

P.O.A.T.R.I./Terlingua Ranch

Balance Sheet

As of October 31, 2025

Oct 31, 25

ASSETS

Current Assets

Checking/Savings

1011 · Operating Account	113,067
1012 · Deposit Account	157,755
1013 · Payroll Account	8,295
1015 · Maverick Reserve Account	4,806
1016 · Morgan Stanley Inv Savings	327,712
1017 · WTNB Contingency Fund Acct	5,717
1022 · Maverick Bank Reserve CD 2596	196,780
1023 · West Texas National Bk CD 0129	241,875
1024 · West Texas National Bk CD 1665	21,201
1030 · * Petty Cash in Office	
1031 · Office Petty Cash	1,015
1032 · Resort Registers/Petty Cash	700
1033 · Laundry Change Machine	150
Total 1030 · * Petty Cash in Office	<u>1,865</u>
Total Checking/Savings	1,079,073

Accounts Receivable

1201 · Accounts Receivable	
1202 · Guest Ledger	24,572
1203 · Employee Direct Bill	2,565
1201 · Accounts Receivable - Other	(243)
Total 1201 · Accounts Receivable	<u>26,894</u>
Total Accounts Receivable	26,894

Other Current Assets

1100 · * Assessments Receivables	
1102 · Annual Assessments	
1105 · Combined Assessment Receivables	3,887,565
1105b · Adjustments to Receivables	(15,314)
2700 · Prepaid Assessments	(20,479)
Total 1102 · Annual Assessments	<u>3,851,772</u>
1130 · Allowance for Doubtful Accounts	(3,175,711)
Total 1100 · * Assessments Receivables	676,061
1300 · * Inventories	
1302 · Retail Inventory	16,411
1303 · Fuel Inventory	
1303a · Gasoline	1,679
1303b · Truck Diesel	6,526
1303c · Off Road Diesel	796
1303d · Propane	2,721
Total 1303 · Fuel Inventory	<u>11,722</u>
1350 · Auction Property Tracts	<u>50,488</u>

P.O.A.T.R.I./Terlingua Ranch

Balance Sheet

As of October 31, 2025

Oct 31, 25

Total 1300 · * Inventories	78,621
1700 · Deferred Tax Asset	61,664
1702 · Estimated Federal Income Tax	4,520
Total Other Current Assets	820,866
Total Current Assets	1,926,833
Fixed Assets	
1600 · * Fixed Assets	
1601 · Land	141,357
1602 · Orig Cost - Bldgs & Structures	227,152
1603 · Furniture & Equipment	49,741
1604 · Heavy Equipment	388,869
1605 · Vehicles	219,458
1606 · Improvements	371,990
1607 · Property Owner Software	94,804
1608 · Capital Improvements	179,306
1611 · Smith Well	133,205
1612 · Cabin Deck Replacement	44,530
1613 · Facility Roof Replacement	5,798
1616 · Water System	35,978
1617 · Cabin Well	13,708
Total 1600 · * Fixed Assets	1,905,896
1615 · Accumulated Depreciation	(1,141,726)
Total Fixed Assets	764,170
TOTAL ASSETS	2,691,003
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts Payable	4,131
Total Accounts Payable	4,131
Credit Cards	
1097 · Credit Card 7948	12,973
Total Credit Cards	12,973
Other Current Liabilities	
2100 · * Payroll Liabilities	
2110 · Payroll Taxes Payable	1,946
2117 · Employee Tips	2,271
Total 2100 · * Payroll Liabilities	4,217
2111 · Direct Deposit Liabilities	1,108
2240 · Employee Reimbursements Payable	(288)
2400 · Advance Deposit Account	19,805
2500 · * Taxes Payable	
2510 · Sales Tax Payable	3,980

P.O.A.T.R.I./Terlingua Ranch

Balance Sheet

As of October 31, 2025

	Oct 31, 25
2515 · State Occupancy Tax - (T2)	7,164
2520 · County Hotel Tax - (T3)	8,690
Total 2500 · * Taxes Payable	19,834
25500 · Sales Tax Payable	(3,158)
2800 · * Deferred Income	
2801 · Deferred Assessment Income	483,346
Total 2800 · * Deferred Income	483,346
Total Other Current Liabilities	524,864
Total Current Liabilities	541,968
Total Liabilities	541,968
Equity	
3000 · Opening Bal Equity	42,231
3001 · Members Equity-Undesignated	304,467
3002 · Members Equity-Designated	356,798
3003 · Contributed Capital	94,075
3004 · Adj - Prior Year Collections	(132,714)
3900 · Retained Earnings	1,368,503
Net Income	115,675
Total Equity	2,149,035
TOTAL LIABILITIES & EQUITY	2,691,003

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

Jan - Oct 25

Ordinary Income/Expense

Income

4001 · Assessment Related Revenue

4005 · *Association Assessments

4009 · Special Assessments 2,201

4015 · Volunteer Assessments 13,851

4018 · Assessment Rev-2020 & Prior 60,584

4030 · Assessment Interest, Late Fee 17,560

4041 · 2021 Assessment Revenue 11,408

4042 · 2022 Assessment Revenue 15,179

4043 · 2023 Assessment Revenue 25,705

4044 · 2024 Assessment Revenue 67,672

4045 · 2025 Assessment Revenue 609,766

Total 4005 · *Association Assessments 823,926

Total 4001 · Assessment Related Revenue 823,926

4099 · Supplemental Revenue

4200 · *Cabin Income

4210 · Cabin Room Rental Income 542,630

4216 · Other Cabin Discounts 186

Total 4200 · *Cabin Income 542,816

4250 · RV/Campground Income 41,322

4300 · * Cafe Income

4310 · Food Sales 287,458

4311 · Alcohol Sales 36,700

4317 · Cafe Comps (233)

Total 4300 · * Cafe Income 323,925

4400 · Retail Sales

4410 · Retail Comps (439)

