

SOUTH T- BAR RANCH POA

Balance Sheet
December 31, 2022

ASSETS:

Operating Funds

Legacy Bank /Checking - General Fund	\$	437.69	
Legacy Bank / Money Market - General Fund	\$	471.37	
Total Operating Funds			<u>\$ 909.06</u>

Reserve Funds

Legacy Bank / Money Market - Reserve Fund	\$	159,092.29	
Total Reserve Funds			<u>\$ 159,092.29</u>

TOTAL ASSETS \$ 160,001.35

LIABILITIES

TOTAL LIABILITIES \$ -

EQUITY

POA General Fund 2022	\$	909.06	
POA Reserve Fund Balance	\$	159,092.29	
TOTAL EQUITY			<u>\$ 160,001.35</u>

TOTAL NET WORTH & EQUITY \$ 160,001.35

SOUTH T-BAR RANCH POA

INCOME STATEMENT

December 31, 2022

	Year To Date December 2022	Annual Budget 2022	Variance
Income			
<i>Annual Expense Assessment</i>	50,160.00	50,160.00	-
<i>Annual Road Use Fee</i>	8,460.00	8,800.00	(340.00)
<i>Grazing Lease</i>	3,600.00	3,600.00	-
<i>Interest</i>	37.66	98.00	(60.34)
<i>Late fee</i>	42.00	220.00	(178.00)
<i>Ownership Change Assessment</i>	700.00	600.00	100.00
<i>Misc - Remotes, lien fee</i>	314.00	0.00	314.00
Total Income	63,313.66	63,478.00	(164.34)
Expenses			
<i>Road Maintenance Contract</i>	30,500.00	38,000.00	7,500.00
<i>Insurance/General Liability & Directors</i>	3,776.00	3,800.00	24.00
<i>Gate Electric/Maint</i>	414.38	500.00	85.62
<i>Trash Service</i>	10,750.00	8,000.00	(2,750.00)
<i>Newsletter & Communication</i>	177.71	0.00	(177.71)
<i>Post Office Box</i>	134.00	108.00	(26.00)
<i>Accounting Fees</i>	700.00	700.00	-
<i>Legal Fees</i>	13,249.50	2,000.00	(11,249.50)
<i>Corporate Taxes</i>	442.00	260.00	(182.00)
<i>Dues Collection Expenses</i>	183.94	50.00	(133.94)
<i>Annual Meeting Expense</i>	851.95	750.00	(101.95)
<i>Repairs & Maintenance</i>	331.71	100.00	(231.71)
<i>Misc Expense</i>	893.41	455.00	(438.41)
<i>Reserves</i>	0.00	8,755.00	8,755.00
Total operating Expenses	62,404.60	63,478.00	1,073.40
Income (Loss) from Operations	909.06	\$ -	909.06

South T Bar Ranch POA - Reserve Fund Statement 2022

	Year To Date December 2022
2022 Reserve Income	
<i>Reserve 2022 Income</i>	
<i>Interest Income</i>	232.42
Total Reserve Income	232.42
2022 Reserve Expenditures	
<i>Road Work/ Re-Gravel etc</i>	8,028.90
<i>Bank fee</i>	12.00
Total Reserve Expenses	8,040.90
2022 Income/(Loss) from Reserves	(7,808.48)

SOUTH T- BAR RANCH POA

Balance Sheet

June 23, 2023

ASSETS:

Operating Funds

Legacy Bank /Checking - General Fund	\$ 2,156.13	
Legacy Bank / Money Market - General Fund	\$ 35,504.98	
Total Operating Funds		<u>\$ 37,661.11</u>

Reserve Funds

Legacy Bank / Money Market - Reserve Fund	\$ 160,332.08	
Total Reserve Funds		<u>\$ 160,332.08</u>

TOTAL ASSETS

\$ -
\$ 197,993.19

LIABILITIES

TOTAL LIABILITIES

\$ -

EQUITY

POA General Fund 2023	\$ 37,661.11
POA Reserve Fund Balance	<u>\$ 160,332.08</u>
TOTAL EQUITY	<u>\$ 197,993.19</u>

TOTAL NET WORTH & EQUITY

\$ 197,993.19

SOUTH T-BAR RANCH POA

INCOME STATEMENT

June 23, 2023

	Year To Date June 2023	Annual Budget 2023	Variance
Income			
<i>Annual Expense Assessment</i>	56,038.80	56,088.00	(49.20)
<i>Annual Road Use Fee</i>	9,348.00	9,860.00	(512.00)
<i>Grazing Lease</i>	1,800.00	3,600.00	(1,800.00)
<i>Interest</i>	52.06	75.00	(22.94)
<i>Late fee</i>	32.13	50.00	(17.87)
<i>Ownership Change Assessment</i>	50.00	300.00	(250.00)
<i>Misc - Remotes, lien fee, etc</i>	20.00	200.00	(180.00)
Total Income	<u>67,340.99</u>	<u>70,173.00</u>	<u>(2,832.01)</u>

