

FINANCIAL PACKAGE



Santa Rita Ranch III

December 2025

Santa Rita Ranch III

Balance Sheet

Period 12/31/2025

	Operating	Reserve	Total
Assets			
Operating Account			
11000 Operating Checking	75,221.77		75,221.77
11001 Operating Checking ICS	32,104.65		32,104.65
Total Operating Account	107,326.42		107,326.42
Reserve Account			
11500 Reserve Fund Savings		70,143.09	70,143.09
11501 Reserve Fund Savings ICS		231,278.84	231,278.84
Total Reserve Account		301,421.93	301,421.93
Accounts Receivable			
12000 Accounts Receivable	16,668.72		16,668.72
12011 Less Reserve for Bad Debt	(7,688.36)		(7,688.36)
Total Accounts Receivable	8,980.36		8,980.36
Asset			
12501 Prepaid Insurance	1,114.30		1,114.30
15000 Accrued Revenue	736.00		736.00
Total Asset	1,850.30		1,850.30
Total Assets	118,157.08	301,421.93	419,579.01
Liabilities & Equity			
Liability			
21000 Accrued Expenses	3,846.18		3,846.18
22000 Prepaid Assessments	26,093.26		26,093.26
Total Liability	29,939.44		29,939.44
Equity			
35101 Members' Equity-Prior Years	77,162.15		77,162.15
35201 Reserve Members' Equity-Prior Years		278,049.01	278,049.01
Current Year Surplus/(Deficit)	11,055.49	23,372.92	34,428.41
Total Equity	88,217.64	301,421.93	389,639.57
Total Liabilities & Equity	118,157.08	301,421.93	419,579.01

Santa Rita Ranch III

Budget Comparison Statement

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		Current Month			Year to Date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
Income								
<u>Assessment Revenue</u>								
40005	Assessments	13,543.87	17,357.33	(3,813.46)	187,346.23	187,128.00	218.23	187,128.00
40024	Subsidy	0.00	0.00	0.00	0.00	6,765.00	(6,765.00)	6,765.00
TOTAL Assessment Revenue		13,543.87	17,357.33	(3,813.46)	187,346.23	193,893.00	(6,546.77)	193,893.00
<u>Other Operating Income</u>								
41015	Working Capital Fees	490.66	736.00	(245.34)	9,548.98	7,727.97	1,821.01	7,728.00
41025	Reserve Fund Fees	490.66	736.00	(245.34)	9,548.98	7,727.97	1,821.01	7,728.00
42001	Late Fee	(2,848.48)	0.00	(2,848.48)	(523.48)	0.00	(523.48)	0.00
42002	Late Fee Interest	(1.53)	0.00	(1.53)	230.12	0.00	230.12	0.00
42003	Legal Fee Reimbursement	0.00	0.00	0.00	11,123.00	0.00	11,123.00	0.00
42005	CC&R Violation	(200.00)	0.00	(200.00)	1,975.00	0.00	1,975.00	0.00
42024	Developer Reimbursements	0.00	0.00	0.00	675.00	0.00	675.00	0.00
45001	Interest Income	4.08	0.00	4.08	52.72	0.00	52.72	0.00
49001	Transfers to Reserve Fund	(1,733.00)	(1,733.00)	0.00	(21,900.03)	(21,900.03)	0.00	(21,900.00)
49002	Transfer of Reserve Fund Fees	(490.66)	(736.00)	245.34	(9,548.98)	(7,727.97)	(1,821.01)	(7,728.00)
TOTAL Other Operating Income		(4,288.27)	(997.00)	(3,291.27)	1,181.31	(14,172.06)	15,353.37	(14,172.00)
TOTAL Income		9,255.60	16,360.33	(7,104.73)	188,527.54	179,720.94	8,806.60	179,721.00
Expense								
<u>Contracted Services</u>								
55025	Landscape Contract	6,208.14	6,208.00	(0.14)	74,497.68	74,496.00	(1.68)	74,496.00
55026	Tot Lot Maintenance Contract	229.00	0.00	(229.00)	1,145.00	916.00	(229.00)	916.00

