

P.O.A.T.R.I./Terlingua Ranch
Balance Sheet
As of March 31, 2026

March 31, 2026

ASSETS

Current Assets

Checking/Savings

1011 · Operating Account	90,570
1012 · Deposit Account	225,591
1013 · Payroll Account	3,691
1015 · Maverick Reserve Account	4,810
1016 · Morgan Stanley Inv Savings	406,684
1017 · WTNB Contingency Fund Acct	5,719
1022 · Maverick Bank Reserve CD 2596	200,164
1026 · West Texas National Bk CD 1789	267,362
1030 · * Petty Cash in Office	1,921

Total Checking/Savings 1,206,512

Accounts Receivable

1201 · Accounts Receivable	4,687
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Total Accounts Receivable 4,687

Other Current Assets

1100 · * Assessments Receivables	713,088
1300 · * Inventories	86,087
1700 · Deferred Tax Asset	61,664
1702 · Estimated Federal Income Tax	4,520

Total Other Current Assets 865,359

Total Current Assets 2,076,558

Fixed Assets

1600 · * Fixed Assets	1,907,696
1615 · Accumulated Depreciation	(1,180,027)

Total Fixed Assets 727,669

TOTAL ASSETS 2,804,227

P.O.A.T.R.I./Terlingua Ranch
Balance Sheet
As of March 31, 2026

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LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

2010 · Accounts Payable 797

Total Accounts Payable 797

Credit Cards

1097 · Credit Card 0070 8,207

Total Credit Cards 8,207

Other Current Liabilities

2100 · * Payroll Liabilities 2,144

2111 · Direct Deposit Liabilities (829)

2400 · Advance Deposit Account 21,189

2500 · * Taxes Payable 18,636

2800 · * Deferred Income 604,144

Total Other Current Liabilities 645,284

Total Current Liabilities 654,288

Total Liabilities 654,288

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 (216,818)

3900 · Retained Earnings 1,150,797

Net Income 418,388

Total Equity 2,149,938

TOTAL LIABILITIES & EQUITY 2,804,226

P.O.A.T.R.I./Terlingua Ranch
Profit & Loss by Class
January through March 2026

SUPPLEMENTAL CLASS

	Cabins	Cafe	General Lodge	Laundry	Pool	Retail	RV & Camping	Total Supplemental
Ordinary Income/Expense								
Income								
4001 · Assessment Related Revenue	0	0	0	0	0	0	0	0
4099 · Supplemental Revenue	250,683	111,638	0	2,539	1,436	25,727	22,217	414,240
4600 · * Miscellaneous Income	276	0	779	0	0	15	0	1,070
Total Income	250,959	111,638	779	2,539	1,436	25,742	22,217	415,310
Cost of Goods Sold								
5000 · * Cost of Goods Sold	0	40,333	0	0	0	14,639	0	54,972
Total COGS	0	40,333	0	0	0	14,639	0	54,972
Gross Profit	250,959	71,305	779	2,539	1,436	11,103	22,217	360,338
Expense								
6000 · * Payroll Expenses	32,888	65,925	59,819	0	0	0	0	158,632
6040 · Employee Housing Expense	0	0	1,729	0	0	0	0	1,729
6050 · * Employee Benefits	(293)	0	0	0	0	(27)	0	(320)
6100 · * Utilities	4,704	5,155	5,565	0	0	0	301	15,725
6130 · * Insurance	0	368	56,421	0	0	0	0	56,789
6150 · * Professional Fees	0	0	0	0	0	0	0	0
6200 · * Heavy Equipment Expense	0	0	0	0	0	0	0	0
6300 · * Vehicle Expense	0	0	1,207	0	0	0	0	1,207
6400 · * Supplies & Equipment	3,288	7,197	1,275	332	5,497	0	4	17,593
6450 · * Repairs & Maintenance	911	552	2,396	0	59	0	0	3,918
6500 · * Office Administrative Expense	8,972	3,096	1,331	0	103	819	0	14,321
6550 · * Other Administrative Expense	9,059	373	519	0	0	0	0	9,951
6560 · Property Tax	0	0	0	0	0	0	0	0
6575 · Software Maintenance & Upgrades	1,197	1,813	0	0	0	470	0	3,480
6600 · * Property Transfer Expense	0	0	0	0	0	0	0	0
6700 · * Advertising & Promotion	46	2,050	1,295	0	0	0	0	3,391
6900 · * Miscellaneous Expense	0	(277)	286	0	250	(8)	0	251
6935 · Bank Service Charges	0	0	0	0	0	0	0	0
Total Expense	60,772	86,252	131,843	332	5,909	1,254	305	286,667
Net Ordinary Income	190,187	(14,947)	(131,064)	2,207	(4,473)	9,849	21,912	73,671
Net Income	190,187	(14,947)	(131,064)	2,207	(4,473)	9,849	21,912	73,671

