

**EAGLE RANCH COMMERCIAL CENTER ASSOC.
BALANCE SHEET
NOVEMBER 30, 2025**

ASSETS	Operating Fund	Reserve Fund	Total
Cash - Alpine Bank	\$ 7,829		\$ 7,829
Cash - Reserve Alpine Bank		\$ 701	701
Money Market - Edward Jones		3,214	3,214
Total cash	7,829	3,915	11,744
Accounts Receivable (Prepaid)	29,212		29,212
Trash Receivable	20,570		20,570
Prepaid Insurance	1,912		1,912
Deposits	200		200
Due (To) From Other Funds	(42,466)	42,466	-
TOTAL ASSETS	\$ 17,258	\$ 46,381	\$ 63,638
 LIABILITIES & EQUITY			
Accounts Payable	\$ 12,000		12,000
Deferred Revenue	12,768		12,768
Working Capital Deposits	10,257		\$ 10,257
	35,025	-	35,025
EQUITY			-
Maintenance Reserve Capital		46,381	46,381
Beginning Surplus (Deficit)	(7,445)		(7,445)
Net Surplus (Deficit)	(10,321)		(10,321)
	(17,766)	46,381	28,615
TOTAL LIABILITIES & EQUITY	\$ 17,258	\$ 46,381	\$ 63,638

EAGLE RANCH COMMERCIAL CENTER ASSOCIATION
NET SURPLUS DEFICIT FOR THE ELEVEN MONTHS ENDING NOVEMBER 30, 2025

	Ytd Operating	Ytd Budget	Increase (Decrease)	2025 Approved Budget	2026 Proposed Budget
REVENUE					
Common Assessments	\$ 108,680	\$ 108,680	\$ -	\$ 118,560	\$ 127,174
Reserve Assessments	22,917	22,917	-	25,000	25,000
Cost of Sharing Assessments	2,147	2,147	-	2,342	2,342
ERCCA Master Contribution	45,000	45,000	-	45,000	45,000
Interest Reserve	85	275	(190)	300	300
	<u>178,829</u>	<u>179,019</u>	<u>(190)</u>	<u>191,202</u>	<u>199,816</u>
EXPENSES					
Cleaning & Groundskeeping	5,699	10,320	(4,621)	11,258	11,000
Power Washing & Sweeping	1,150	-	1,150	-	1,000
Repair & Maintenance	897	917	(20)	1,000	1,000
Snow Removal	27,923	25,000	2,923	33,000	33,000
Landscape Maintenance	45,995	30,000	15,995	30,000	35,000
Irrigation Maintenance	1,000	1,000	-	1,000	1,000
Common Electric Lights	964	1,192	(228)	1,300	1,300
Common Water Irrigation	2,635	5,000	(2,365)	5,000	5,000
Recycling Expense	7,898	7,517	381	8,200	8,616
Audit & Tax Prep	500	500	-	500	500
Management & Accounting	20,669	20,665	4	22,544	25,000
Legal Fees	416	229	187	250	250
Bank Fees	243	138	106	150	150
Insurance Expense	4,939	5,500	(561)	6,000	6,000
Web Site	-	183	-	200	200
Other Administrative Expense	220	458	(238)	500	500
	<u>121,148</u>	<u>108,619</u>	<u>12,713</u>	<u>120,902</u>	<u>129,516</u>
Transfer To Reserve	<u>68,002</u>	<u>68,192</u>	<u>(190)</u>	<u>70,300</u>	<u>70,300</u>
Net Surplus (Deficit)	(10,321)	2,208	(12,530)	-	-
Beginning Surplus (Deficit)	<u>(7,445)</u>	<u>(7,445)</u>	<u>-</u>	<u>-</u>	<u>(17,000)</u>
Ending Surplus (Deficit)	<u>\$ (17,766)</u>	<u>\$ (5,237)</u>	<u>\$ (12,530)</u>	<u>\$ -</u>	<u>\$ (17,000)</u>

**EAGLE RANCH COMMERCIAL CENTER ASSOCIATION
MAINTENANCE RESERVE CAPITAL
NOVEMBER 30, 2025**

Beginning Maintenance Reserve Capital	\$ 50,575
Current Year Funding	22,917
Master Subsidiary	
Subsidy	45,000
Current Year Interest Income	85
Expenses:	
Property Enhancement	53,726
Curb Painting	5,420
Landscaping	13,050
	<hr/> 72,196
Ending Balance Maintenance Reserve	<u><u>\$ 46,381</u></u>