

Tubac Valley Property Owners Association

Balance Sheet For 12/31/2025

Assets

100110 - First Citizens Operating	\$102,414.69
100220 - FC MM Reserve	\$112,746.48
120030 - FCB CD - 5101	\$100,000.00

Total Assets

<u>\$315,161.17</u>
Total Assets
<u><u>\$315,161.17</u></u>

Liability

200100 - Prepaid Assessments	\$14,450.00
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Total Liability

\$14,450.00

Equity

300010 - Opening Balances	\$280,095.25
300030 - Profit for all Prior Years	\$120,317.19

Total Equity

\$400,412.44

Income

405000 - Net Income	(\$99,701.27)
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Total Income

(\$99,701.27)

Total Liabilities / Equity	<u><u>\$315,161.17</u></u>
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Tubac Valley Property Owners Association

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							
Income							
401001 - Dues Revenue	-	-	-	74,016.35	103,275.00	(29,258.65)	103,275.00
401002 - Architectural Review	-	560.00	(560.00)	5,000.00	6,500.00	(1,500.00)	6,500.00
401003 - HOA Resale Packages	-	83.37	(83.37)	1,000.00	1,000.00	-	1,000.00
401004 - Interest	23.28	22.00	1.28	3,793.94	275.00	3,518.94	275.00
401005 - Other Revenue	-	-	-	6,595.35	-	6,595.35	-
401006 - Sales Discounts	-	-	-	(1,336.34)	-	(1,336.34)	-
401007 - Uncategorized Income	-	-	-	30.00	-	30.00	-
420000 - Late Fees	-	-	-	485.00	-	485.00	-
Total Income	23.28	665.37	(642.09)	89,584.30	111,050.00	(21,465.70)	111,050.00
Total Income	23.28	665.37	(642.09)	89,584.30	111,050.00	(21,465.70)	111,050.00
Operating Expense							
Expenses							
500010 - Admin Support/Supplies	1,150.00	750.00	(400.00)	18,874.95	9,000.00	(9,874.95)	9,000.00
500020 - Early Bird Discount	-	-	-	-	4,575.00	4,575.00	4,575.00
500030 - Payment Processing Fees	-	-	-	78.89	3,111.00	3,032.11	3,111.00
500040 - Professional / Attorney Fees	-	-	-	8,826.50	4,500.00	(4,326.50)	4,500.00
500050 - Architects Fees	5,325.00	1,000.00	(4,325.00)	14,100.00	12,000.00	(2,100.00)	12,000.00
500060 - D&O Insurance	-	-	-	3,009.60	3,400.00	390.40	3,400.00
500070 - Road repairs	-	-	-	26,772.51	30,000.00	3,227.49	30,000.00
500080 - Road constuction (Chip Seal)	-	-	-	106,138.02	9,500.00	(96,638.02)	9,500.00
500090 - Road signs	-	-	-	494.80	1,000.00	505.20	1,000.00
500100 - Common Area Trimming/Weeding	-	-	-	900.00	10,000.00	9,100.00	10,000.00
500110 - Roadside Trash Pickup	6,000.00	-	(6,000.00)	7,350.00	1,800.00	(5,550.00)	1,800.00
500120 - Wash Cleanup	-	-	-	-	500.00	500.00	500.00
500130 - Internet/Web site	-	108.00	108.00	746.72	1,300.00	553.28	1,300.00
500140 - Post Office Box	-	-	-	-	125.00	125.00	125.00
500150 - Property Taxes on Common Areas	-	-	-	181.26	25.00	(156.26)	25.00
500160 - Taxes	-	-	-	197.00	750.00	553.00	750.00
500170 - Other	-	10.00	10.00	1,561.56	120.00	(1,441.56)	120.00
660100 - Administration:660100 - Bank Service Charges	-	-	-	53.76	-	(53.76)	-
Total Expenses	12,475.00	1,868.00	(10,607.00)	189,285.57	91,706.00	(97,579.57)	91,706.00
Total Expense	12,475.00	1,868.00	(10,607.00)	189,285.57	91,706.00	(97,579.57)	91,706.00
Operating Net Total	(12,451.72)	(1,202.63)	(11,249.09)	(99,701.27)	19,344.00	(119,045.27)	19,344.00
Net Total	(12,451.72)	(1,202.63)	(11,249.09)	(99,701.27)	19,344.00	(119,045.27)	19,344.00