4400 · Retail Sales - Other 66,077

Total 4400 · Retail Sales 65,638

4500 · * Other Lodge Income

4515 · Pool Fees 7,308

4520 · Laundromat Revenue 7,672

4525 · Ice Revenue 7,448

Total 4500 · * Other Lodge Income 22,428

Total 4099 · Supplemental Revenue 996,129

4600 · * Miscellaneous Income

4526 · Timely Filed Discount 905

4610 · Interest Income 26,708

4612 · Paypal Fees 226

4613 · Property Owner Water Sales 20,954

4615 · Donations 432

4620 · Miscellaneous Income 284

Total 4600 · * Miscellaneous Income 49,509

Total Income 1,869,564

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

	<u>Jan - Oct 25</u>
Cost of Goods Sold	
5000 · * Cost of Goods Sold	
5100 · * COGS - Restaurant	
5110 · COGS - Food	130,276
5115 · COGS - Alcohol	12,700
Total 5100 · * COGS - Restaurant	142,976
5210 · COGS - Retail	53,007
Total 5000 · * Cost of Goods Sold	195,983
Total COGS	195,983
Gross Profit	1,673,581
Expense	
6000 · * Payroll Expenses	
6010 · Salaries and Wages	901,846
6025 · Employer Payroll Tax	70,177
Total 6000 · * Payroll Expenses	972,023
6040 · Employee Housing Expense	
6041 · Employee Housing - Electric	3,549
Total 6040 · Employee Housing Expense	3,549
6050 · * Employee Benefits	
6053 · Employee Insurances	11,309
6050 · * Employee Benefits - Other	(10)
Total 6050 · * Employee Benefits	11,299
6100 · * Utilities	
6110 · Electric	36,472
6111 · Propane	11,394
6112 · Telephone	10,285
6113 · Garbage & Trash	13,140
6114 · Water System	699
Total 6100 · * Utilities	71,990
6130 · * Insurance	
6131 · Workers Comp	3,735
6132 · Property Insurance	16,626
6133 · General Liability	29,864
6134 · Directors E&O	33,970
6135 · Commercial Vehicle	17,735
6136 · Heavy Equipment	4,713
6140 · Airstrip	1,892
6141 · Additional Insurance	8,088
Total 6130 · * Insurance	116,623
6150 · * Professional Fees	
6152 · Legal Fees	
6152a · Legal Fees - General	13,157
6152b · Legal Fees - Road Issues	41,071
6152c · Legal Fees - Assessments Issues	78,059
Total 6152 · Legal Fees	132,287

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

	Jan - Oct 25
6153 · Other Professional Fees	8,813
Total 6150 · * Professional Fees	141,100
6200 · * Heavy Equipment Expense	
6201 · Heavy Equipment Repair	14,671
6202 · Off Road Diesel	11,415
6203 · Road Expense Miscellaneous	384
6205 · Heavy Equip Routine Maintenance	4,452
Total 6200 · * Heavy Equipment Expense	30,922
6300 · * Vehicle Expense	
6301 · Gasoline	21,561
6302 · Diesel	1,621
6303 · Vehicle Repair	1,973
6304 · Vehicle Miscellaneous	1,424
6305 · Vehicle Routine Maintenance	5,656
Total 6300 · * Vehicle Expense	32,235
6400 · * Supplies & Equipment	
6405 · Cabin Accessories	8,725
6410 · Housekeeping Supplies	10,984
6415 · Maintenance Supplies	14,784
6420 · Small tools & equipment	12,551
6425 · Restaurant Supplies	10,160
6426 · Smallwares	919
6400 · * Supplies & Equipment - Other	
Total 6400 · * Supplies & Equipment	58,123
6450 · * Repairs & Maintenance	
6451 · Bldg/Structure Repairs & Maint	18,568
6452 · Equipment Repairs	1,428
Total 6450 · * Repairs & Maintenance	19,996
6500 · * Office Administrative Expense	
6510 · Office Supplies	6,350
6511 · Printing	1,759
6512 · Postage & Shipping	5,507
6513 · Communications	8,155
6514 · Credit Card Fees	37,308
6516 · Office Equipment	2,611
6520 · Misc. Office Admin.	2,281
6525 · Credit Card Interest	144
Total 6500 · * Office Administrative Expense	64,115
6550 · * Other Administrative Expense	
6551 · Mileage Reimbursement	44
6552 · Licenses and Permits	5,921
6553 · Dues & Memberships	1,606
6559 · Booking Fees	26,029
Total 6550 · * Other Administrative Expense	33,600
6575 · Software Maintenance & Upgrades	29,292

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

	Jan - Oct 25
6600 · * Property Transfer Expense	
6610 · Filing Fees	3,296
6611 · Tax Sale & Auction Expenses	243
Total 6600 · * Property Transfer Expense	3,539
6700 · * Advertising & Promotion	
6715 · Bands & Entertainment	1,478
6720 · Advertising	1,738
Total 6700 · * Advertising & Promotion	3,216
6900 · * Miscellaneous Expense	
6910 · Cash Over/Short	151
6915 · Miscellaneous Expense	1,057
6925 · Reconciliation Discrepancies	(416)
Total 6900 · * Miscellaneous Expense	792
6935 · Bank Service Charges	318
Total Expense	1,592,732
Net Ordinary Income	80,849
Other Income/Expense	
Other Income	
7000 · Other Income	26
7005 · Gain (Loss) Sale of Assets	34,804
Total Other Income	34,830
Other Expense	
Suspense	
Total Other Expense	
Net Other Income	34,830
Net Income	115,679

