

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

Comparative Balance Sheet

For the Years 2026 and 2025

	<u>Jun 30, 2026</u>	<u>Jun 30, 2025</u>
ASSETS		
Current Assets		
Checking/Savings		
1011 · Operating Account	86,261	39,467
1012 · Deposit Account	82,008	7,112
1013 · Payroll Account	43,390	38,812
1015 · Maverick Reserve Account	4,808	4,801
1016 · Morgan Stanley Inv Savings	533,191	707,681
1017 · WTNB Contingency Fund Acct	5,720	5,714
1022 · Maverick Bank Reserve CD 2596	203,427	196,780
1023 · West Texas National Bk CD 0129	0	239,582
1024 · West Texas National Bk CD 1665	0	21,000
1026 · West Texas National Bk CD 1789	269,544	0
1030 · * Petty Cash in Office	1,921	1,823
Total Checking/Savings	<u>1,230,270</u>	<u>1,262,772</u>
Accounts Receivable		
1201 · Accounts Receivable	4,630	6,714
Total Accounts Receivable	<u>4,630</u>	<u>6,714</u>
Other Current Assets		
1100 · * Assessments Receivables	604,788	687,038
1300 · * Inventories	87,793	99,790
1702 · Estimated Federal Income Tax	4,520	4,520
Total Other Current Assets	<u>697,101</u>	<u>791,348</u>
Total Current Assets	<u>1,932,001</u>	<u>2,060,834</u>
Fixed Assets		
1600 · * Fixed Assets	1,907,696	1,895,442
1615 · Accumulated Depreciation	(1,099,187)	(1,099,187)
Total Fixed Assets	<u>808,509</u>	<u>796,255</u>
TOTAL ASSETS	<u><u>2,740,510</u></u>	<u><u>2,857,089</u></u>

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

Comparative Balance Sheet

For the Years 2026 and 2025

	<u>Jun 30, 2026</u>	<u>Jun 30, 2025</u>
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
2010 · Accounts Payable	35,856	20,986
Total Accounts Payable	<u>35,856</u>	<u>20,986</u>
Credit Cards		
1096 · Credit Card 9902	0	4,026
1097 · Credit Card 0070	2,409	0
Total Credit Cards	<u>2,409</u>	<u>4,026</u>
Other Current Liabilities		
2100 · * Payroll Liabilities	4,154	(7,166)
2111 · Direct Deposit Liabilities	3,714	(565)
2240 · Employee Reimbursements Payable	0	18
2400 · Advance Deposit Account	11,229	16,575
2500 · * Taxes Payable	3,261	5,025
2800 · * Deferred Income	503,785	475,597
Total Other Current Liabilities	<u>526,143</u>	<u>489,484</u>
Total Current Liabilities	<u>564,408</u>	<u>514,496</u>
Total Liabilities	564,408	514,496
Equity		
3000 · Opening Bal Equity	43,241	43,241
3001 · Members Equity-Undesignated	304,467	304,467
3002 · Members Equity-Designated	356,798	356,798
3003 · Contributed Capital	94,075	94,075
3004 · Adj - Prior Year Collections	(230,204)	(130,726)
3900 · Retained Earnings	1,178,506	1,292,895
Net Income	<u>429,220</u>	<u>381,843</u>
Total Equity	<u>2,176,103</u>	<u>2,342,593</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,740,511</u></u>	<u><u>2,857,089</u></u>

P.O.A.T.R.I./Terlingua Ranch
Profit & Loss by Class
January through June 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	416,384	196,174	0	4,240	5,466	42,555	30,045	694,864
4600 · * Miscellaneous Income	608	0	1,130	0	0	15	0	1,753
Total Income	416,992	196,174	1,130	4,240	5,466	42,570	30,045	696,617
Cost of Goods Sold								
5000 · * Cost of Goods Sold	0	71,505	0	0	0	23,577	0	95,082
Total COGS	0	71,505	0	0	0	23,577	0	95,082
Gross Profit	416,992	124,669	1,130	4,240	5,466	18,993	30,045	601,535
Expense								
6000 · * Payroll Expenses	67,591	120,470	117,377	0	0	0	0	305,438
6040 · Employee Housing Expense	0	0	3,151	0	0	0	0	3,151
6050 · * Employee Benefits	(213)	0	0	0	0	0	0	(213)
6100 · * Utilities	9,920	9,694	12,768	0	0	0	737	33,119
6130 · * Insurance	0	677	56,421	0	0	0	0	57,098
6150 · * Professional Fees	0	0	0	0	0	0	0	0
6200 · * Heavy Equipment Expense	0	0	10	0	0	0	0	10
6300 · * Vehicle Expense	0	20	3,800	0	0	0	0	3,820
6400 · * Supplies & Equipment	7,217	10,284	2,300	465	4,735	0	4	25,005
6450 · * Repairs & Maintenance	2,757	2,845	3,188	735	1,769	0	0	11,294
6500 · * Office Administrative Expense	18,311	5,521	3,125	0	103	1,369	0	28,429
6550 · * Other Administrative Expense	24,494	394	716	0	0	0	0	25,604
6560 · Property Tax	0	0	0	0	0	0	0	0
6575 · Software Maintenance & Upgrades	1,815	3,627	0	0	0	940	0	6,382
6600 · * Property Transfer Expense	0	0	0	0	0	0	0	0
6700 · * Advertising & Promotion	1,341	4,005	0	0	50	0	0	5,396
6900 · * Miscellaneous Expense	(24)	(198)	370	0	0	(11)	0	137
6935 · Bank Service Charges	0	0	0	0	0	0	0	0
Total Expense	133,209	157,339	203,226	1,200	6,657	2,298	741	504,670
Net Ordinary Income	283,783	(32,670)	(202,096)	3,040	(1,191)	16,695	29,304	96,865
Net Income	283,783	(32,670)	(202,096)	3,040	(1,191)	16,695	29,304	96,865

