

Balance Sheet
RANSOM CANYON PROPERTY OWNERS ASSOCIATION
As of December 31, 2025

DISTRIBUTION ACCOUNT	TOTAL	
	AS OF DECEMBER 31, 2025	AS OF DECEMBER 31, 2024 (PY)
Assets		
Current Assets		
Bank Accounts		
ALLIANCE FCU (old banking)	0.00	0.00
ALLIANCE MM-old account	0.00	0.00
PCB-3377-WEDDING VENUE	133,381.15	84,815.11
PCB-5002-POA	33,141.24	32,740.32
PCB-9800-RESERVES	98,804.39	96,827.16
Petty Cash	300.00	0.00
Total for Bank Accounts	\$265,626.78	\$214,382.59
Other Current Assets		
Payroll Refunds	0.00	0.00
Undeposited Funds	2,000.00	180.00
Total for Other Current Assets	\$2,000.00	\$180.00
Total for Current Assets	\$267,626.78	\$214,562.59
Fixed Assets		
Buildings & Improvements	\$541.27	\$541.27
Bridge	46,179.23	46,179.23
Capital Improvements	480,104.32	7,104.32
Improvements on Land at Purchase (Net of Depreciation)	53,189.05	53,189.05
Land at Historical Cost	20,497.69	20,497.69
Total for Buildings & Improvements	\$600,511.56	\$127,511.56
Fixed Asset Computers		
Equipment	1,478.65	1,478.65
Original cost	1,000.00	1,000.00
Total for Fixed Asset Computers	\$2,478.65	\$2,478.65
Furniture & Fixtures		
Original cost	36,907.65	36,907.65
Total for Furniture & Fixtures	\$37,825.49	\$37,825.49
Island-Ranch House	5,050.26	5,050.26
Machinery & Equipment	\$8,846.60	\$8,846.60
Original cost	1,621.90	1,621.90
Total for Machinery & Equipment	\$10,468.50	\$10,468.50
Original cost	1,350.00	1,350.00
Pool Improvements	32,076.43	32,076.43
Ranch House Improvements	51,714.47	51,714.47
Repairs & Maintenance - Property	158.85	

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Restricted - Donations for land	-4,448.92	-4,448.92
Total for Fixed Assets	\$737,185.29	\$264,026.44
Other Assets		
Fidelity Bond Insurance	5,787.84	5,787.84
Total for Other Assets	\$5,787.84	\$5,787.84
Total for Assets	\$1,010,599.91	\$484,376.87
Liabilities and Equity		
Liabilities		
Current Liabilities		
Other Current Liabilities		
Direct Deposit Payable	0.00	0.00
Payroll Liabilities		
Federal Taxes (941/944)	24.48	0.00
Federal Unemployment (940)	162.23	165.53
Payroll Adjustment	0.00	0.00
Snackbar	0.00	0.00
Snacks	0.00	0.00
TX Unemployment Tax	0.51	-0.05
Total for Payroll Liabilities	\$187.22	\$165.48
Rental Deposit's Holding Account	29,951.37	20,259.99
Restricted - Donation for Bridge	45,051.31	45,051.31
Restricted - Special Projects	3,740.00	3,740.00
Total for Other Current Liabilities	\$78,929.90	\$69,216.78
Total for Current Liabilities	\$78,929.90	\$69,216.78
Total for Liabilities	\$78,929.90	\$69,216.78
Equity		
Opening Balance Equity	0.00	0.00
Owner's Investment	473,383.26	0.00
Reconciliation Discrepancies	0.00	0.00
Retained Earnings	415,160.09	390,498.56
Net Income	43,126.66	24,661.53
Total for Equity	\$931,670.01	\$415,160.09
Total for Liabilities and Equity	\$1,010,599.91	\$484,376.87