P.O.A.T.R.I./Terlingua Ranch
Comparative Balance Sheet
As of October 31, 2025

	<u>Oct 31, 25</u>	<u>Oct 31, 24</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
1011 · Operating Account	113,067	54,214	58,853
1012 · Deposit Account	157,755	82,646	75,109
1013 · Payroll Account	8,295	12,979	(4,684)
1015 · Maverick Reserve Account	4,806	4,847	(41)
1016 · Morgan Stanley Inv Savings	327,712	503,493	(175,781)
1017 · WTNB Contingency Fund Acct	5,717	5,793	(76)
1022 · Maverick Bank Reserve CD 2596	196,780	170,000	26,780
1023 · West Texas National Bk CD 0129	241,875	232,678	9,197
1024 · West Texas National Bk CD 1665	21,201	0	21,201
1030 · * Petty Cash in Office			
1031 · Office Petty Cash	1,015	487	528
1032 · Resort Registers/Petty Cash	700	700	0
1033 · Laundry Change Machine	150	150	0
Total 1030 · * Petty Cash in Office	<u>1,865</u>	<u>1,337</u>	<u>528</u>
Total Checking/Savings	1,079,073	1,067,987	11,086
Accounts Receivable			
1201 · Accounts Receivable			
1202 · Guest Ledger	24,572	26,364	(1,792)
1203 · Employee Direct Bill	2,565	2,088	477
1201 · Accounts Receivable - Other	(243)	(243)	0
Total 1201 · Accounts Receivable	<u>26,894</u>	<u>28,209</u>	<u>(1,315)</u>
Total Accounts Receivable	26,894	28,209	(1,315)
Other Current Assets			
1100 · * Assessments Receivables			
1102 · Annual Assessments			
1105 · Combined Assessment Receivables	3,887,565	3,646,671	240,894
1105b · Adjustments to Receivables	(15,314)	(68,699)	53,385
2700 · Prepaid Assessments	(20,479)	(14,715)	(5,764)
Total 1102 · Annual Assessments	<u>3,851,772</u>	<u>3,563,257</u>	<u>288,515</u>
1130 · Allowance for Doubtful Accounts	(3,175,711)	(3,055,985)	(119,726)
Total 1100 · * Assessments Receivables	676,061	507,272	168,789
1300 · * Inventories			
1301 · Restaurant Inventory			
1301a · Food	0	4,186	(4,186)
1301b · Alcohol	0	1,502	(1,502)
Total 1301 · Restaurant Inventory	<u>0</u>	<u>5,688</u>	<u>(5,688)</u>
1302 · Retail Inventory	16,411	21,134	(4,723)
1303 · Fuel Inventory			
1303a · Gasoline	1,679	3,024	(1,345)

P.O.A.T.R.I./Terlingua Ranch
Comparative Balance Sheet
As of October 31, 2025

	Oct 31, 25	Oct 31, 24	\$ Change
1303b · Truck Diesel	6,526	7,509	(983)
1303c · Off Road Diesel	796	1,674	(878)
1303d · Propane	2,721	3,082	(361)
Total 1303 · Fuel Inventory	11,722	15,289	(3,567)
1350 · Auction Property Tracts	50,488	61,485	(10,997)
Total 1300 · * Inventories	78,621	103,596	(24,975)
1700 · Deferred Tax Asset	61,664	61,664	0
1702 · Estimated Federal Income Tax	4,520	0	4,520
Total Other Current Assets	820,866	672,532	148,334
Total Current Assets	1,926,833	1,768,728	158,105
Fixed Assets			
1600 · * Fixed Assets			
1601 · Land	141,357	142,101	(744)
1602 · Orig Cost - Bldgs & Structures	227,152	227,152	0
1603 · Furniture & Equipment	49,741	49,741	0
1604 · Heavy Equipment	388,869	379,869	9,000
1605 · Vehicles	219,458	219,458	0
1606 · Improvements	371,990	371,990	0
1607 · Property Owner Software	94,804	94,804	0
1608 · Capital Improvements	179,306	177,108	2,198
1611 · Smith Well	133,205	90,648	42,557
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	1,905,896	1,844,651	61,245
1615 · Accumulated Depreciation	(1,141,726)	(1,141,726)	0
Total Fixed Assets	764,170	702,925	61,245
TOTAL ASSETS	2,691,003	2,471,653	219,350
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2010 · Accounts Payable	4,131	4,811	(680)
Total Accounts Payable	4,131	4,811	(680)
Credit Cards			
1097 · Credit Card 7948	12,973	0	12,973
1098 · Mastercard 1834	0	568	(568)
Total Credit Cards	12,973	568	12,405
Other Current Liabilities			
2100 · * Payroll Liabilities			
2110 · Payroll Taxes Payable	1,946	1,946	0

P.O.A.T.R.I./Terlingua Ranch
Comparative Balance Sheet
As of October 31, 2025

	Oct 31, 25	Oct 31, 24	\$ Change
2117 · Employee Tips	2,271	1,265	1,006
Total 2100 · * Payroll Liabilities	4,217	3,211	1,006
2111 · Direct Deposit Liabilities	1,108	820	288
2240 · Employee Reimbursements Payable	(288)	0	(288)
2400 · Advance Deposit Account	19,805	41,290	(21,485)
2500 · * Taxes Payable			
2510 · Sales Tax Payable	3,980	0	3,980
2515 · State Occupancy Tax - (T2)	7,164	7,596	(432)
2520 · County Hotel Tax - (T3)	8,690	9,083	(393)
Total 2500 · * Taxes Payable	19,834	16,679	3,155
25500 · Sales Tax Payable	(3,158)	142	(3,300)
2800 · * Deferred Income			
2801 · Deferred Assessment Income	483,346	426,066	57,280
Total 2800 · * Deferred Income	483,346	426,066	57,280
Total Other Current Liabilities	524,864	488,208	36,656
Total Current Liabilities	541,968	493,587	48,381
Total Liabilities	541,968	493,587	48,381
Equity			
3000 · Opening Bal Equity	42,231	(1,271)	43,502
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	(132,714)	(249,988)	117,274
3900 · Retained Earnings	1,368,503	1,350,745	17,758
Net Income	115,675	123,239	(7,564)
Total Equity	2,149,035	1,978,065	170,970
TOTAL LIABILITIES & EQUITY	2,691,003	2,471,652	219,351

