

POLO CLUB PLACE HOME OWNERS ASSOCIATION, INC.

Balance Sheet as of 2/28/2026

Assets	Operating	Reserve	Total
CURRENT ASSETS			
OPERATING CHECKING - PACIFIC PREMIER	\$52,346.86		\$52,346.86
ALLIANCE - OPERATING CHECKING	\$239,299.51		\$239,299.51
OPERATING - UBS	\$143,879.22		\$143,879.22
RESERVES - PACIFIC PREMIER		\$11,400.00	\$11,400.00
ALLIANCE - RESERVE		\$41,751.64	\$41,751.64
RESERVES - UBS	(\$359.59)	\$484,264.09	\$483,904.50
ACCOUNTS RECEIVABLE-OWNERS	\$225.57		\$225.57
ACCRUED INTEREST RECEIVABLE	\$359.59	(\$3,246.43)	(\$2,886.84)
Total CURRENT ASSETS	\$435,751.16	\$534,169.30	\$969,920.46
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	\$1,508.07		\$1,508.07
Total OTHER ASSETS	\$26,910.17	\$20,866.75	\$47,776.92
Total Assets	\$468,759.93	\$555,036.05	\$1,023,795.98

POLO CLUB PLACE HOME OWNERS ASSOCIATION, INC.

Balance Sheet as of 2/28/2026

Liabilities / Equity	Operating	Reserve	Total
CURRENT LIABILITIES			
PREPAID ASSESSMENTS	\$71,761.61		\$71,761.61
ACCRUED EXPENSES	\$10,441.53		\$10,441.53
Total CURRENT LIABILITIES	\$82,203.14		\$82,203.14
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	\$314,892.24		\$314,892.24
RESERVE FUND EQUITY		\$548,292.58	\$548,292.58
UNREALIZED GAIN/LOSS- SECURITIES		\$1,216.75	\$1,216.75
NET INCOME (LOSS)	\$68,713.99	\$5,526.72	\$74,240.71
Total EQUITY	\$383,606.23	\$555,036.05	\$938,642.28
Total Liabilities / Equity	\$468,759.93	\$555,036.05	\$1,023,795.98

POLO CLUB PLACE HOME OWNERS ASSOCIATION, INC.

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
REVENUE							
400000 - ASSESSMENTS	77,499.84	77,500.00	(.16)	154,999.68	155,000.00	(.32)	930,000.00
400010 - ASSESSMENTS - ASSN OWNED UNIT	(1,174.24)	(1,175.00)	.76	(2,348.48)	(2,350.00)	1.52	(14,100.00)
405080 - ACC DESIGN REVIEW FEES	-	1,450.00	(1,450.00)	-	2,900.00	(2,900.00)	17,400.00
410030 - PARKING SPACE INCOME	6,381.25	-	6,381.25	6,381.25	6,250.00	131.25	25,000.00
480002 - HOMEOWNER FEES & INTEREST	346.17	383.33	(37.16)	646.22	766.66	(120.44)	4,600.00
480007 - STORM DRAIN ASSESSMENT	6,333.33	6,333.33	-	12,666.66	12,666.66	-	76,000.00
480008 - IRRIGATION ASSESSMENT	2,174.10	2,183.33	(9.23)	4,348.20	4,366.66	(18.46)	26,200.00
Total REVENUE	91,560.45	86,674.99	4,885.46	176,693.53	179,599.98	(2,906.45)	1,065,100.00
Total Income	91,560.45	86,674.99	4,885.46	176,693.53	179,599.98	(2,906.45)	1,065,100.00

Operating Expense

ADMINISTRATIVE EXPENSE

500000 - MANAGEMENT	10,738.08	10,400.00	(338.08)	21,268.88	20,790.00	(478.88)	125,000.00
502000 - LEGAL-GENERAL	-	4,583.33	4,583.33	2,242.50	9,166.66	6,924.16	55,000.00
502070 - HOMEOWNER FEE EXPENSE	45.00	-	(45.00)	45.00	-	(45.00)	-
503000 - INSURANCE	1,508.07	1,513.00	4.93	3,021.12	3,026.00	4.88	53,210.00
504000 - AUDIT & TAX EXPENSE	-	-	-	-	-	-	7,500.00
505010 - FEDERAL & STATE TAXES	-	-	-	-	-	-	3,400.00
505095 - ASSOCIATION OWNED TAXES	-	-	-	-	-	-	300.00
507000 - ADMINISTRATIVE EXPENSE	155.45	500.00	344.55	778.68	1,110.00	331.32	3,400.00
510000 - SOCIAL	-	2,000.00	2,000.00	-	2,000.00	2,000.00	7,000.00
511010 - PROFESSIONAL SERVICES ACC	-	258.33	258.33	-	516.66	516.66	3,100.00
512000 - ACC EXPENSES BILLED H/O	-	1,450.00	1,450.00	-	2,900.00	2,900.00	17,400.00
545000 - MISCELLANEOUS EXPENSE	-	58.33	58.33	-	116.66	116.66	700.00
Total ADMINISTRATIVE EXPENSE	12,446.60	20,762.99	8,316.39	27,356.18	39,625.98	12,269.80	276,010.00

