

POLO CLUB PLACE HOME OWNERS ASSOCIATION,

Balance Sheet as of 12/31/2025

	Operating	Reserve	Total
Assets			
CURRENT ASSETS			
OPERATING CHECKING - PACIFIC PREMIER	\$159,595.52		\$159,595.52
ALLIANCE - OPERATING CHECKING	\$49,341.21		\$49,341.21
OPERATING - UBS	\$143,152.63		\$143,152.63
RESERVES - PACIFIC PREMIER		\$49,538.32	\$49,538.32
RESERVES - UBS		\$481,752.91	\$481,752.91
ACCOUNTS RECEIVABLE-OWNERS	\$146.98		\$146.98
ACCRUED INTEREST RECEIVABLE		(\$1,904.65)	(\$1,904.65)
Total CURRENT ASSETS	\$352,236.34	\$529,386.58	\$881,622.92
FIXED ASSETS			
LAND	\$6,098.60		\$6,098.60
Total FIXED ASSETS	\$6,098.60		\$6,098.60
OTHER ASSETS			
PREPAID EXPENSES	\$25,402.10		\$25,402.10
PREPAID EXPENSES - RESERVE FUND		\$20,866.75	\$20,866.75
PREPAID INSURANCE	\$1,513.05		\$1,513.05
Total OTHER ASSETS	\$26,915.15	\$20,866.75	\$47,781.90
Total Assets	\$385,250.09	\$550,253.33	\$935,503.42
Liabilities / Equity			
CURRENT LIABILITIES			
PREPAID ASSESSMENTS	\$40,803.68		\$40,803.68
ACCRUED EXPENSES	\$25,478.61		\$25,478.61
Total CURRENT LIABILITIES	\$66,282.29		\$66,282.29
LONG TERM LIABILITIES			
OTHER PAYABLE - COLO PAYBACK-DUE 2027	\$2,950.56		\$2,950.56
Total LONG TERM LIABILITIES	\$2,950.56		\$2,950.56
EQUITY			
OPERATING FUND EQUITY	\$224,452.84		\$224,452.84
RESERVE FUND EQUITY		\$539,951.62	\$539,951.62
UNREALIZED GAIN/LOSS-SECURITIES		\$1,960.75	\$1,960.75
NET INCOME (LOSS)	\$91,564.40	\$8,340.96	\$99,905.36
Total EQUITY	\$316,017.24	\$550,253.33	\$866,270.57
Total Liabilities / Equity	\$385,250.09	\$550,253.33	\$935,503.42

POLO CLUB PLACE HOME OWNERS ASSOCIATION, INC.