P.O.A.T.R.I./Terlingua Ranch
Comparative Profit & Loss
January through October 2025

	<u>Jan - Oct 25</u>	<u>Jan - Oct 24</u>	<u>\$ Change</u>
Ordinary Income/Expense			
Income			
4001 · Assessment Related Revenue			
4005 · *Association Assessments			
4009 · Special Assessments	2,201	1,399	802
4015 · Volunteer Assessments	13,851	15,152	(1,301)
4018 · Assessment Rev-2020 & Prior	60,584	99,369	(38,785)
4030 · Assessment Interest, Late Fee	17,560	21,487	(3,927)
4040 · 2020 Assessment Revenue	0	14,854	(14,854)
4041 · 2021 Assessment Revenue	11,408	19,167	(7,759)
4042 · 2022 Assessment Revenue	15,179	26,304	(11,125)
4043 · 2023 Assessment Revenue	25,705	71,649	(45,944)
4044 · 2024 Assessment Revenue	67,672	578,406	(510,734)
4045 · 2025 Assessment Revenue	609,766	0	609,766
Total 4005 · *Association Assessments	<u>823,926</u>	<u>847,787</u>	<u>(23,861)</u>
Total 4001 · Assessment Related Revenue	823,926	847,787	(23,861)
4099 · Supplemental Revenue			
4200 · *Cabin Income			
4210 · Cabin Room Rental Income	542,630	581,311	(38,681)
4216 · Other Cabin Discounts	186	0	186
Total 4200 · *Cabin Income	<u>542,816</u>	<u>581,311</u>	<u>(38,495)</u>
4250 · RV/Campground Income	41,322	29,026	12,296
4300 · * Cafe Income			
4310 · Food Sales	287,458	273,407	14,051
4311 · Alcohol Sales	36,700	38,397	(1,697)
4317 · Cafe Comps	(233)	(1,249)	1,016
Total 4300 · * Cafe Income	<u>323,925</u>	<u>310,555</u>	<u>13,370</u>
4400 · Retail Sales			
4410 · Retail Comps	(439)	0	(439)
4400 · Retail Sales - Other	66,077	48,342	17,735
Total 4400 · Retail Sales	<u>65,638</u>	<u>48,342</u>	<u>17,296</u>
4500 · * Other Lodge Income			
4515 · Pool Fees	7,308	7,645	(337)
4520 · Laundromat Revenue	7,672	6,591	1,081
4525 · Ice Revenue	7,448	7,636	(188)
Total 4500 · * Other Lodge Income	<u>22,428</u>	<u>21,872</u>	<u>556</u>
Total 4099 · Supplemental Revenue	996,129	991,106	5,023
4600 · * Miscellaneous Income			
4526 · Timely Filed Discount	905	619	286
4610 · Interest Income	26,708	7,973	18,735
4612 · Paypal Fees	226	207	19
4613 · Property Owner Water Sales	20,954	24,395	(3,441)

P.O.A.T.R.I./Terlingua Ranch
Comparative Profit & Loss
January through October 2025

	Jan - Oct 25	Jan - Oct 24	\$ Change
4615 · Donations	432	490	(58)
4620 · Miscellaneous Income	284	1,556	(1,272)
Total 4600 · * Miscellaneous Income	49,509	35,240	14,269
Total Income	1,869,564	1,874,133	(4,569)
Cost of Goods Sold			
5000 · * Cost of Goods Sold			
5100 · * COGS - Restaurant			
5110 · COGS - Food	130,276	115,496	14,780
5115 · COGS - Alcohol	12,700	15,814	(3,114)
Total 5100 · * COGS - Restaurant	142,976	131,310	11,666
5210 · COGS - Retail	53,007	39,105	13,902
5220 · COGS - Ice	0	4,551	(4,551)
Total 5000 · * Cost of Goods Sold	195,983	174,966	21,017
Total COGS	195,983	174,966	21,017
Gross Profit	1,673,581	1,699,167	(25,586)
Expense			
6000 · * Payroll Expenses			
6010 · Salaries and Wages	901,846	904,246	(2,400)
6025 · Employer Payroll Tax	70,177	73,489	(3,312)
Total 6000 · * Payroll Expenses	972,023	977,735	(5,712)
6040 · Employee Housing Expense			
6041 · Employee Housing - Electric	3,549	3,763	(214)
Total 6040 · Employee Housing Expense	3,549	3,763	(214)
6050 · * Employee Benefits			
6053 · Employee Insurances	11,309	7,681	3,628
6050 · * Employee Benefits - Other	(10)	0	(10)
Total 6050 · * Employee Benefits	11,299	7,681	3,618
6100 · * Utilities			
6110 · Electric	36,472	34,083	2,389
6111 · Propane	11,394	7,603	3,791
6112 · Telephone	10,285	10,488	(203)
6113 · Garbage & Trash	13,140	15,537	(2,397)
6114 · Water System	699	3,032	(2,333)
Total 6100 · * Utilities	71,990	70,743	1,247
6130 · * Insurance			
6131 · Workers Comp	3,735	7,063	(3,328)
6132 · Property Insurance	16,626	14,921	1,705
6133 · General Liability	29,864	20,468	9,396
6134 · Directors E&O	33,970	33,970	0
6135 · Commercial Vehicle	17,735	17,615	120
6136 · Heavy Equipment	4,713	3,188	1,525
6140 · Airstrip	1,892	1,722	170

P.O.A.T.R.I./Terlingua Ranch
Comparative Profit & Loss
January through October 2025

