

Current Unaudited Financial Documents (Non Required 4525)
Carmel Mountain Ranch Residential Community Association

Order: 26F2H7M64
Address: 12169 Via San Lorenzo
Order Date: 08-18-2025
Document not for resale
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Carmel Mountain Ranch RCA

Balance Sheet

Posted 06/25/2025

	06/2025	05/2025	Net Change
Assets			
<u>Cash - Operating</u>			
100000 First Citizens Bank Checking	150,204.28	202,976.51	(52,772.23)
100012 First Citizens Bank Op ICS Sweep	73,929.88	98,318.94	(24,389.06)
100125 First Citizens Bank Debit Card	1,500.00	1,500.00	0.00
100130 MS Excess Op Cash	179,031.87	172,191.91	6,839.96
100135 MS Excess Op Gvmt Securities Cash	761.23	2,159.66	(1,398.43)
100136 MS Excess Op Investments	250,000.00	250,000.00	0.00
100137 MS Excess Op BNA Preferred Savings	12,633.16	12,591.15	42.01
100138 MS Excess Op Gvmt Securities Investments	201,007.00	200,007.00	1,000.00
<u>Total Cash - Operating</u>	<u>869,067.42</u>	<u>939,745.17</u>	<u>(70,677.75)</u>
<u>Cash - Reserves</u>			
102350 MS Reserve Cash	1,044,750.49	966,648.22	78,102.27
102352 MS Reserve BNA Preferred Savings	9,939.74	9,906.68	33.06
102355 MS Reserve Investments	1,250,000.00	1,250,000.00	0.00
102370 MS Reserve Gvmt Securities Cash	575.82	8,762.63	(8,186.81)
102371 MS Reserve Gvmt Securities Mutual Fund	426.00	426.00	0.00
102372 MS Reserve Gvmt Securities Investments	1,108,000.00	1,102,000.00	6,000.00
<u>Total Cash - Reserves</u>	<u>3,413,692.05</u>	<u>3,337,743.53</u>	<u>75,948.52</u>
<u>Accounts Receivable</u>			
110000 Accounts Receivable	58,963.27	61,036.76	(2,073.49)
110050 Accounts Receivable-Compliance	92,452.19	91,652.19	800.00
<u>Total Accounts Receivable</u>	<u>151,415.46</u>	<u>152,688.95</u>	<u>(1,273.49)</u>
<u>Total Assets</u>	<u>4,434,174.93</u>	<u>4,430,177.65</u>	<u>3,997.28</u>
Liabilities & Equity			
<u>Current Liabilities</u>			
210000 Prepaid Assessments	84,785.45	89,156.54	(4,371.09)
210025 Collection Costs Due Mgmt	875.93	875.93	0.00
<u>Total Current Liabilities</u>	<u>85,661.38</u>	<u>90,032.47</u>	<u>(4,371.09)</u>
<u>Operating Equity</u>			
399990 Retained Earnings	904,919.72	904,919.72	0.00
Current Year Net Income/(Loss)	29,901.78	97,481.93	(67,580.15)
<u>Total Operating Equity</u>	<u>934,821.50</u>	<u>1,002,401.65</u>	<u>(67,580.15)</u>
<u>Reserve Equity</u>			
300095 Bank Charges	38,978.95	39,312.60	(333.65)
300400 Contingency	2,418,119.76	2,408,452.76	9,667.00
300920 Fences & Walls	242,620.34	229,287.34	13,333.00
301250 Income Tax	(7,649.10)	(7,649.10)	0.00
301290 Interest	265,436.60	245,445.43	19,991.17
301330 Irrigation	161,797.00	154,714.00	7,083.00
301417 Landscape & Irrigation	(69,848.50)	(69,848.50)	0.00
301490 Landscaping	(177,969.60)	(186,302.60)	8,333.00
301525 Lighting & Electrical	(8,647.79)	(8,647.79)	0.00
301640 Monument	14,167.00	12,917.00	1,250.00
301700 Painting	465,797.00	449,172.00	16,625.00

Order: 26F2H7M04
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Carmel Mountain Ranch RCA