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
REVENUE							
400000 - ASSESSMENTS	77,584.53	77,583.37	1.16	931,014.36	931,000.00	14.36	931,000.00
400010 - ASSESSMENTS - ASSN OWNED UNIT	(1,176.38)	(1,175.50)	(.88)	(14,116.56)	(14,106.00)	(10.56)	(14,106.00)
405021 - LEGAL FEES -H/O PASS THROUGH	-	-	-	110.00	-	110.00	-
405080 - ACC DESIGN REVIEW FEES	(225.00)	1,366.63	(1,591.63)	8,404.50	16,400.00	(7,995.50)	16,400.00
410030 - PARKING SPACE INCOME	-	-	-	25,000.00	24,000.00	1,000.00	24,000.00
480002 - HOMEOWNER FEES & INTEREST	503.78	375.00	128.78	5,186.74	4,500.00	686.74	4,500.00
480007 - STORM DRAIN ASSESSMENT	6,175.00	6,175.00	-	74,100.00	74,100.00	-	74,100.00
480008 - IRRIGATION ASSESSMENT	2,016.42	2,025.00	(8.58)	24,197.69	24,300.00	(102.31)	24,300.00
Total REVENUE	84,878.35	86,349.50	(1,471.15)	1,053,896.73	1,060,194.00	(6,297.27)	1,060,194.00
Total Income	84,878.35	86,349.50	(1,471.15)	1,053,896.73	1,060,194.00	(6,297.27)	1,060,194.00
Operating Expense							
ADMINISTRATIVE EXPENSE							
500000 - MANAGEMENT	10,547.26	12,000.00	1,452.74	143,112.59	142,000.00	(1,112.59)	142,000.00
502000 - LEGAL-GENERAL	862.50	6,500.00	5,637.50	7,328.13	78,000.00	70,671.87	78,000.00
502055 - LEGAL EXPENSES BILLED TO H/O	-	-	-	110.00	-	(110.00)	-
502070 - HOMEOWNER FEE EXPENSE	-	-	-	40.00	-	(40.00)	-
503000 - INSURANCE	1,513.05	1,650.00	136.95	50,049.03	49,600.00	(449.03)	49,600.00
504000 - AUDIT & TAX EXPENSE	-	-	-	400.00	600.00	200.00	600.00
505010 - FEDERAL & STATE TAXES	-	-	-	3,481.00	2,000.00	(1,481.00)	2,000.00
505095 - ASSOCIATION OWNED TAXES	-	-	-	-	300.00	300.00	300.00
507000 - ADMINISTRATIVE EXPENSE	619.57	500.00	(119.57)	3,464.08	3,700.00	235.92	3,700.00
510000 - SOCIAL	-	150.00	150.00	11,909.75	7,000.00	(4,909.75)	7,000.00
511010 - PROFESSIONAL SERVICES ACC	-	350.00	350.00	2,526.50	4,200.00	1,673.50	4,200.00
512000 - ACC EXPENSES BILLED H/O	900.00	1,366.63	466.63	8,404.50	16,400.00	7,995.50	16,400.00
545000 - MISCELLANEOUS EXPENSE	-	62.50	62.50	-	750.00	750.00	750.00
Total ADMINISTRATIVE EXPENSE	14,442.38	22,579.13	8,136.75	230,825.58	304,550.00	73,724.42	304,550.00
GROUNDS MAINTENANCE							
700000 - GROUNDS / COMMON AREA MAINTENANCE	1,350.33	1,545.00	194.67	24,419.68	21,930.00	(2,489.68)	21,930.00
700017 - ASSOCIATION OWNED LOT MAINTENANCE	318.47	321.00	2.53	4,229.92	4,813.00	583.08	4,813.00
700050 - STORM DRAIN MAINTENANCE	-	-	-	340.00	2,000.00	1,660.00	2,000.00
704035 - TREE MAINTENANCE	-	-	-	6,058.00	4,000.00	(2,058.00)	4,000.00
704540 - SIGNAGE	55.71	42.88	(12.83)	55.71	515.00	459.29	515.00
706000 - SNOW REMOVAL	1,292.50	1,500.00	207.50	5,336.25	9,550.00	4,213.75	9,550.00
707500 - STREET & SIDEWALK MAINTENANCE	1,648.00	1,250.00	(398.00)	2,547.20	5,500.00	2,952.80	5,500.00
730010 - GATE MAINTENANCE/OPERATION	-	148.00	148.00	772.20	1,776.00	1,003.80	1,776.00
740000 - SEWER LINE REPAIR AND MAINT.	-	83.37	83.37	-	1,000.00	1,000.00	1,000.00
Total GROUNDS MAINTENANCE	4,665.01	4,890.25	225.24	43,758.96	51,084.00	7,325.04	51,084.00

POLO CLUB PLACE HOME OWNERS ASSOCIATION, INC.

