314</u></u>	<u><u>74,069</u></u>

P.O.A.T.R.I./Terlingua Ranch
P&L Budget vs. Actual
January through June 2025

	<u>Jan - Jun 2025</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Ordinary Income/Expense			
Income			
4001 · Assessment Related Revenue			
4005 · *Association Assessments			
4009 · Special Assessments	1,804	0	1,804
4015 · Volunteer Assessments	12,678	14,765	(2,087)
4018 · Assessment Rev-2020 & Prior	50,724	65,324	(14,600)
4030 · Assessment Interest, Late Fee	12,889	12,345	544
4041 · 2021 Assessment Revenue	8,961	6,637	2,324
4042 · 2022 Assessment Revenue	11,825	12,709	(884)
4043 · 2023 Assessment Revenue	19,518	18,975	543
4044 · 2024 Assessment Revenue	50,124	54,243	(4,119)
4045 · 2025 Assessment Revenue	554,901	533,048	21,853
Total 4005 · *Association Assessments	<u>723,424</u>	<u>718,046</u>	<u>5,378</u>
Total 4001 · Assessment Related Revenue	<u>723,424</u>	<u>718,046</u>	<u>5,378</u>
4099 · Supplemental Revenue			
4200 · *Cabin Income			
4210 · Cabin Room Rental Income	379,837	411,704	(31,867)
Total 4200 · *Cabin Income	<u>379,837</u>	<u>411,704</u>	<u>(31,867)</u>
4250 · RV/Campground Income	30,991	22,388	8,603
4300 · * Cafe Income			
4310 · Food Sales	187,188	202,647	(15,459)
4311 · Alcohol Sales	24,349	29,949	(5,600)
4317 · Cafe Comps	(233)	0	0
Total 4300 · * Cafe Income	<u>211,304</u>	<u>232,596</u>	<u>(21,292)</u>
4400 · Retail Sales			
4410 · Retail Comps	(439)		
4400 · Retail Sales - Other	34,920	31,894	3,026
Total 4400 · Retail Sales	<u>34,481</u>	<u>31,894</u>	<u>2,587</u>
4500 · * Other Lodge Income			
4515 · Pool Fees	5,075	5,914	(839)
4520 · Laundromat Revenue	5,298	4,683	615
4525 · Ice Revenue	3,581	4,421	(840)
Total 4500 · * Other Lodge Income	<u>13,954</u>	<u>15,018</u>	<u>(1,064)</u>
Total 4099 · Supplemental Revenue	<u>670,567</u>	<u>713,600</u>	<u>(43,033)</u>
4600 · * Miscellaneous Income			
4526 · Timely Filed Discount	650	451	199
4610 · Interest Income	19,168	2,001	17,167
4612 · Paypal Fees	160	170	(10)
4613 · Property Owner Water Sales	15,921	15,812	109
4615 · Donations	338	0	338
4620 · Miscellaneous Income	254	47	207
Total 4600 · * Miscellaneous Income	<u>36,491</u>	<u>18,481</u>	<u>18,010</u>
Total Income	<u>1,430,482</u>	<u>1,450,127</u>	<u>(19,645)</u>

P.O.A.T.R.I./Terlingua Ranch
P&L Budget vs. Actual
January through June 2025

	<u>Jan - Jun 2025</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Cost of Goods Sold			
5000 · * Cost of Goods Sold			
5100 · * COGS - Restaurant			
5110 · COGS - Food	87,044	63,506	23,538
5115 · COGS - Alcohol	8,166	9,382	(1,216)
Total 5100 · * COGS - Restaurant	<u>95,210</u>	<u>72,888</u>	<u>22,322</u>
5210 · COGS - Retail	30,010	35,542	(5,532)
5220 · COGS - Ice	0	2,441	(2,441)
Total 5000 · * Cost of Goods Sold	<u>125,220</u>	<u>110,871</u>	<u>14,349</u>
Total COGS	<u>125,220</u>	<u>110,871</u>	<u>14,349</u>
Gross Profit	1,305,262	1,339,256	(33,994)
Expense			
6000 · * Payroll Expenses			
6010 · Salaries and Wages	561,119	597,785	(36,666)
6025 · Employer Payroll Tax	47,276	52,267	(4,991)
Total 6000 · * Payroll Expenses	<u>608,395</u>	<u>650,052</u>	<u>(41,657)</u>
6040 · Employee Housing Expense			
6041 · Employee Housing - Electric	2,137	901	1,236
Total 6040 · Employee Housing Expense	<u>2,137</u>	<u>901</u>	<u>1,236</u>
6050 · * Employee Benefits			
6053 · Employee Insurances	5,396	4,809	587
6050 · * Employee Benefits - Other	10	0	0
Total 6050 · * Employee Benefits	<u>5,406</u>	<u>4,809</u>	<u>597</u>
6100 · * Utilities			
6110 · Electric	19,205	21,563	(2,358)
6111 · Propane	7,394	4,557	2,837
6112 · Telephone	6,330	6,628	(298)
6113 · Garbage & Trash	8,740	9,554	(814)
6114 · Water System	485	3,822	(3,337)
Total 6100 · * Utilities	<u>42,154</u>	<u>46,124</u>	<u>(3,970)</u>
6130 · * Insurance			
6131 · Workers Comp	2,103	5,167	(3,064)
6132 · Property Insurance	11,268	10,801	467
6133 · General Liability	20,240	14,401	5,839
6134 · Directors E&O	33,970	34,000	(30)
6135 · Commercial Vehicle	12,020	12,384	(364)
6136 · Heavy Equipment	2,265	2,160	105
6140 · Airstrip	1,282	1,183	99
6141 · Additional Insurance	5,482	4,115	1,367
Total 6130 · * Insurance	<u>88,630</u>	<u>84,211</u>	<u>4,419</u>
6150 · * Professional Fees			
6151 · Accounting	0	4,734	(4,734)