Balance Sheet

Posted 06/25/2025

	06/2025	05/2025	Net Change
Liabilities & Equity			
<u>Reserve Equity</u>			
302280 Settlement Funds - Golf Course	70,890.39	70,890.39	0.00
<u>Total Reserve Equity</u>	3,413,692.05	3,337,743.53	75,948.52
<u>Total Liabilities & Equity</u>	4,434,174.93	4,430,177.65	3,997.28

Order: 26F2H7M64
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Carmel Mountain Ranch RCA

Budget Comparison

Posted 5/26/2025 To 6/25/2025 11:59:00 PM

Current Month Operating				Year to Date Operating			
Actual	Budget	\$ Var		Actual	Budget	\$ Var	Annual
Income							
<u>Assessment</u>							
220,806.00	220,806.00	0.00	502000 Assessment Income	1,324,836.00	1,324,836.00	0.00	2,649,672.00
24,360.00	24,360.00	0.00	502040 Apartment Assessments	146,160.00	146,160.00	0.00	292,320.00
<u>245,166.00</u>	<u>245,166.00</u>	<u>0.00</u>	TOTAL Assessment	<u>1,470,996.00</u>	<u>1,470,996.00</u>	<u>0.00</u>	<u>2,941,992.00</u>
<u>Other Income</u>							
18.07	0.00	18.07	502200 Unrefundable	631.07	0.00	631.07	0.00
45.00	0.00	45.00	502720 Late Charges	0.00	0.00	0.00	0.00
1,200.00	0.00	1,200.00	502730 Fines	5,225.00	0.00	5,225.00	0.00
2,390.00	850.00	1,540.00	502980 Collection Reimbursement	12,067.81	5,100.00	6,967.81	10,200.00
6,560.64	800.00	5,760.64	511000 Interest Income	14,592.85	4,800.00	9,792.85	9,600.00
<u>10,213.71</u>	<u>1,650.00</u>	<u>8,563.71</u>	TOTAL Other Income	<u>32,516.73</u>	<u>9,900.00</u>	<u>22,616.73</u>	<u>19,800.00</u>
<u>255,379.71</u>	<u>246,816.00</u>	<u>8,563.71</u>	TOTAL Income	<u>1,503,512.73</u>	<u>1,480,896.00</u>	<u>22,616.73</u>	<u>2,961,792.00</u>
Expense							
<u>03 Utilities</u>							
0.00	83.00	83.00	620000 Electricity	309.40	502.00	192.60	1,000.00
78,358.01	68,715.00	(9,643.01)	621200 Water	172,836.06	208,334.00	35,497.94	416,672.00
<u>78,358.01</u>	<u>68,798.00</u>	<u>(9,560.01)</u>	TOTAL 03 Utilities	<u>173,145.46</u>	<u>208,836.00</u>	<u>35,690.54</u>	<u>417,672.00</u>
<u>04 Common Area Maintenance</u>							
19,842.20	5,167.00	(14,675.20)	634000 Repairs & Maintenance	38,276.73	31,002.00	(7,274.73)	62,004.00
821.50	1,125.00	303.50	637000 Pest Control	5,164.00	6,750.00	1,586.00	13,500.00
<u>20,663.70</u>	<u>6,292.00</u>	<u>(14,371.70)</u>	TOTAL 04 Common Area Maintenance	<u>43,440.73</u>	<u>37,752.00</u>	<u>(5,688.73)</u>	<u>75,504.00</u>
<u>05 Landscaping</u>							
0.00	0.00	0.00	628050 Prior Year Tree Expense	49,654.93	0.00	(49,654.93)	0.00
76,650.00	76,650.00	0.00	639000 Landscaping	459,900.00	459,900.00	0.00	919,800.00
0.00	0.00	0.00	639200 Tree Service	125,154.84	125,155.00	0.16	204,000.00

