

# Santa Rita Ranch III

## Balance Sheet

Posted 02/28/2026

### Assets

|                           |                           |            |
|---------------------------|---------------------------|------------|
| Operating Account         |                           |            |
| 11000                     | Operating Checking        | 81,528.89  |
| 11001                     | Operating Checking ICS    | 32,112.40  |
| Total Operating Account   |                           | 113,641.29 |
| Reserve Account           |                           |            |
| 11500                     | Reserve Fund Savings      | 73,498.25  |
| 11501                     | Reserve Fund Savings ICS  | 231,353.59 |
| Total Reserve Account     |                           | 304,851.84 |
| Accounts Receivable       |                           |            |
| 12000                     | Accounts Receivable       | 21,953.94  |
| 12011                     | Less Reserve for Bad Debt | (7,688.36) |
| Total Accounts Receivable |                           | 14,265.58  |
| Asset                     |                           |            |
| 12501                     | Prepaid Insurance         | 755.00     |
| Total Asset               |                           | 755.00     |
| Total Assets              |                           | 433,513.71 |

### Liabilities & Equity

|                            |                                     |            |
|----------------------------|-------------------------------------|------------|
| Liability                  |                                     |            |
| 21000                      | Accrued Expenses                    | 1,476.07   |
| 22000                      | Prepaid Assessments                 | 9,573.76   |
| 22500                      | Deferred Assessments                | 17,234.66  |
| Total Liability            |                                     | 28,284.49  |
| Equity                     |                                     |            |
| 35101                      | Members' Equity-Prior Years         | 88,217.64  |
| 35201                      | Reserve Members' Equity-Prior Years | 301,421.93 |
|                            | Current Year Surplus/(Deficit)      | 15,589.65  |
| Total Equity               |                                     | 405,229.22 |
| Total Liabilities & Equity |                                     | 433,513.71 |

# Santa Rita Ranch III

## Budget Comparisons

### Department Operating

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|                               |                               | Current Month |            |            | Year to Date |            |            | Annual Budget |
|-------------------------------|-------------------------------|---------------|------------|------------|--------------|------------|------------|---------------|
|                               |                               | Actual        | Budget     | Variance   | Actual       | Budget     | Variance   |               |
| Income                        |                               |               |            |            |              |            |            |               |
| <u>Assessment Revenue</u>     |                               |               |            |            |              |            |            |               |
| 40005                         | Assessments                   | 17,449.34     | 20,240.00  | (2,790.66) | 35,140.01    | 40,480.00  | (5,339.99) | 242,880.00    |
| Total Assessment Revenue      |                               | 17,449.34     | 20,240.00  | (2,790.66) | 35,140.01    | 40,480.00  | (5,339.99) | 242,880.00    |
| <u>Other Operating Income</u> |                               |               |            |            |              |            |            |               |
| 41015                         | Working Capital Fees          | 245.32        | 0.00       | 245.32     | 367.98       | 0.00       | 367.98     | 0.00          |
| 41025                         | Reserve Fund Fees             | 245.32        | 0.00       | 245.32     | 367.98       | 0.00       | 367.98     | 0.00          |
| 42001                         | Late Fee                      | (30.00)       | 0.00       | (30.00)    | 750.00       | 0.00       | 750.00     | 0.00          |
| 42002                         | Late Fee Interest             | (2.03)        | 0.00       | (2.03)     | 69.24        | 0.00       | 69.24      | 0.00          |
| 42003                         | Legal Fee Reimbursement       | 1,190.00      | 0.00       | 1,190.00   | 2,965.00     | 0.00       | 2,965.00   | 0.00          |
| 42005                         | CC&R Violation                | 125.00        | 0.00       | 125.00     | 150.00       | 0.00       | 150.00     | 0.00          |
| 45001                         | Interest Income               | 3.68          | 0.00       | 3.68       | 7.75         | 0.00       | 7.75       | 0.00          |
| 49001                         | Transfers to Reserve Fund     | (2,223.68)    | (2,469.00) | 245.32     | (4,570.02)   | (4,938.00) | 367.98     | (29,628.00)   |
| 49002                         | Transfer of Reserve Fund Fees | (245.32)      | 0.00       | (245.32)   | (367.98)     | 0.00       | (367.98)   | 0.00          |
| Total Other Operating Income  |                               | (691.71)      | (2,469.00) | 1,777.29   | (260.05)     | (4,938.00) | 4,677.95   | (29,628.00)   |
| Total Income                  |                               | 16,757.63     | 17,771.00  | (1,013.37) | 34,879.96    | 35,542.00  | (662.04)   | 213,252.00    |
| Expense                       |                               |               |            |            |              |            |            |               |
| <u>Contracted Services</u>    |                               |               |            |            |              |            |            |               |
| 55025                         | Landscape Contract            | 6,208.14      | 6,209.00   | 0.86       | 12,416.28    | 12,418.00  | 1.72       | 74,508.00     |
| 55026                         | Tot Lot Maintenance Contract  | 0.00          | 0.00       | 0.00       | 229.00       | 0.00       | (229.00)   | 916.00        |