	Jan - Oct 25	Jan - Oct 24	\$ Change
6141 · Additional Insurance	8,088	5,930	2,158
Total 6130 · * Insurance	116,623	104,877	11,746
6150 · * Professional Fees			
6151 · Accounting	0	23,485	(23,485)
6152 · Legal Fees			
6152a · Legal Fees - General	13,157	12,944	213
6152b · Legal Fees - Road Issues	41,071	40,674	397
6152c · Legal Fees - Assessments Issues	78,059	12,234	65,825
Total 6152 · Legal Fees	132,287	65,852	66,435
6153 · Other Professional Fees	8,813	1,900	6,913
Total 6150 · * Professional Fees	141,100	91,237	49,863
6200 · * Heavy Equipment Expense			
6201 · Heavy Equipment Repair	14,671	30,860	(16,189)
6202 · Off Road Diesel	11,415	7,098	4,317
6203 · Road Expense Miscellaneous	384	223	161
6204 · Contract Road Work	0	30,600	(30,600)
6205 · Heavy Equip Routine Maintenance	4,452	1,677	2,775
Total 6200 · * Heavy Equipment Expense	30,922	70,458	(39,536)
6300 · * Vehicle Expense			
6301 · Gasoline	21,561	16,798	4,763
6302 · Diesel	1,621	2,489	(868)
6303 · Vehicle Repair	1,973	6,292	(4,319)
6304 · Vehicle Miscellaneous	1,424	1,071	353
6305 · Vehicle Routine Maintenance	5,656	1,507	4,149
Total 6300 · * Vehicle Expense	32,235	28,157	4,078
6400 · * Supplies & Equipment			
6405 · Cabin Accessories	8,725	7,640	1,085
6410 · Housekeeping Supplies	10,984	9,930	1,054
6415 · Maintenance Supplies	14,784	18,647	(3,863)
6420 · Small tools & equipment	12,551	17,789	(5,238)
6425 · Restaurant Supplies	10,160	12,670	(2,510)
6426 · Smallwares	919	989	(70)
Total 6400 · * Supplies & Equipment	58,123	67,665	(9,542)
6450 · * Repairs & Maintenance			
6451 · Bldg/Structure Repairs & Maint	18,568	19,748	(1,180)
6452 · Equipment Repairs	1,428	85	1,343
Total 6450 · * Repairs & Maintenance	19,996	19,833	163
6500 · * Office Administrative Expense			
6510 · Office Supplies	6,350	6,065	285
6511 · Printing	1,759	92	1,667
6512 · Postage & Shipping	5,507	770	4,737
6513 · Communications	8,155	8,300	(145)

P.O.A.T.R.I./Terlingua Ranch
Comparative Profit & Loss
January through October 2025

	Jan - Oct 25	Jan - Oct 24	\$ Change
6514 · Credit Card Fees	37,308	40,747	(3,439)
6515 · Newsletter	0	4,148	(4,148)
6516 · Office Equipment	2,611	2,963	(352)
6520 · Misc. Office Admin.	2,281	2,322	(41)
6525 · Credit Card Interest	144	194	(50)
Total 6500 · * Office Administrative Expense	64,115	65,601	(1,486)
6550 · * Other Administrative Expense			
6551 · Mileage Reimbursement	44	0	44
6552 · Licenses and Permits	5,921	3,216	2,705
6553 · Dues & Memberships	1,606	1,171	435
6559 · Booking Fees	26,029	22,080	3,949
Total 6550 · * Other Administrative Expense	33,600	26,467	7,133
6560 · Property Tax	0	(328)	328
6575 · Software Maintenance & Upgrades	29,292	22,172	7,120
6600 · * Property Transfer Expense			
6610 · Filing Fees	3,296	575	2,721
6611 · Tax Sale & Auction Expenses	243	0	243
Total 6600 · * Property Transfer Expense	3,539	575	2,964
6700 · * Advertising & Promotion			
6715 · Bands & Entertainment	1,478	8,649	(7,171)
6720 · Advertising	1,738	2,840	(1,102)
Total 6700 · * Advertising & Promotion	3,216	11,489	(8,273)
6900 · * Miscellaneous Expense			
6910 · Cash Over/Short	151	19	132
6915 · Miscellaneous Expense	1,057	2,845	(1,788)
6925 · Reconciliation Discrepancies	(416)	(575)	159
Total 6900 · * Miscellaneous Expense	792	2,289	(1,497)
6935 · Bank Service Charges	318	399	(81)
Total Expense	1,592,732	1,570,813	21,919
Net Ordinary Income	80,849	128,354	(47,505)
Other Income/Expense			
Other Income			
7000 · Other Income	26	0	26
7005 · Gain (Loss) Sale of Assets	34,804	0	34,804
Total Other Income	34,830	0	34,830
Other Expense			
8000 · * Other Expenses			
8015 · Federal Income Tax	0	5,113	(5,113)
Total 8000 · * Other Expenses	0	5,113	(5,113)
Total Other Expense	0	5,113	(5,113)
Net Other Income	34,830	(5,113)	39,943
Net Income	115,679	123,241	(7,562)