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	Current Month			Year to Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
55035 Management Contract	1,325.00	1,500.00	175.00	15,550.00	15,725.00	175.00	15,725.00
55045 Security	(256.00)	300.00	556.00	1,376.00	3,600.00	2,224.00	3,600.00
55115 Exterminating Contract	192.00	225.00	33.00	1,344.00	2,700.00	1,356.00	2,700.00
TOTAL Contracted Services	7,698.14	8,233.00	534.86	93,912.68	97,437.00	3,524.32	97,437.00
<u>General & Administrative</u>							
51035 Postage & Copies	641.56	1,000.00	358.44	7,878.23	4,875.00	(3,003.23)	4,875.00
51065 Insurance	409.17	367.00	(42.17)	4,843.00	4,404.00	(439.00)	4,404.00
51125 Meeting & Community	0.00	0.00	0.00	250.00	125.00	(125.00)	125.00
51155 Legal Fees - General	0.00	50.00	50.00	961.99	600.00	(361.99)	600.00
51156 Legal Fees - Collections	0.00	150.00	150.00	10,967.00	1,800.00	(9,167.00)	1,800.00
51165 Taxes, Licenses & Fees	0.00	0.00	0.00	260.00	610.00	350.00	610.00
51166 Property Taxes	0.00	0.00	0.00	10.23	327.00	316.77	327.00
51167 Income Taxes - State	0.00	0.00	0.00	50.00	50.00	0.00	50.00
51195 CPA Services	0.00	0.00	0.00	990.00	2,350.00	1,360.00	2,350.00
TOTAL General & Administrative	1,050.73	1,567.00	516.27	26,210.45	15,141.00	(11,069.45)	15,141.00
<u>Repairs & Maintenance</u>							
53015 General Repairs & Maintenance	0.00	500.00	500.00	150.00	2,000.00	1,850.00	2,000.00
53028 Electrical Supplies	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00
53305 Landscape - Other	0.00	0.00	0.00	10,328.07	2,000.00	(8,328.07)	2,000.00
53316 Irrigation Repair	0.00	300.00	300.00	2,100.66	4,500.00	2,399.34	4,500.00
53325 Plant & Tree Replacement	0.00	0.00	0.00	0.00	5,000.00	5,000.00	5,000.00
53335 Winter Overseeding	6,123.82	0.00	(6,123.82)	6,123.82	6,041.00	(82.82)	6,041.00

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	Current Month			Year to Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
53345 Tree Pruning	0.00	0.00	0.00	0.00	2,000.00	2,000.00	2,000.00
53365 Storm Damage	0.00	0.00	0.00	0.00	4,000.00	4,000.00	4,000.00
53515 Backflow Inspection	0.00	0.00	0.00	600.00	650.00	50.00	650.00
TOTAL Repairs & Maintenance	6,123.82	800.00	(5,323.82)	19,302.55	27,191.00	7,888.45	27,191.00
Utilities							
52005 Electricity	37.33	100.00	62.67	412.50	1,200.00	787.50	1,200.00
52025 Water & Sewer	6,541.18	3,000.00	(3,541.18)	37,633.87	38,752.00	1,118.13	38,752.00
TOTAL Utilities	6,578.51	3,100.00	(3,478.51)	38,046.37	39,952.00	1,905.63	39,952.00
TOTAL Expense	21,451.20	13,700.00	(7,751.20)	177,472.05	179,721.00	2,248.95	179,721.00
Current Year Surplus / (Deficit)	(12,195.60)	2,660.33	(14,855.93)	11,055.49	(0.06)	11,055.55	0.00

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		Actual	Budget	Variance	Actual	Budget	Variance	
Income								
<u>Reserve Income</u>								
85001	Reserve Interest	47.95	120.85	(72.90)	666.91	1,416.70	(749.79)	1,416.70
89001	Transfers from Operating Fund	1,733.00	1,733.00	0.00	21,900.03	21,900.03	0.00	21,900.00
89002	Transfers of Reserve Fund Fees	490.66	736.00	(245.34)	9,548.98	7,727.97	1,821.01	7,728.00
TOTAL Reserve Income		2,271.61	2,589.85	(318.24)	32,115.92	31,044.70	1,071.22	31,044.70
TOTAL Income		2,271.61	2,589.85	(318.24)	32,115.92	31,044.70	1,071.22	31,044.70
Expense								
<u>Reserve Expense</u>								
91009	Asphalt Seal & Repair	0.00	0.00	0.00	0.00	2,532.00	2,532.00	2,532.00
91053	Erosion Control	0.00	0.00	0.00	0.00	11,255.00	11,255.00	11,255.00
91062	Recreation Area	0.00	0.00	0.00	8,743.00	0.00	(8,743.00)	0.00
TOTAL Reserve Expense		0.00	0.00	0.00	8,743.00	13,787.00	5,044.00	13,787.00
TOTAL Expense		0.00	0.00	0.00	8,743.00	13,787.00	5,044.00	13,787.00
Current Year Surplus / (Deficit)		2,271.61	2,589.85	(318.24)	23,372.92	17,257.70	6,115.22	17,257.70