P.O.A.T.R.I./Terlingua Ranch
P&L Budget vs. Actual
January through June 2025

	Jan - Jun 2025	Budget	\$ Over Budget
6152 · Legal Fees			
6152a · Legal Fees - General	8,018	11,858	(3,840)
6152b · Legal Fees - Road Issues	8,546	12,664	(4,118)
6152c · Legal Fees - Assessments Issues	41,294	9,960	31,334
Total 6152 · Legal Fees	57,858	34,482	23,376
6153 · Other Professional Fees	8,813	3,065	5,748
Total 6150 · * Professional Fees	66,671	42,281	24,390
6200 · * Heavy Equipment Expense			
6201 · Heavy Equipment Repair	4,596	22,568	(17,972)
6202 · Off Road Diesel	5,939	3,714	2,225
6203 · Road Expense Miscellaneous	384	480	(96)
6204 · Contract Road Work	0	16,340	(16,340)
6205 · Heavy Equip Routine Maintenance	3,774	870	2,904
Total 6200 · * Heavy Equipment Expense	14,693	43,972	(29,279)
6300 · * Vehicle Expense			
6301 · Gasoline	11,950	7,852	4,098
6302 · Diesel	1,130	3,374	(2,244)
6303 · Vehicle Repair	830	5,177	(4,347)
6304 · Vehicle Miscellaneous	73	266	(193)
6305 · Vehicle Routine Maintenance	3,291	1,002	2,289
Total 6300 · * Vehicle Expense	17,274	17,671	(397)
6400 · * Supplies & Equipment			
6405 · Cabin Accessories	3,363	5,924	(2,561)
6410 · Housekeeping Supplies	6,762	7,525	(763)
6415 · Maintenance Supplies	10,385	13,633	(3,248)
6420 · Small tools & equipment	7,078	10,678	(3,600)
6425 · Restaurant Supplies	5,354	5,829	(475)
6426 · Smallwares	296	21	275
Total 6400 · * Supplies & Equipment	33,238	43,610	(10,372)
6450 · * Repairs & Maintenance			
6451 · Bldg/Structure Repairs & Maint	8,722	13,485	(4,763)
6452 · Equipment Repairs	0	480	(480)
Total 6450 · * Repairs & Maintenance	8,722	13,965	(5,243)
6500 · * Office Administrative Expense			
6510 · Office Supplies	3,447	3,615	(168)
6511 · Printing	1,584	0	1,584
6512 · Postage & Shipping	3,895	333	3,562
6513 · Communications	4,840	5,380	(540)
6514 · Credit Card Fees	27,048	32,653	(5,605)
6515 · Newsletter	0	5,000	(5,000)
6516 · Office Equipment	1,541	2,724	(1,183)
6520 · Misc. Office Admin.	1,505	1,295	210
6525 · Credit Card Interest	144	0	144
Total 6500 · * Office Administrative Expense	44,004	51,000	(6,996)