Carmel Mountain Ranch RCA Budget Comparison

Posted 5/26/2025 To 6/25/2025 11:59:00 PM

Current Month Operating			Year to Date Operating				
Actual	Budget	\$ Var		Actual	Budget	\$ Var	Annual
8,598.41	5,500.00	(3,098.41)	639300 Sprinklers	25,841.19	33,000.00	7,158.81	66,000.00
15,071.00	15,071.00	0.00	639350 Brush Control	15,071.00	15,071.00	0.00	69,000.00
18,522.47	6,250.00	(12,272.47)	639500 Landscape Replacement	16,328.47	37,500.00	21,171.53	75,000.00
118,841.88	103,471.00	(15,370.88)	TOTAL 05 Landscaping	691,950.43	670,626.00	(21,324.43)	1,333,800.00
<u>11 Administration</u>							
22,319.07	10,506.00	(11,813.07)	650000 Administrative Expenses	72,258.19	63,043.00	(9,215.19)	126,079.00
0.00	0.00	0.00	650750 Web Page	0.00	0.00	0.00	300.00
0.00	0.00	0.00	651000 Professional Fees	2,055.00	2,055.00	0.00	4,200.00
60.70	0.00	(60.70)	651525 Bank Charges	353.18	0.00	(353.18)	0.00
100.00	300.00	200.00	651700 Bad Debt Expense	565.00	1,800.00	1,235.00	3,600.00
0.00	0.00	0.00	651720 Fine Write-Off	750.00	0.00	(750.00)	0.00
6,009.50	2,333.00	(3,676.50)	651750 Legal Fees	14,492.15	14,002.00	(490.15)	28,000.00
2,471.00	1,083.00	(1,388.00)	651800 Collection Expense	12,148.81	6,502.00	(5,646.81)	13,000.00
0.00	0.00	0.00	654000 Insurance	0.00	0.00	0.00	70,000.00
0.00	0.00	0.00	658500 Income Taxes	17,631.00	0.00	(17,631.00)	0.00
17,845.00	17,845.00	0.00	661000 Property Management	107,067.00	107,067.00	0.00	214,137.00
48,805.27	32,067.00	(16,738.27)	TOTAL 11 Administration	227,320.33	194,469.00	(32,851.33)	459,316.00
<u>50 Reserve Contributions</u>							
9,667.00	9,667.00	0.00	900400 Contingency	57,998.00	57,998.00	0.00	116,000.00
13,333.00	13,333.00	0.00	900920 Fences & Walls	80,002.00	80,002.00	0.00	160,000.00
7,083.00	7,083.00	0.00	901330 Irrigation	42,502.00	42,502.00	0.00	85,000.00
8,333.00	8,333.00	0.00	901490 Landscaping	50,002.00	50,002.00	0.00	100,000.00
1,250.00	1,250.00	0.00	901640 Monument	7,500.00	7,500.00	0.00	15,000.00
16,625.00	16,625.00	0.00	901700 Painting	99,750.00	99,750.00	0.00	199,500.00
56,291.00	56,291.00	0.00	TOTAL 50 Reserve Contributions	337,754.00	337,754.00	0.00	675,500.00
322,959.86	266,919.00	(56,040.86)	TOTAL Expense	1,473,610.95	1,449,437.00	(24,173.95)	2,961,792.00

Carmel Mountain Ranch RCA
Budget Comparison

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Current Month Operating				Year to Date Operating			Annual
Actual	Budget	\$ Var		Actual	Budget	\$ Var	
(67,580.15)	(20,103.00)	(47,477.15)	Net Income/(Loss)	29,901.78	31,459.00	(1,557.22)	0.00