GROUNDS MAINTENANCE

700000 - GROUNDS / COMMON AREA MAINTENANCE	1,350.33	1,350.00	(.33)	2,700.66	2,700.00	(.66)	19,000.00
700017 - ASSOCIATION OWNED LOT MAINTENANCE	1,395.47	318.00	(1,077.47)	1,713.94	636.00	(1,077.94)	5,500.00
700050 - STORM DRAIN MAINTENANCE	-	-	-	-	-	-	2,000.00
704035 - TREE MAINTENANCE	-	-	-	-	-	-	5,080.00
704540 - SIGNAGE	-	41.67	41.67	863.00	83.34	(779.66)	500.00
706000 - SNOW REMOVAL	685.00	2,500.00	1,815.00	685.00	4,400.00	3,715.00	9,600.00
707500 - STREET & SIDEWALK MAINTENANCE	-	1,250.00	1,250.00	-	1,250.00	1,250.00	5,500.00
730010 - GATE MAINTENANCE/OPERATION	-	123.33	123.33	-	246.66	246.66	1,480.00
740000 - SEWER LINE REPAIR AND MAINT.	-	83.00	83.00	-	166.00	166.00	8,000.00
Total GROUNDS MAINTENANCE	3,430.80	5,666.00	2,235.20	5,962.60	9,482.00	3,519.40	56,660.00

UTILITIES

POLO CLUB PLACE HOME OWNERS ASSOCIATION, INC.

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
900021 - ELECTRIC PUMPS & LIGHTS	-	1,400.00	1,400.00	1,151.07	2,600.00	1,448.93	23,000.00
900022 - STORM DRAIN EXPENSE	-	-	-	-	-	-	76,000.00
900064 - TRASH AND RECYCLING	-	3,300.00	3,300.00	-	3,300.00	3,300.00	13,200.00
901032 - SIDEWALK PROGRAM	-	-	-	-	-	-	18,500.00
901040 - IRRIGATION WATER EXPENSES	8,707.75	-	(8,707.75)	8,707.75	7,000.00	(1,707.75)	26,200.00
Total UTILITIES	8,707.75	4,700.00	(4,007.75)	9,858.82	12,900.00	3,041.18	156,900.00
WELL WATER IRRIGATION EXPENSES							
901050 - IRRIGATION REPAIR	-	-	-	-	-	-	3,900.00
901051 - IRRIGATION MAINT. CONTRACT	1,500.00	1,500.00	-	1,500.00	3,000.00	1,500.00	18,000.00
901052 - IRRIGATION MAINT/LOCATES	324.27	66.67	(257.60)	324.27	133.34	(190.93)	800.00
901060 - PUMP REPAIR	-	-	-	-	-	-	4,100.00
901070 - MISC. IRRIGATION EXPENSE	-	-	-	-	-	-	1,340.00
Total WELL WATER IRRIGATION EXPENSES	1,824.27	1,566.67	(257.60)	1,824.27	3,133.34	1,309.07	28,140.00
SECURITY EXPENSES							
956050 - SURVEILLANCE CELLULAR SERVICE	606.91	608.33	1.42	1,213.77	1,216.66	2.89	7,300.00
956060 - SECURITY EXPENSE	9,389.52	40,672.00	31,282.48	55,836.62	81,072.00	25,235.38	492,272.00
957025 - SECURITY VEHICLE RENTAL	1,927.28	1,984.83	57.55	1,927.28	3,969.66	2,042.38	23,818.00
Total SECURITY EXPENSES	11,923.71	43,265.16	31,341.45	58,977.67	86,258.32	27,280.65	523,390.00
RESERVE ADDITIONS							
970000 - TRANSFERS TO RESERVES	2,000.00	2,000.00	-	4,000.00	4,000.00	-	24,000.00
Total RESERVE ADDITIONS	2,000.00	2,000.00	-	4,000.00	4,000.00	-	24,000.00
Total Expense	40,333.13	77,960.82	37,627.69	107,979.54	155,399.64	47,420.10	1,065,100.00
Operating Net Total	51,227.32	8,714.17	42,513.15	68,713.99	24,200.34	44,513.65	-

POLO CLUB PLACE HOME OWNERS ASSOCIATION, INC.

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
OTHER REVENUE							
983010 - OWNER ADMIN FEES INCOME	-	416.67	(416.67)	-	833.34	(833.34)	5,000.00
Total OTHER REVENUE	-	416.67	(416.67)	-	833.34	(833.34)	5,000.00
RESERVE REVENUE							
987010 - INTEREST INCOME - RESERVES	1,728.76	1,083.33	645.43	1,924.72	2,166.66	(241.94)	13,000.00
988000 - TRANSFERS FROM OPERATING	2,000.00	2,000.00	-	4,000.00	4,000.00	-	24,000.00
Total RESERVE REVENUE	3,728.76	3,083.33	645.43	5,924.72	6,166.66	(241.94)	37,000.00
Total Income	3,728.76	3,500.00	228.76	5,924.72	7,000.00	(1,075.28)	42,000.00
Reserve Expense							
RESERVE EXPENSES							
990001 - RES EXP - BANK FEES	-	29.17	29.17	-	58.34	58.34	350.00
990055 - RES EXP-LEGAL	199.00	4,583.33	4,384.33	398.00	9,166.66	8,768.66	55,000.00
991020 - RES EXP- ROAD	-	-	-	-	-	-	55,000.00
997530 - RES EXP-SEWER	-	166.67	166.67	-	333.34	333.34	2,000.00
998015 - RES EXP- LANDSCAPING RENOVATIONS	-	-	-	-	-	-	4,000.00
998050 - RES EXP-IRRIGATION REPAIRS/MAINTENANCE	-	-	-	-	-	-	10,000.00
Total RESERVE EXPENSES	199.00	4,779.17	4,580.17	398.00	9,558.34	9,160.34	126,350.00
Total Expense	199.00	4,779.17	4,580.17	398.00	9,558.34	9,160.34	126,350.00
Reserve Net Total	3,529.76	(1,279.17)	4,808.93	5,526.72	(2,558.34)	8,085.06	(84,350.00)
Net Total	54,757.08	7,435.00	47,322.08	74,240.71	21,642.00	52,598.71	(84,350.00)