P.O.A.T.R.I./Terlingua Ranch
P&L Budget vs. Actual
January through June 2025

	Jan - Jun 2025	Budget	\$ Over Budget
6550 · * Other Administrative Expense			
6551 · Mileage Reimbursement	44	0	44
6552 · Licenses and Permits	2,182	2,049	133
6553 · Dues & Memberships	875	275	600
6559 · Booking Fees	20,462	15,028	5,434
Total 6550 · * Other Administrative Expense	23,563	17,352	6,211
6575 · Software Maintenance & Upgrades	8,132	13,004	(4,872)
6600 · * Property Transfer Expense			
6610 · Filing Fees	2,856	728	2,128
Total 6600 · * Property Transfer Expense	2,856	728	2,128
6700 · * Advertising & Promotion			
6715 · Bands & Entertainment	878	8,124	(7,246)
6720 · Advertising	435	3,000	(2,565)
Total 6700 · * Advertising & Promotion	1,313	11,124	(9,811)
6900 · * Miscellaneous Expense			
6910 · Cash Over/Short	185	0	0
6915 · Miscellaneous Expense	650	2,010	(1,360)
6925 · Reconciliation Discrepancies	(416)	0	0
Total 6900 · * Miscellaneous Expense	419	2,010	(1,591)
6935 · Bank Service Charges	301	394	(93)
Total Expense	967,908	1,043,208	(75,300)
Net Ordinary Income	337,354	296,048	41,306
Other Income/Expense			
Other Income			
7000 · Other Income	26	0	0
Total Other Income	26	0	0
Net Income	337,380	296,048	41,332

P.O.A.T.R.I./Terlingua Ranch
Profit & Loss by Class
January through June 2025

SUPPLEMENTAL CLASS (Profit Center)

	Cabins	Cafe	General Lodge	Ice	Laundry	Pool	Retail	RV & Camping	Total SUPPLEMENTAL
Ordinary Income/Expense									
Income									
4001 · Assessment Related Revenue	0	0	0	0	0	0	0	0	0
4099 · Supplemental Revenue	379,837	211,304	0	3,559	5,298	5,075	34,503	30,991	670,567
4600 · * Miscellaneous Income	542	331	138	0	0	0	12	0	1,023
Total Income	380,379	211,635	138	3,559	5,298	5,075	34,515	30,991	671,590
Cost of Goods Sold									
5000 · * Cost of Goods Sold	0	95,210	0	89	0	0	29,921	0	125,220
Total COGS	0	95,210	0	89	0	0	29,921	0	125,220
Gross Profit	380,379	116,425	138	3,470	5,298	5,075	4,594	30,991	546,370
Expense									
6000 · * Payroll Expenses	94,561	178,624	201,780	0	0	0	0	0	474,965
6040 · Employee Housing Expense	438	347	2,850	0	0	0	0	0	3,635
6050 · * Employee Benefits	339	955	818	0	0	0	204	0	2,316
6100 · * Utilities	10,132	10,526	14,377	0	1,730	0	0	1,436	38,201
6130 · * Insurance	45	640	49,597	0	0	0	9	0	50,291
6150 · * Professional Fees	0	0	0	0	0	0	0	0	0
6200 · * Heavy Equipment Expense	0	0	0	0	0	0	0	0	0
6300 · * Vehicle Expense	0	0	2,378	0	0	0	0	0	2,378
6400 · * Supplies & Equipment	12,525	6,074	4,902	0	117	3,710	52	158	27,538
6450 · * Repairs & Maintenance	5,343	1,397	1,983	0	0	0	0	0	8,723
6500 · * Office Administrative Expense	16,304	6,729	3,363	0	0	0	2,147	0	28,543
6550 · * Other Administrative Expense	20,462	887	898	0	0	0	0	0	22,247
6575 · Software Maintenance & Upgrades	1,804	1,202	115	0	0	0	940	0	4,061
6600 · * Property Transfer Expense	0	0	0	0	0	0	0	0	0
6700 · * Advertising & Promotion	27	878	408	0	0	0	0	0	1,313
6900 · * Miscellaneous Expense	263	222	207	0	0	0	7	0	699
6935 · Bank Service Charges	0	0	0	0	0	0	0	0	0
Total Expense	162,243	208,481	283,676	0	1,847	3,710	3,359	1,594	664,910
Net Ordinary Income	218,136	(92,056)	(283,538)	3,470	3,451	1,365	1,235	29,397	(118,540)
Other Income/Expense									
7000 · Other Income	0	0	0	0	0	0	0	0	0
Net Other Income	0	0	0	0	0	0	0	0	0
Net Income	218,136	(92,056)	(283,538)	3,470	3,451	1,365	1,235	29,397	(118,540)