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

	NON-SUPPLEMENTAL CLASS					TOTAL ALL CLASSES
	Gen & Admin	Non-Potable Water System	Potable Water Distribution System	Road Maintenance	TOTAL NON- SUPPLEMENTAL	
Ordinary Income/Expense						
Income						
4001 · Assessment Related Revenue	678,786	460	0	0	679,246	679,246
4099 · Supplemental Revenue	0	0	0	0	0	694,864
4600 · * Miscellaneous Income	10,922	12,143	376	0	23,441	25,194
Total Income	689,708	12,603	376	0	702,687	1,399,304
Cost of Goods Sold						
5000 · * Cost of Goods Sold	0	0	0	0	0	95,082
Total COGS	0	0	0	0	0	95,082
Gross Profit	689,708	12,603	376	0	702,687	1,304,222
Expense						
6000 · * Payroll Expenses	113,803	0	0	64,378	178,181	483,619
6040 · Employee Housing Expense	(1,242)	0	0	0	(1,242)	1,909
6050 · * Employee Benefits	4,072	0	0	0	4,072	3,859
6100 · * Utilities	4,125	554	1,068	340	6,087	39,206
6130 · * Insurance	41,020	0	0	2,631	43,651	100,749
6150 · * Professional Fees	92,845	0	0	0	92,845	92,845
6200 · * Heavy Equipment Expense	0	0	0	10,516	10,516	10,526
6300 · * Vehicle Expense	80	0	0	7,310	7,390	11,210
6400 · * Supplies & Equipment	1,681	970	609	437	3,697	28,702
6450 · * Repairs & Maintenance	836	0	0	0	836	12,130
6500 · * Office Administrative Expense	11,093	0	548	460	12,101	40,530
6550 · * Other Administrative Expense	691	0	0	234	925	26,529
6560 · Property Tax	1,089	0	0	0	1,089	1,089
6575 · Software Maintenance & Upgrades	8,292	0	0	0	8,292	14,674
6600 · * Property Transfer Expense	1,016	0	0	0	1,016	1,016
6700 · * Advertising & Promotion	149	0	0	0	149	5,545
6900 · * Miscellaneous Expense	547	0	0	0	547	684
6935 · Bank Service Charges	180	0	0	0	180	180
Total Expense	280,277	1,524	2,225	86,306	370,332	875,002
Net Ordinary Income	409,431	11,079	(1,849)	(86,306)	332,355	429,220
Net Income	409,431	11,079	(1,849)	(86,306)	332,355	429,220

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

	Jan - Jun 2026	Jan - Jun 2025	\$ Change
Ordinary Income/Expense			
Income			
4001 · Assessment Related Revenue	679,246	723,424	(44,178)
4099 · Supplemental Revenue	694,862	670,567	24,295
4600 · * Miscellaneous Income	25,194	36,491	(11,297)
Total Income	1,399,302	1,430,482	(31,180)
Cost of Goods Sold			
5000 · * Cost of Goods Sold	95,082	124,943	(29,861)
Total COGS	95,082	124,943	(29,861)
Gross Profit	1,304,220	1,305,539	(1,319)
Expense			
6000 · * Payroll Expenses	483,619	563,767	(80,148)
6040 · Employee Housing Expense	1,909	2,266	(357)
6050 · * Employee Benefits	3,859	5,549	(1,690)
6100 · * Utilities	39,205	42,153	(2,948)
6130 · * Insurance	100,750	88,631	12,119
6150 · * Professional Fees	92,845	66,670	26,175
6200 · * Heavy Equipment Expense	10,526	14,824	(4,298)
6300 · * Vehicle Expense	11,210	17,273	(6,063)
6400 · * Supplies & Equipment	28,703	33,235	(4,532)
6450 · * Repairs & Maintenance	12,131	8,722	3,409
6500 · * Office Administrative Expense	40,529	44,099	(3,570)
6550 · * Other Administrative Expense	26,529	23,467	3,062
6560 · Property Tax	1,089	0	1,089
6575 · Software Maintenance & Upgrades	14,673	8,132	6,541
6600 · * Property Transfer Expense	1,016	2,856	(1,840)
6700 · * Advertising & Promotion	5,545	1,313	4,232
6900 · * Miscellaneous Expense	684	450	234
6935 · Bank Service Charges	180	316	(136)
Total Expense	875,002	923,723	(48,721)
Net Ordinary Income	429,218	381,816	47,402
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	429,218	381,842	47,376