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## Budget Comparisons

### Department Operating

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|                                            | Current Month |          |          | Year to Date |           |            | Annual Budget |
|--------------------------------------------|---------------|----------|----------|--------------|-----------|------------|---------------|
|                                            | Actual        | Budget   | Variance | Actual       | Budget    | Variance   |               |
| 55035 Management Contract                  | 1,325.00      | 1,600.00 | 275.00   | 2,650.00     | 3,200.00  | 550.00     | 19,200.00     |
| 55045 Security                             | 0.00          | 200.00   | 200.00   | 0.00         | 400.00    | 400.00     | 2,400.00      |
| 55115 Exterminating Contract               | 192.00        | 225.00   | 33.00    | 384.00       | 450.00    | 66.00      | 2,700.00      |
| Total Contracted Services                  | 7,725.14      | 8,234.00 | 508.86   | 15,679.28    | 16,468.00 | 788.72     | 99,724.00     |
| <b><u>General &amp; Administrative</u></b> |               |          |          |              |           |            |               |
| 51035 Postage & Copies                     | 403.12        | 495.00   | 91.88    | 560.28       | 940.00    | 379.72     | 6,660.00      |
| 51065 Insurance                            | 409.13        | 560.00   | 150.87   | 818.30       | 1,120.00  | 301.70     | 6,720.00      |
| 51125 Meeting & Community                  | 0.00          | 0.00     | 0.00     | 0.00         | 125.00    | 125.00     | 875.00        |
| 51155 Legal Fees - General                 | 0.00          | 50.00    | 50.00    | 0.00         | 100.00    | 100.00     | 600.00        |
| 51156 Legal Fees - Collections             | 1,710.00      | 800.00   | (910.00) | 2,925.00     | 1,600.00  | (1,325.00) | 9,600.00      |
| 51165 Taxes, Licenses & Fees               | 10.00         | 0.00     | (10.00)  | 310.00       | 0.00      | (310.00)   | 410.00        |
| 51166 Property Taxes                       | 0.00          | 0.00     | 0.00     | 0.00         | 0.00      | 0.00       | 327.00        |
| 51167 Income Taxes - State                 | 0.00          | 0.00     | 0.00     | 0.00         | 0.00      | 0.00       | 50.00         |
| 51195 CPA Services                         | 0.00          | 0.00     | 0.00     | 0.00         | 0.00      | 0.00       | 2,600.00      |
| Total General & Administrative             | 2,532.25      | 1,905.00 | (627.25) | 4,613.58     | 3,885.00  | (728.58)   | 27,842.00     |
| <b><u>Repairs &amp; Maintenance</u></b>    |               |          |          |              |           |            |               |
| 53005 Common Area Maintenance              | 0.00          | 0.00     | 0.00     | 0.00         | 0.00      | 0.00       | 3,000.00      |
| 53017 Drainage System Maintenance          | 0.00          | 69.00    | 69.00    | 0.00         | 138.00    | 138.00     | 6,828.00      |
| 53305 Landscape - Other                    | 75.00         | 0.00     | (75.00)  | 75.00        | 0.00      | (75.00)    | 2,500.00      |
| 53306 Landscape Enhancement                | 0.00          | 0.00     | 0.00     | 0.00         | 0.00      | 0.00       | 5,000.00      |