P.O.A.T.R.I./Terlingua Ranch
Profit & Loss by Class
January through June 2025

	NON-SUPPLEMENTAL CLASS (Profit Center)				
	Gen & Admin	Road Maintenance	Water System	Total NON- SUPPLEMENTAL	ALL CLASSES
Ordinary Income/Expense					
Income					
4001 · Assessment Related Revenue	723,424	0	0	723,424	723,424
4099 · Supplemental Revenue	0	0	0	0	670,567
4600 · * Miscellaneous Income	19,348	200	15,921	35,469	36,492
Total Income	742,772	200	15,921	758,893	1,430,483
Cost of Goods Sold					
5000 · * Cost of Goods Sold	0	0	0	0	125,220
Total COGS	0	0	0	0	125,220
Gross Profit	742,772	200	15,921	758,893	1,305,263
Expense					
6000 · * Payroll Expenses	64,542	68,887	0	133,429	608,394
6040 · Employee Housing Expense	(1,499)	0	0	(1,499)	2,136
6050 · * Employee Benefits	2,937	154	0	3,091	5,407
6100 · * Utilities	1,971	307	1,675	3,953	42,154
6130 · * Insurance	37,245	1,095	0	38,340	88,631
6150 · * Professional Fees	62,230	0	4,440	66,670	66,670
6200 · * Heavy Equipment Expense	0	14,692	0	14,692	14,692
6300 · * Vehicle Expense	0	14,895	0	14,895	17,273
6400 · * Supplies & Equipment	25	185	5,490	5,700	33,238
6450 · * Repairs & Maintenance	0	0	0	0	8,723
6500 · * Office Administrative Expense	14,547	613	303	15,463	44,006
6550 · * Other Administrative Expense	22	1,295	0	1,317	23,564
6575 · Software Maintenance & Upgrades	4,069	0	0	4,069	8,130
6600 · * Property Transfer Expense	2,856	0	0	2,856	2,856
6700 · * Advertising & Promotion	0	0	0	0	1,313
6900 · * Miscellaneous Expense	(402)	122	0	(280)	419
6935 · Bank Service Charges	301	0	0	301	301
Total Expense	188,844	102,245	11,908	302,997	967,907
Net Ordinary Income	553,928	(102,045)	4,013	455,896	337,356
Other Income/Expense					
7000 · Other Income	26	0	0	26	26
Net Other Income	26	0	0	26	26
Net Income	553,954	(102,045)	4,013	455,922	337,382

P.O.A.T.R.I./Terlingua Ranch
Assessment Collections
For the Years 2021 through
June 30, 2025

	Jan - Dec 2021	Jan - Dec 2022	Jan - Dec 2023	Jan - Dec 2024	Jan - June 2025	CUMULATIVE \$ COLLECTED 6-30-25	Cumulative % Collected
4005 · *Association Assessments							
4041 · 2021 Assessment Revenue	\$ 447,100	\$ 58,869	\$ 56,994	\$ 21,920	\$ 8,961	\$ 593,843	73%
4042 · 2022 Assessment Revenue	\$ -	\$ 473,756	\$ 112,581	\$ 29,150	\$ 11,825	\$ 627,312	72%
4043 · 2023 Assessment Revenue	\$ -	\$ -	\$ 564,522	\$ 75,890	\$ 19,518	\$ 659,931	69%
4044 · 2024 Assessment Revenue	\$ -	\$ -	\$ -	\$ 589,275	\$ 50,124	\$ 639,399	64%
4045 · 2025 Assessment Revenue	\$ -	\$ -	\$ -	\$ -	\$ 554,901	\$ 554,901	54%
Total 4005 · *Association Assessments	<u>\$ 447,100</u>	<u>\$ 532,625</u>	<u>\$ 734,097</u>	<u>\$ 716,236</u>	<u>\$ 645,328</u>		

	Annual Fee	# Accts Assessed	Total Assessed
For Year 2021	\$ 182.88	4,448	\$ 813,450
For Year 2022	\$ 193.44	4,524	\$ 875,123
For Year 2023	\$ 210.26	4,574	\$ 961,729
For Year 2024	\$ 219.03	4,586	\$ 1,004,472
For Year 2025	\$ 224.07	4,599	\$ 1,030,498

POATRI/Terlingua Ranch**Status of Assessment Fees Collected As of June 30, XXX**

Fee Year	Fee Amount	# Accts Assessed	Total Assessed	Amt Collected by 6/30/xx	% Collected by 6/30/xx	# Accts Paid by 6/30/xx	# Accts Unpaid by 6/30/xx
2021	\$ 182.88	4,448	\$ 813,450	\$ 398,671	49.01%	2,180	2,268
2022	\$ 193.44	4,524	\$ 875,123	\$ 433,138	49.49%	2,239	2,285
2023	\$ 210.26	4,574	\$ 961,729	\$ 497,977	51.78%	2,368	2,206
2024	\$ 219.03	4,586	\$ 1,004,472	\$ 523,520	52.12%	2,390	2,196
2025	\$ 224.07	4,599	\$ 1,030,498	\$ 554,901	53.85%	2,476	2,123