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

	Jan - Oct 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
4600 · * Miscellaneous Income			
4612 · Paypal Fees	226	196	30
4620 · Miscellaneous Income	284	1,310	(1,026)
4615 · Donations	432		432
4526 · Timely Filed Discount	905	625	280
4613 · Property Owner Water Sales	20,954	24,411	(3,457)
4610 · Interest Income	26,708	9,001	17,707
Total 4600 · * Miscellaneous Income	49,509	35,543	13,966
4001 · Assessment Related Revenue			
4005 · *Association Assessments			
4009 · Special Assessments	2,201		2,201
4041 · 2021 Assessment Revenue	11,408	9,102	2,306
4015 · Volunteer Assessments	13,851	15,108	(1,257)
4042 · 2022 Assessment Revenue	15,179	17,487	(2,308)
4030 · Assessment Interest, Late Fee	17,560	18,739	(1,179)
4043 · 2023 Assessment Revenue	25,705	27,070	(1,365)
4018 · Assessment Rev-2020 & Prior	60,584	93,759	(33,175)
4044 · 2024 Assessment Revenue	67,672	70,808	(3,136)
4045 · 2025 Assessment Revenue	609,766	588,933	20,833
Total 4005 · *Association Assessments	823,926	841,006	(17,080)
Total 4001 · Assessment Related Revenue	823,926	841,006	(17,080)
4099 · Supplemental Revenue			
4500 · * Other Lodge Income			
4515 · Pool Fees	7,308	8,000	(692)
4525 · Ice Revenue	7,448	7,634	(186)
4520 · Laundromat Revenue	7,672	6,508	1,164
Total 4500 · * Other Lodge Income	22,428	22,142	286
4250 · RV/Campground Income	41,322	28,958	12,364
4400 · Retail Sales			
4410 · Retail Comps	(439)		
4400 · Retail Sales - Other	66,077	50,681	15,396
Total 4400 · Retail Sales	65,638	50,681	14,957
4300 · * Cafe Income			
4317 · Cafe Comps	(233)		(233)
4311 · Alcohol Sales	36,700	39,373	(2,673)
4310 · Food Sales	287,458	280,298	7,160
Total 4300 · * Cafe Income	323,925	319,671	4,254
4200 · *Cabin Income			
4216 · Other Cabin Discounts	186		
4210 · Cabin Room Rental Income	542,630	587,125	(44,495)

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

	Jan - Oct 25	Budget	\$ Over Budget
Total 4200 · *Cabin Income	542,816	587,125	(44,309)
Total 4099 · Supplemental Revenue	996,129	1,008,577	(12,448)
Total Income	1,869,564	1,885,126	(15,562)
Cost of Goods Sold			
5000 · * Cost of Goods Sold			
5220 · COGS - Ice		4,237	(4,237)
5210 · COGS - Retail	53,007	45,113	7,894
5100 · * COGS - Restaurant			
5115 · COGS - Alcohol	12,700	15,590	(2,890)
5110 · COGS - Food	130,276	109,632	20,644
Total 5100 · * COGS - Restaurant	142,976	125,222	17,754
Total 5000 · * Cost of Goods Sold	195,983	174,572	21,411
Total COGS	195,983	174,572	21,411
Gross Profit	1,673,581	1,710,554	(36,973)
Expense			
6935 · Bank Service Charges	318	465	(147)
6900 · * Miscellaneous Expense			
6925 · Reconciliation Discrepancies	(416)		(416)
6910 · Cash Over/Short	151		151
6915 · Miscellaneous Expense	1,057	3,350	(2,293)
Total 6900 · * Miscellaneous Expense	792	3,350	(2,558)
6700 · * Advertising & Promotion			
6715 · Bands & Entertainment	1,478	9,498	(8,020)
6720 · Advertising	1,738	5,000	(3,262)
Total 6700 · * Advertising & Promotion	3,216	14,498	(11,282)
6600 · * Property Transfer Expense			
6611 · Tax Sale & Auction Expenses	243		
6610 · Filing Fees	3,296	1,000	2,296
Total 6600 · * Property Transfer Expense	3,539	1,000	2,539
6040 · Employee Housing Expense			
6041 · Employee Housing - Electric	3,549	1,372	2,177
Total 6040 · Employee Housing Expense	3,549	1,372	2,177
6050 · * Employee Benefits			
6050 · * Employee Benefits - Other	(10)		
6053 · Employee Insurances	11,309	9,732	1,577
Total 6050 · * Employee Benefits	11,299	9,732	1,567
6450 · * Repairs & Maintenance			
6452 · Equipment Repairs	1,428	800	628
6451 · Bldg/Structure Repairs & Maint	18,568	19,652	(1,084)
Total 6450 · * Repairs & Maintenance	19,996	20,452	(456)
6575 · Software Maintenance & Upgrades	29,292	22,010	7,282
6200 · * Heavy Equipment Expense			

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

	Jan - Oct 25	Budget	\$ Over Budget
6204 · Contract Road Work		20,000	(20,000)
6203 · Road Expense Miscellaneous	384	800	(416)
6205 · Heavy Equip Routine Maintenance	4,452	3,041	1,411
6202 · Off Road Diesel	11,415	6,713	4,702
6201 · Heavy Equipment Repair	14,671	24,895	(10,224)
Total 6200 · * Heavy Equipment Expense	30,922	55,449	(24,527)
6300 · * Vehicle Expense			
6304 · Vehicle Miscellaneous	1,424	981	443
6302 · Diesel	1,621	4,000	(2,379)
6303 · Vehicle Repair	1,973	11,613	(9,640)
6305 · Vehicle Routine Maintenance	5,656	1,670	3,986
6301 · Gasoline	21,561	12,615	8,946
Total 6300 · * Vehicle Expense	32,235	30,879	1,356
6550 · * Other Administrative Expense			
6551 · Mileage Reimbursement	44		44
6553 · Dues & Memberships	1,606	1,208	398
6552 · Licenses and Permits	5,921	3,338	2,583
6559 · Booking Fees	26,029	20,237	5,792
Total 6550 · * Other Administrative Expense	33,600	24,783	8,817
6400 · * Supplies & Equipment			
6426 · Smallwares	919	714	205
6405 · Cabin Accessories	8,725	8,939	(214)
6425 · Restaurant Supplies	10,160	7,753	2,407
6410 · Housekeeping Supplies	10,984	10,590	394
6420 · Small tools & equipment	12,551	15,347	(2,796)
6415 · Maintenance Supplies	14,784	19,997	(5,213)
Total 6400 · * Supplies & Equipment	58,123	63,340	(5,217)
6500 · * Office Administrative Expense			
6515 · Newsletter		5,000	(5,000)
6525 · Credit Card Interest	144		144
6511 · Printing	1,759	118	1,641
6520 · Misc. Office Admin.	2,281	2,424	(143)
6516 · Office Equipment	2,611	3,727	(1,116)
6512 · Postage & Shipping	5,507	838	4,669
6510 · Office Supplies	6,350	6,278	72
6513 · Communications	8,155	8,512	(357)
6514 · Credit Card Fees	37,308	44,092	(6,784)
Total 6500 · * Office Administrative Expense	64,115	70,989	(6,874)
6100 · * Utilities			
6114 · Water System	699	4,652	(3,953)
6112 · Telephone	10,285	10,919	(634)
6111 · Propane	11,394	7,321	4,073