P.O.A.T.R.I./Terlingua Ranch
Profit & Loss by Class
January through March 2026

	NON-SUPPLEMENTAL CLASS					TOTAL ALL CLASSES
	Gen & Admin	Non-Potable Water System	Potable Distribution System	Road Maintenance	TOTAL NON-SUPPLEMENTAL	
Ordinary Income/Expense						
Income						
4001 · Assessment Related Revenue	538,791	460	0	0	539,251	539,251
4099 · Supplemental Revenue	0	0	0	0	0	414,240
4600 · * Miscellaneous Income	3,855	6,980	209	0	11,044	12,114
Total Income	542,646	7,440	209	0	550,295	965,605
Cost of Goods Sold						
5000 · * Cost of Goods Sold	0	0	0	0	0	54,972
Total COGS	0	0	0	0	0	54,972
Gross Profit	542,646	7,440	209	0	550,295	910,633
Expense						
6000 · * Payroll Expenses	61,829	0	0	37,179	99,008	257,640
6040 · Employee Housing Expense	(791)	0	0	0	(791)	938
6050 · * Employee Benefits	2,351	0	0	(183)	2,168	1,848
6100 · * Utilities	2,344	426	577	177	3,524	19,249
6130 · * Insurance	40,314	0	0	2,631	42,945	99,734
6150 · * Professional Fees	28,732	0	0	0	28,732	28,732
6200 · * Heavy Equipment Expense	0	0	0	5,457	5,457	5,457
6300 · * Vehicle Expense	80	0	0	5,836	5,916	7,123
6400 · * Supplies & Equipment	1,681	64	271	174	2,190	19,783
6450 · * Repairs & Maintenance	836	0	0	0	836	4,754
6500 · * Office Administrative Expense	6,693	0	278	358	7,329	21,650
6550 · * Other Administrative Expense	590	0	0	0	590	10,541
6560 · Property Tax	1,089	0	0	0	1,089	1,089
6575 · Software Maintenance & Upgrades	4,950	0	0	0	4,950	8,430
6600 · * Property Transfer Expense	959	0	0	0	959	959
6700 · * Advertising & Promotion	0	0	0	0	0	3,391
6900 · * Miscellaneous Expense	504	0	0	0	504	755
6935 · Bank Service Charges	167	0	0	0	167	167
Total Expense	152,328	490	1,126	51,629	205,573	492,240
Net Ordinary Income	390,318	6,950	(917)	(51,629)	344,722	418,393
Net Income	390,318	6,950	(917)	(51,629)	344,722	418,393

P.O.A.T.R.I./Terlingua Ranch
Comparative Profit & Loss
 March 2026

	Mar 2026	Mar 2025	\$ Change
Ordinary Income/Expense			
Income			
4001 · Assessment Related Revenue	172,193	189,196	(17,003)
4099 · Supplemental Revenue	191,482	192,254	(772)
4600 · * Miscellaneous Income	4,470	5,334	(864)
Total Income	368,145	386,784	(18,639)
Cost of Goods Sold			
5000 · * Cost of Goods Sold	20,394	25,741	(5,347)
Total COGS	20,394	25,741	(5,347)
Gross Profit	347,751	361,043	(13,292)
Expense			
6000 · * Payroll Expenses	80,039	107,566	(27,527)
6040 · Employee Housing Expense	364	545	(181)
6050 · * Employee Benefits	602	720	(118)
6100 · * Utilities	6,505	7,153	(648)
6130 · * Insurance	98,912	27,773	71,139
6150 · * Professional Fees	12,767	4,959	7,808
6200 · * Heavy Equipment Expense	2,505	5,916	(3,411)
6300 · * Vehicle Expense	892	3,923	(3,031)
6400 · * Supplies & Equipment	4,445	6,666	(2,221)
6450 · * Repairs & Maintenance	2,169	226	1,943
6500 · * Office Administrative Expense	7,781	7,601	180
6550 · * Other Administrative Expense	3,382	3,587	(205)
6575 · Software Maintenance & Upgrades	1,580	1,330	250
6600 · * Property Transfer Expense	870	120	750
6700 · * Advertising & Promotion	900	163	737
6900 · * Miscellaneous Expense	821	46	775
6935 · Bank Service Charges	92	49	43
Total Expense	224,626	178,343	46,283
Net Ordinary Income	123,125	182,700	(59,575)
Other Income/Expense			
Other Income			
7000 · Other Income	0	26	(26)
Total Other Income	0	26	(26)
Net Other Income	0	26	(26)
Net Income	123,125	182,726	(59,601)