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## Budget Comparisons

### Department Operating

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|                                         | Current Month |           |          | Year to Date |           |          | Annual Budget |
|-----------------------------------------|---------------|-----------|----------|--------------|-----------|----------|---------------|
|                                         | Actual        | Budget    | Variance | Actual       | Budget    | Variance |               |
| 53316 Irrigation Repair                 | 826.77        | 300.00    | (526.77) | 826.77       | 600.00    | (226.77) | 5,000.00      |
| 53325 Plant & Tree Replacement          | 0.00          | 0.00      | 0.00     | 0.00         | 0.00      | 0.00     | 5,000.00      |
| 53335 Winter Overseeding                | 0.00          | 0.00      | 0.00     | 0.00         | 0.00      | 0.00     | 6,000.00      |
| 53345 Tree Pruning                      | 0.00          | 0.00      | 0.00     | 0.00         | 0.00      | 0.00     | 4,000.00      |
| 53365 Storm Damage                      | 0.00          | 0.00      | 0.00     | 0.00         | 0.00      | 0.00     | 5,000.00      |
| 53515 Backflow Inspection               | 0.00          | 0.00      | 0.00     | 0.00         | 0.00      | 0.00     | 650.00        |
| Total Repairs & Maintenance             | 901.77        | 369.00    | (532.77) | 901.77       | 738.00    | (163.77) | 42,978.00     |
| <b>Utilities</b>                        |               |           |          |              |           |          |               |
| 52005 Electricity                       | 43.34         | 51.00     | 7.66     | 65.65        | 102.00    | 36.35    | 612.00        |
| 52025 Water & Sewer                     | 489.17        | 2,600.00  | 2,110.83 | 1,459.94     | 4,846.00  | 3,386.06 | 42,096.00     |
| Total Utilities                         | 532.51        | 2,651.00  | 2,118.49 | 1,525.59     | 4,948.00  | 3,422.41 | 42,708.00     |
| <b>Total Expense</b>                    | 11,691.67     | 13,159.00 | 1,467.33 | 22,720.22    | 26,039.00 | 3,318.78 | 213,252.00    |
| <b>Current Year Surplus / (Deficit)</b> | 5,065.96      | 4,612.00  | 453.96   | 12,159.74    | 9,503.00  | 2,656.74 | 0.00          |

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## Budget Comparisons

### Department Reserve

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|                                  |                                | Current Month |          |          | Year to Date |          |            | Annual Budget |
|----------------------------------|--------------------------------|---------------|----------|----------|--------------|----------|------------|---------------|
|                                  |                                | Actual        | Budget   | Variance | Actual       | Budget   | Variance   |               |
| Income                           |                                |               |          |          |              |          |            |               |
| <u>Reserve Income</u>            |                                |               |          |          |              |          |            |               |
| 85001                            | Reserve Interest               | 43.69         | 121.77   | (78.08)  | 91.91        | 242.46   | (150.55)   | 1,519.64      |
| 89001                            | Transfers from Operating Fund  | 2,223.68      | 2,469.00 | (245.32) | 4,570.02     | 4,938.00 | (367.98)   | 29,628.00     |
| 89002                            | Transfers of Reserve Fund Fees | 245.32        | 0.00     | 245.32   | 367.98       | 0.00     | 367.98     | 0.00          |
| Total Reserve Income             |                                | 2,512.69      | 2,590.77 | (78.08)  | 5,029.91     | 5,180.46 | (150.55)   | 31,147.64     |
| Total Income                     |                                | 2,512.69      | 2,590.77 | (78.08)  | 5,029.91     | 5,180.46 | (150.55)   | 31,147.64     |
| Expense                          |                                |               |          |          |              |          |            |               |
| <u>Reserve Expense</u>           |                                |               |          |          |              |          |            |               |
| 91062                            | Recreation Area                | 0.00          | 0.00     | 0.00     | 1,600.00     | 0.00     | (1,600.00) | 0.00          |
| Total Reserve Expense            |                                | 0.00          | 0.00     | 0.00     | 1,600.00     | 0.00     | (1,600.00) | 0.00          |
| Total Expense                    |                                | 0.00          | 0.00     | 0.00     | 1,600.00     | 0.00     | (1,600.00) | 0.00          |
| Current Year Surplus / (Deficit) |                                | 2,512.69      | 2,590.77 | (78.08)  | 3,429.91     | 5,180.46 | (1,750.55) | 31,147.64     |