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

	Jan - Oct 25	Budget	\$ Over Budget
6113 · Garbage & Trash	13,140	15,175	(2,035)
6110 · Electric	36,472	32,732	3,740
Total 6100 · * Utilities	71,990	70,799	1,191
6130 · * Insurance			
6140 · Airstrip	1,892	1,742	150
6131 · Workers Comp	3,735	7,825	(4,090)
6136 · Heavy Equipment	4,713	3,180	1,533
6141 · Additional Insurance	8,088	6,058	2,030
6132 · Property Insurance	16,626	15,901	725
6135 · Commercial Vehicle	17,735	18,192	(457)
6133 · General Liability	29,864	21,201	8,663
6134 · Directors E&O	33,970	34,000	(30)
Total 6130 · * Insurance	116,623	108,099	8,524
6150 · * Professional Fees			
6151 · Accounting		23,966	(23,966)
6153 · Other Professional Fees	8,813	3,065	5,748
6152 · Legal Fees			
6152a · Legal Fees - General	13,157	18,130	(4,973)
6152b · Legal Fees - Road Issues	41,071	33,391	7,680
6152c · Legal Fees - Assessments Issues	78,059	16,600	61,459
Total 6152 · Legal Fees	132,287	68,121	64,166
Total 6150 · * Professional Fees	141,100	95,152	45,948
6000 · * Payroll Expenses			
6025 · Employer Payroll Tax	70,177	74,763	(4,586)
6010 · Salaries and Wages	901,846	872,210	29,636
Total 6000 · * Payroll Expenses	972,023	946,973	25,050
Total Expense	1,592,732	1,539,342	53,390
Net Ordinary Income	80,849	171,212	(90,363)
Other Income/Expense			
Other Income			
7000 · Other Income	26		
7005 · Gain (Loss) Sale of Assets	34,804		
Total Other Income	34,830		
Net Other Income	34,830		34,830
Net Income	115,679	171,212	(55,533)

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

	Gen & Admin	Road Maintenance	Water System	Total	
	(NON-SUPPLEMENTAL)	(NON-SUPPLEMENTAL)	(NON-SUPPLEMENTAL)	Total NON-SUPPLEMENTAL	All Classes
Ordinary Income/Expense					
Income					
4001 · Assessment Related Revenue	823,926	0	0	823,926	823,926
4099 · Supplemental Revenue	0	0	0	0	996,129
4600 · * Miscellaneous Income	26,974	200	20,954	48,128	49,510
Total Income	850,900	200	20,954	872,054	1,869,565
Cost of Goods Sold					
5000 · * Cost of Goods Sold	0	0	0	0	195,984
Total COGS	0	0	0	0	195,984
Gross Profit	850,900	200	20,954	872,054	1,673,581
Expense					
6000 · * Payroll Expenses	167,489	169,198	0	336,687	972,023
6040 · Employee Housing Expense	0	0	0	0	3,549
6050 · * Employee Benefits	4,023	1,279	0	5,302	11,299
6100 · * Utilities	0	580	2,434	3,014	71,990
6130 · * Insurance	48,505	3,525	0	52,030	116,624
6150 · * Professional Fees	136,659	0	4,440	141,099	141,099
6200 · * Heavy Equipment Expense	0	30,479	0	30,479	30,922
6300 · * Vehicle Expense	0	27,054	0	27,054	32,236
6400 · * Supplies & Equipment	0	347	5,879	6,226	58,124
6450 · * Repairs & Maintenance	0	0	0	0	19,996
6500 · * Office Administrative Expense	20,992	1,299	700	22,991	64,114
6550 · * Other Administrative Expense	25	2,542	0	2,567	33,600
6575 · Software Maintenance & Upgrades	20,969	0	0	20,969	29,292
6600 · * Property Transfer Expense	3,539	0	0	3,539	3,539
6700 · * Advertising & Promotion	600	0	0	600	3,216
6900 · * Miscellaneous Expense	(399)	318	0	(81)	792
6935 · Bank Service Charges	348	0	0	348	318
Total Expense	402,750	236,621	13,453	652,824	1,592,733
Net Ordinary Income	448,150	(236,421)	7,501	219,230	80,848
Other Income/Expense					
Other Income					
7000 · Other Income	26	0	0	26	26
7005 · Gain (Loss) Sale of Assets	34,804	0	0	34,804	34,804
Total Other Income	34,830	0	0	34,830	34,830
Other Expense					
Suspense	0	0	0	0	0
Total Other Expense	0	0	0	0	0
Net Other Income	34,830	0	0	34,830	34,830
Net Income	482,980	(236,421)	7,501	254,060	115,678