P.O.A.T.R.I./Terlingua Ranch
Profit & Loss Budget Performance
 January through March 2026

	<u>Jan - Mar 2026</u> Actual	<u>Jan - Mar 2026</u> Budget	<u>2026</u> Annual Budget
Ordinary Income/Expense			
Income			
4001 · Assessment Related Revenue	539,251	544,537	831,610
4099 · Supplemental Revenue	414,240	329,712	1,127,300
4600 · * Miscellaneous Income	12,113	12,559	50,250
Total Income	965,603	886,808	2,009,160
Cost of Goods Sold			
5000 · * Cost of Goods Sold	54,971	48,579	165,000
Total COGS	54,971	48,579	165,000
Gross Profit	910,632	838,229	1,844,160
Expense			
6000 · * Payroll Expenses	257,641	237,600	990,000
6040 · Employee Housing Expense	938	876	3,500
6050 · * Employee Benefits	1,849	3,000	12,000
6100 · * Utilities	19,249	18,754	79,500
6130 · * Insurance	99,735	99,320	103,443
6150 · * Professional Fees	28,732	27,723	85,000
6200 · * Heavy Equipment Expense	5,457	10,007	40,000
6300 · * Vehicle Expense	7,122	9,763	39,000
6400 · * Supplies & Equipment	19,783	15,763	63,000
6450 · * Repairs & Maintenance	4,754	6,759	27,000
6500 · * Office Administrative Expense	21,650	17,896	71,500
6550 · * Other Administrative Expense	10,542	6,187	36,700
6560 · Property Tax	1,089	0	28,000
6575 · Software Maintenance & Upgrades	8,430	5,756	23,000
6600 · * Property Transfer Expense	959	750	3,000
6700 · * Advertising & Promotion	3,391	1,253	5,000
6900 · * Miscellaneous Expense	756	0	0
6935 · Bank Service Charges	167	0	0
Total Expense	492,244	461,407	1,609,643
Net Ordinary Income	418,388	376,822	234,517
Net Income	418,388	376,822	234,517

**P.O.A.T.R.I./Terlingua Ranch
Assessment Collections
For the Years 2022 through
March 31, 2026**

	<u>Jan - Dec 2022</u>	<u>Jan - Dec 2023</u>	<u>Jan - Dec 2024</u>	<u>Jan - Dec 2025</u>	<u>Jan - Mar 2026</u>	<u>Total as of 3/31/2026</u>	<u>Cumulative % Collected as of 3/31/2026</u>
4005 - *Association Assessments							
4042 - 2022 Assessment Revenue	\$ 473,756	\$ 112,681	\$ 29,180	\$ 16,834	\$ 2,866	\$ 635,187	73%
4043 - 2023 Assessment Revenue	\$ -	\$ 664,622	\$ 75,890	\$ 27,611	\$ 6,926	\$ 673,950	70%
4044 - 2024 Assessment Revenue	\$ -	\$ -	\$ 689,276	\$ 71,440	\$ 10,510	\$ 671,225	67%
4045 - 2025 Assessment Revenue	\$ -	\$ -	\$ -	\$ 619,102	\$ 27,495	\$ 646,597	63%
4046 - 2026 Assessment Revenue	\$ -	\$ -	\$ -	\$ -	\$ 469,374	\$ 469,374	43%

	<u># Accts Assessed</u>	<u>Total \$ Amt Assessed</u>
For Year 2022	4,524	\$ 875,123
For Year 2023	4,574	\$ 961,729
For Year 2024	4,586	\$ 1,004,472
For Year 2025	4,599	\$ 1,030,498
For Year 2026	4,626	\$ 1,063,517

POATRI/Terlingua Ranch

Status of Assessment Fees Collected As of March 31, XX

Fee Year	Fee Amount	# Accts Assessed	Total Assessed	Amt Collected by 3/31/xx	% Collected by 3/31 xx	# Accts Paid	# Accts Unpaid	% Accts Paid
2022	\$ 193.44	4,524	\$ 875,123	\$ 362,945	41.47%	1,876	2,648	41%
2023	\$ 210.26	4,574	\$ 961,729	\$ 389,986	40.55%	1,855	2,719	41%
2024	\$ 219.03	4,586	\$ 1,004,472	\$ 412,434	41.06%	1,883	2,703	41%
2025	\$ 224.07	4,599	\$ 1,030,498	\$ 436,901	42.40%	1,950	2,649	42%
2026	\$ 229.90	4,626	\$ 1,063,517	\$ 459,374	43.19%	1,998	2,628	43%