P.O.A.T.R.I./Terlingua Ranch
Profit & Loss Budget Performance
Six Months January thru June 2026

	Actual Jan - Jun 2026	Budget Jan - June 2026	\$ Over Budget	Annual Budget
Ordinary Income/Expense				
Income				
4001 · Assessment Related Revenue	679,246	717,481	(38,235)	831,610
4099 · Supplemental Revenue	694,862	608,011	86,851	1,127,300
4600 · * Miscellaneous Income	25,194	25,120	74	50,250
Total Income	1,399,302	1,350,612	48,690	2,009,160
Cost of Goods Sold				
5000 · * Cost of Goods Sold	95,082	87,341	7,741	165,000
Total COGS	95,082	87,341	7,741	165,000
Gross Profit	1,304,220	1,263,271	40,949	1,844,160
Expense				
6000 · * Payroll Expenses	483,619	480,150	3,469	990,000
6040 · Employee Housing Expense	1,909	1,752	157	3,500
6050 · * Employee Benefits	3,859	6,000	(2,141)	12,000
6100 · * Utilities	39,205	37,789	1,416	79,500
6130 · * Insurance	100,750	100,634	116	103,443
6150 · * Professional Fees	92,845	46,814	46,031	85,000
6200 · * Heavy Equipment Expense	10,526	20,006	(9,480)	40,000
6300 · * Vehicle Expense	11,210	19,510	(8,300)	39,000
6400 · * Supplies & Equipment	28,703	31,510	(2,807)	63,000
6450 · * Repairs & Maintenance	12,131	13,506	(1,375)	27,000
6500 · * Office Administrative Expense	40,529	35,764	4,765	71,500
6550 · * Other Administrative Expense	26,529	20,458	6,071	36,700
6560 · Property Tax	1,089	0	1,089	28,000
6575 · Software Maintenance & Upgrades	14,673	11,504	3,169	23,000
6600 · * Property Transfer Expense	1,016	1,500	(484)	3,000
6700 · * Advertising & Promotion	5,545	2,504	3,041	5,000
6900 · * Miscellaneous Expense	684	0	684	0
6935 · Bank Service Charges	180	0	180	0
Total Expense	875,002	829,401	45,601	1,609,643
Net Ordinary Income	429,218	433,870	(4,652)	234,517
Net Income	429,218	433,870	(4,652)	234,517

POATRI/Terlingua Ranch

Status of Assessment Fees Collected As of June 30

For Current Year and Previous Four Years.

Fee Year	Fee Amount	# Accts Assessed	Total Assessed	Amt Collected by 6/30/xx	% Collected by 6/30/ xx	# Accts Paid	# Accts Unpaid	% Accts Paid
2022	\$ 193.44	4,524	\$ 875,123	\$ 433,138	49.49%	2,239	2,285	49%
2023	\$ 210.26	4,574	\$ 961,729	\$ 497,977	51.78%	2,368	2,206	52%
2024	\$ 219.03	4,586	\$ 1,004,472	\$ 523,520	52.12%	2,390	2,196	52%
2025	\$ 224.07	4,599	\$ 1,030,498	\$ 554,901	53.85%	2,476	2,123	54%
2026	\$ 229.90	4,626	\$ 1,063,517	\$ 559,732	52.63%	2,435	2,191	53%

P.O.A.T.R.I./Terlingua Ranch
Assessment Collections
For the Years 2022 through
June 30, 2026

		Jan - Dec 2022	Jan - Dec 2023	Jan - Dec 2024	Jan - Dec 2025	Jan - June 2026	Total as of 6/30/2026	Cumulative % Collected as of 6/30/2026
4005 · *Association Assessments								
4042 · 2022 Assessment Revenue	\$	473,756	\$ 112,581	\$ 29,150	\$ 16,834	\$ 4,465	\$ 636,786	73%
4043 · 2023 Assessment Revenue	\$	-	\$ 564,522	\$ 75,890	\$ 27,611	\$ 8,939	\$ 676,963	70%
4044 · 2024 Assessment Revenue	\$	-	\$ -	\$ 589,275	\$ 71,440	\$ 16,442	\$ 677,157	67%
4045 · 2025 Assessment Revenue	\$	-	\$ -	\$ -	\$ 619,102	\$ 39,519	\$ 658,621	64%
4046 · 2026 Assessment Revenue	\$	-	\$ -	\$ -	\$ -	\$ 559,732	\$ 559,732	53%

	# Accts Assessed	Total \$ Amt Assessed
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