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

	Cabins	Cafe	General Lodge	Ice	Laundry	Pool	Retail	RV & Camping	Total	
	(SUPPLEMENTAL)	(SUPPLEMENTAL)	(SUPPLEMENTAL)	(SUPPLEMENTAL)	(SUPPLEMENTAL)	(SUPPLEMENTAL)	(SUPPLEMENTAL)	(SUPPLEMENTAL)	Total SUPPLEMENTAL	All Classes
Ordinary Income/Expense										
Income										
4001 · Assessment Related Revenue	0	0	0	0	0	0	0	0	0	823,926
4099 · Supplemental Revenue	542,815	323,925	0	7,426	7,672	7,308	65,661	41,322	996,129	996,129
4600 · * Miscellaneous Income	680	438	242	0	0	0	22	0	1,382	49,510
Total Income	543,495	324,363	242	7,426	7,672	7,308	65,683	41,322	997,511	1,869,565
Cost of Goods Sold										
5000 · * Cost of Goods Sold	0	142,976	0	89	0	0	52,919	0	195,984	195,984
Total COGS	0	142,976	0	89	0	0	52,919	0	195,984	195,984
Gross Profit	543,495	181,387	242	7,337	7,672	7,308	12,764	41,322	801,527	1,673,581
Expense										
6000 · * Payroll Expenses	144,118	258,322	232,896	0	0	0	0	0	635,336	972,023
6040 · Employee Housing Expense	1,022	1,329	913	0	0	0	285	0	3,549	3,549
6050 · * Employee Benefits	1,379	1,982	1,418	0	0	0	1,218	0	5,997	11,299
6100 · * Utilities	19,054	17,981	27,520	0	2,499	0	0	1,922	68,976	71,990
6130 · * Insurance	0	1,163	63,431	0	0	0	0	0	64,594	116,624
6150 · * Professional Fees	0	0	0	0	0	0	0	0	0	141,099
6200 · * Heavy Equipment Expense	0	0	443	0	0	0	0	0	443	30,922
6300 · * Vehicle Expense	0	0	5,182	0	0	0	0	0	5,182	32,236
6400 · * Supplies & Equipment	23,472	14,415	8,927	0	170	4,695	61	158	51,898	58,124
6450 · * Repairs & Maintenance	13,556	2,864	3,420	0	0	0	0	156	19,996	19,996
6500 · * Office Administrative Expense	21,543	9,574	5,908	0	0	0	4,098	0	41,123	64,114
6550 · * Other Administrative Expense	26,029	3,569	1,435	0	0	0	0	0	31,033	33,600
6575 · Software Maintenance & Upgrades	2,944	3,614	198	0	0	0	1,567	0	8,323	29,292
6600 · * Property Transfer Expense	0	0	0	0	0	0	0	0	0	3,539
6700 · * Advertising & Promotion	141	878	1,597	0	0	0	0	0	2,616	3,216
6900 · * Miscellaneous Expense	13	377	477	0	0	0	6	0	873	792
6935 · Bank Service Charges	0	(30)	0	0	0	0	0	0	(30)	318
Total Expense	253,271	316,038	353,765	0	2,669	4,695	7,235	2,236	939,909	1,592,733
Net Ordinary Income	290,224	(134,651)	(353,523)	7,337	5,003	2,613	5,529	39,086	(138,382)	80,848
Other Income/Expense										
Other Income										
7000 · Other Income	0	0	0	0	0	0	0	0	0	26
7005 · Gain (Loss) Sale of Assets	0	0	0	0	0	0	0	0	0	34,804
Total Other Income	0	0	0	0	0	0	0	0	0	34,830
Other Expense										
Suspense	0	0	0	0	0	0	0	0	0	0
Total Other Expense	0	0	0	0	0	0	0	0	0	0
Net Other Income	0	0	0	0	0	0	0	0	0	34,830
Net Income	290,224	(134,651)	(353,523)	7,337	5,003	2,613	5,529	39,086	(138,382)	115,678

POATRI/Terlingua Ranch
Status of Assessment Fee Collected
As of October 31 of each year
Years 2021, 2022, 2023, 2024, 2025

<u>Fee Year</u>	<u>Fee Amount</u>	<u># Accts Assessed</u>	<u>Total Assessed</u>	<u>Amt Collected by 10/31/XX</u>	<u>% Collected by 10/31/XX</u>	<u># Accts Paid</u>	<u># Accts Unpaid</u>
2021	\$ 182.88	4448	\$ 813,450.00	\$ 427,724.00	53%	2339	2109
2022	\$ 193.44	4524	\$ 875,123.00	\$ 458,341.00	52%	2369	2155
2023	\$ 210.26	4574	\$ 961,729.00	\$ 549,389.00	57%	2613	1961
2024	\$ 219.03	4586	\$ 1,004,472.00	\$ 578,406.00	58%	2641	1945
2025	\$ 224.07	4599	\$ 1,030,498.00	\$ 609,766.00	59%	2721	1878

P.O.A.T.R.I./Terlingua Ranch
Assessment Collections 2021 to current
For the Years 2021 through ~~Oct 31~~ 2025

Ordinary Income/Expense	<u>Jan - Dec 21</u>	<u>Jan - Dec 22</u>	<u>Jan - Dec 23</u>	<u>Jan - Dec 24</u>	<u>Jan - Oct 25</u>	Cumulative \$ Collected 10/31/25	Cumulative % Collected
Income							
4001 - Assessment Related Revenue							
4005 - *Association Assessments							
4041 - 2021 Assessment Revenue	447,100	58,869	56,994	21,920	11,408	596,291	73%
4042 - 2022 Assessment Revenue	0	473,756	112,581	29,150	15,179	630,666	72%
4043 - 2023 Assessment Revenue	0	0	564,522	75,890	25,705	666,117	69%
4044 - 2024 Assessment Revenue	0	0	0	589,275	67,672	656,947	65%
4045 - 2025 Assessment Revenue	0	0	0	0	609,766	609,766	59%
Total 4005 - *Association Assessments	447,100	532,625	734,097	716,235	729,730	3,159,787	67%

	<u>Annual</u> <u>Fee</u>	<u># Accts</u> <u>Assessed</u>	<u>Total Assessed</u>
For Year 2021	\$182.88	4448	\$813,450
For Year 2022	\$193.44	4524	\$875,123
For Year 2023	\$210.26	4574	\$961,729
For Year 2024	\$219.03	4586	\$1,004,472
For Year 2025	\$224.07	4599	<u>\$1,030,498</u>
			<u>\$4,685,272</u>