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
UTILITIES							
900021 - ELECTRIC PUMPS & LIGHTS	2,402.53	1,800.00	(602.53)	17,688.16	21,300.00	3,611.84	21,300.00
900022 - STORM DRAIN EXPENSE	-	-	-	72,340.56	74,100.00	1,759.44	74,100.00
900064 - TRASH AND RECYCLING	3,687.00	-	(3,687.00)	12,700.33	13,900.00	1,199.67	13,900.00
901032 - SIDEWALK PROGRAM	-	-	-	18,493.00	-	(18,493.00)	-
901040 - IRRIGATION WATER EXPENSES	3,649.52	2,000.00	(1,649.52)	26,447.83	24,300.00	(2,147.83)	24,300.00
Total UTILITIES	9,739.05	3,800.00	(5,939.05)	147,669.88	133,600.00	(14,069.88)	133,600.00
WELL WATER IRRIGATION EXPENSES							
901050 - IRRIGATION REPAIR	-	-	-	816.11	4,100.00	3,283.89	4,100.00
901051 - IRRIGATION MAINT. CONTRACT	1,500.00	1,500.00	-	16,500.00	18,000.00	1,500.00	18,000.00
901052 - IRRIGATION MAINT/LOCATES	43.40	91.63	48.23	375.35	1,100.00	724.65	1,100.00
901060 - PUMP REPAIR	-	-	-	-	4,100.00	4,100.00	4,100.00
901070 - MISC. IRRIGATION EXPENSE	-	-	-	941.00	1,340.00	399.00	1,340.00
Total WELL WATER IRRIGATION EXPENSES	1,543.40	1,591.63	48.23	18,632.46	28,640.00	10,007.54	28,640.00
SECURITY EXPENSES							
956050 - SURVEILLANCE CELLULAR SERVICE	606.60	583.37	(23.23)	7,281.45	7,000.00	(281.45)	7,000.00
956060 - SECURITY EXPENSE	47,448.10	41,050.00	(6,398.10)	467,810.47	484,520.00	16,709.53	484,520.00
956065 - DEPRECIATION EXP - BRONCO	-	700.00	700.00	2,801.16	8,400.00	5,598.84	8,400.00
956070 - SECURITY AUTO EXPENSES	-	1,241.63	1,241.63	3,551.74	14,900.00	11,348.26	14,900.00
956090 - SECURITY AUTO EXPENSE-REPAIRS	-	250.00	250.00	2,453.43	3,000.00	546.57	3,000.00
957020 - SECURITY MISC EXPENSE	-	41.63	41.63	-	500.00	500.00	500.00
957025 - SECURITY VEHICLE RENTAL	3,854.56	-	(3,854.56)	14,672.20	-	(14,672.20)	-
Total SECURITY EXPENSES	51,909.26	43,866.63	(8,042.63)	498,570.45	518,320.00	19,749.55	518,320.00
RESERVE ADDITIONS							
970000 - TRANSFERS TO RESERVES	2,000.00	2,000.00	-	24,000.00	24,000.00	-	24,000.00
Total RESERVE ADDITIONS	2,000.00	2,000.00	-	24,000.00	24,000.00	-	24,000.00
Total Expense	84,299.10	78,727.64	(5,571.46)	963,457.33	1,060,194.00	96,736.67	1,060,194.00
Operating Net Total	579.25	7,621.86	(7,042.61)	90,439.40	-	90,439.40	-

POLO CLUB PLACE HOME OWNERS ASSOCIATION, INC.

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
OTHER REVENUE							
983010 - OWNER ADMIN FEES INCOME	-	416.63	(416.63)	20,000.00	5,000.00	15,000.00	5,000.00
Total OTHER REVENUE	-	416.63	(416.63)	20,000.00	5,000.00	15,000.00	5,000.00
RESERVE REVENUE							
987010 - INTEREST INCOME - RESERVES	712.08	1,083.37	(371.29)	21,012.81	13,000.00	8,012.81	13,000.00
988000 - TRANSFERS FROM OPERATING	2,000.00	2,000.00	-	24,000.00	24,000.00	-	24,000.00
Total RESERVE REVENUE	2,712.08	3,083.37	(371.29)	45,012.81	37,000.00	8,012.81	37,000.00
Total Income	2,712.08	3,500.00	(787.92)	65,012.81	42,000.00	23,012.81	42,000.00
Reserve Expense							
RESERVE EXPENSES							
990001 - RES EXP - BANK FEES	175.00	29.13	(145.87)	175.00	350.00	175.00	350.00
990055 - RES EXP-LEGAL	199.00	-	(199.00)	(7,024.50)	-	7,024.50	-
991020 - RES EXP-ROAD	-	-	-	40,112.40	55,000.00	14,887.60	55,000.00
997530 - RES EXP-SEWER	-	166.63	166.63	-	2,000.00	2,000.00	2,000.00
998015 - RES EXP-LANDSCAPING RENOVATIONS	-	-	-	-	4,000.00	4,000.00	4,000.00
998050 - RES EXP-IRRIGATION REPAIRS/MAINTENANCE	-	-	-	23,408.95	10,000.00	(13,408.95)	10,000.00
Total RESERVE EXPENSES	374.00	195.76	(178.24)	56,671.85	71,350.00	14,678.15	71,350.00
Total Expense	374.00	195.76	(178.24)	56,671.85	71,350.00	14,678.15	71,350.00
Reserve Net Total	2,338.08	3,304.24	(966.16)	8,340.96	(29,350.00)	37,690.96	(29,350.00)
Net Total	2,917.33	10,926.10	(8,008.77)	98,780.36	(29,350.00)	128,130.36	(29,350.00)