Expenses

<i>Road Maintenance Contract</i>	17,785.00	40,000.00	22,215.00
<i>Insurance/General Liability & Directors</i>	-	4,000.00	4,000.00
<i>Gate Electric/Maint</i>	275.00	450.00	175.00
<i>Trash Service</i>	5,770.00	13,500.00	7,730.00
<i>Post Office Box</i>	166.00	166.00	-
<i>Accounting Fees</i>	700.00	700.00	-
<i>Legal Fees</i>	2,609.00	4,000.00	1,391.00
<i>Corporate Taxes</i>	240.00	450.00	210.00
<i>Dues Collection Expenses</i>	23.00	75.00	52.00
<i>Annual Meeting Expense</i>	-	900.00	900.00
<i>Repairs & Maintenance</i>	-	300.00	300.00
<i>Misc Expense</i>	361.88	655.00	293.12
<i>Reserves</i>	1,750.00	4,977.00	3,227.00
Total operating Expenses	<u>29,679.88</u>	<u>70,173.00</u>	<u>40,493.12</u>
 <i>Income (Loss) from Operations</i>	<u>37,661.11</u>	<u>\$ -</u>	<u>37,661.11</u>

South T Bar Ranch POA - Reserve Fund Statement 2023

	Year To Date June 2023
2023 Reserve Income	
<i>Excess Funds from 2022</i>	909.06
<i>Reserve 2023 Income</i>	-
<i>Interest Income</i>	330.73
Total Reserve Income	<u>1,239.79</u>
 2023 Reserve Expenditures	
<i>Road Work/ Re-Gravel etc</i>	-
<i>Other</i>	-
Total Reserve Expenses	<u>-</u>
2023 Income/(Loss) from Reserves	<u>1,239.79</u>

South T Bar Ranch POA
Reserve Funds
23-Jun-23

Beginning Reserve Fund Balance 01/01/15	193,706.61
Annual Reserve Contributions 2015	18,000.00
Interest Earnings 2015	198.23
Additional funds from 2015 budget excess	6,261.81
Less: Reserve Expenses 2015	<u>(28,266.26)</u>
Reserve Balance 12/31/15	<u><u>189,900.39</u></u>
Annual Reserve Contributions 2016	12,950.00
Interest Earnings 2016	200.03
Less: Reserve Expenses 2016	<u>(3,047.82)</u>
Reserve Fund Balance 12/31/16	<u><u>200,002.60</u></u>
Additional funds from 2016 Budget Excess	7,308.92
Annual Reserve Contributions 2017	12,450.00
Interest Earnings 2017	207.39
Less: Reserve Expenses 2017	<u>(18,469.06)</u>
Reserve Fund Balance 12/31/17	<u><u>201,499.85</u></u>
Additional funds from 2017 Budget Excess	1,642.40
Annual Reserve Contribution 2018	12,500.00
Interest Earnings 2018	239.36
Less: Reserve Expenses 2018	<u>(25,163.71)</u>
Less: Loss from 2018 Budget	<u>(4,790.34)</u>
Reserve Fund Balance 12/31/18	<u><u>185,927.56</u></u>
Interest Earnings 2019	541.67
Annual Reserve Contribution 2019	12,500.00
Less: Reserve Expenses 2019	<u>(20,417.58)</u>
Less: loss from 2019 Budget	<u>(9,895.54)</u>
Reserve Fund Balance	<u><u>168,656.11</u></u>
Interest Earnings 2020	330.27
Less: Reserves Expenses 2020	<u>(17,326.10)</u>
Annual Reserve Contribution 2020	8,000.00
Less: Loss from 2020 Budget	<u>(3,314.06)</u>
Reserve Fund Balance	<u><u>156,346.22</u></u>
Interest Earnings 2021	181.23
Less: Reserves Expenses 2021	<u>(2,824.04)</u>
Annual Reserve Contribution 2021	6,700.00
Reserve Fund Balance	<u><u>160,403.41</u></u>
Additional funds from 2021 budget excess	6,497.36
Interest Earnings 2022	232.42
Less: Reserves Expenses 2022	8,040.90
Annual Reserve Contribution 2022	-
Reserve Fund Balance	<u><u>159,092.29</u></u>
Additional funds from 2022 budget excess	909.06
Interest Earnings 2023	330.73
Less Reserves Expense 2023	-
Annual Reserve Contribution 2023	-
Reserve Fund Balance	<u><u>160,332.08</u></u>