Carmel Mountain Ranch RCA

Balance Sheet

Posted 05/25/2025

	05/2025	04/2025	Net Change
Assets			
<u>Cash - Operating</u>			
100000 First Citizens Bank Checking	202,976.51	198,423.41	4,553.10
100012 First Citizens Bank Op ICS Sweep	98,318.94	42,742.80	55,576.14
100125 First Citizens Bank Debit Card	1,500.00	1,500.00	0.00
100130 MS Excess Op Cash	172,191.91	47,143.75	125,048.16
100135 MS Excess Op Gvmt Securities Cash	2,159.66	1,611.89	547.77
100136 MS Excess Op Investments	250,000.00	375,000.00	(125,000.00)
100137 MS Excess Op BNA Preferred Savings	12,591.15	12,550.63	40.52
100138 MS Excess Op Gvmt Securities Investments	200,007.00	200,007.00	0.00
<u>Total Cash - Operating</u>	<u>939,745.17</u>	<u>878,979.48</u>	<u>60,765.69</u>
<u>Cash - Reserves</u>			
102350 MS Reserve Cash	966,648.22	408,961.43	557,686.79
102352 MS Reserve BNA Preferred Savings	9,906.68	9,874.80	31.88
102355 MS Reserve Investments	1,250,000.00	1,750,000.00	(500,000.00)
102370 MS Reserve Gvmt Securities Cash	8,762.63	7,774.73	987.90
102371 MS Reserve Gvmt Securities Mutual Fund	426.00	0.00	426.00
102372 MS Reserve Gvmt Securities Investments	1,102,000.00	1,100,426.00	1,574.00
<u>Total Cash - Reserves</u>	<u>3,337,743.53</u>	<u>3,277,036.96</u>	<u>60,706.57</u>
<u>Accounts Receivable</u>			
110000 Accounts Receivable	61,036.76	59,186.35	1,850.41
110050 Accounts Receivable-Compliance	91,652.19	91,252.19	400.00
<u>Total Accounts Receivable</u>	<u>152,688.95</u>	<u>150,438.54</u>	<u>2,250.41</u>
<u>Total Assets</u>	<u>4,430,177.65</u>	<u>4,306,454.98</u>	<u>123,722.67</u>
Liabilities & Equity			
<u>Current Liabilities</u>			
210000 Prepaid Assessments	89,156.54	94,755.27	(5,598.73)
210025 Collection Costs Due Mgmt	875.93	875.93	0.00
<u>Total Current Liabilities</u>	<u>90,032.47</u>	<u>95,631.20</u>	<u>(5,598.73)</u>
<u>Operating Equity</u>			
399990 Retained Earnings	904,919.72	904,919.72	0.00
Current Year Net Income/(Loss)	97,481.93	28,867.10	68,614.83
<u>Total Operating Equity</u>	<u>1,002,401.65</u>	<u>933,786.82</u>	<u>68,614.83</u>
<u>Reserve Equity</u>			
300095 Bank Charges	39,312.60	39,634.38	(321.78)
300400 Contingency	2,408,452.76	2,398,785.76	9,667.00
300920 Fences & Walls	229,287.34	215,954.34	13,333.00
301250 Income Tax	(7,649.10)	(7,649.10)	0.00
301290 Interest	245,445.43	240,708.08	4,737.35
301330 Irrigation	154,714.00	147,631.00	7,083.00
301417 Landscape & Irrigation	(69,848.50)	(69,848.50)	0.00
301490 Landscaping	(186,302.60)	(194,635.60)	8,333.00
301525 Lighting & Electrical	(8,647.79)	(8,647.79)	0.00
301640 Monument	12,917.00	11,667.00	1,250.00
301700 Painting	449,172.00	432,547.00	16,625.00

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Balance Sheet

Posted 05/25/2025

	05/2025	04/2025	Net Change
Liabilities & Equity			
<u>Reserve Equity</u>			
302280 Settlement Funds - Golf Course	70,890.39	70,890.39	0.00
<u>Total Reserve Equity</u>	3,337,743.53	3,277,036.96	60,706.57
<u>Total Liabilities & Equity</u>	4,430,177.65	4,306,454.98	123,722.67

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Budget Comparison

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Current Month Operating				Year to Date Operating			
Actual	Budget	\$ Var		Actual	Budget	\$ Var	Annual
Income							
<u>Assessment</u>							
220,806.00	220,806.00	0.00	502000 Assessment Income	1,104,030.00	1,104,030.00	0.00	2,649,672.00
24,360.00	24,360.00	0.00	502040 Apartment Assessments	121,800.00	121,800.00	0.00	292,320.00
<u>245,166.00</u>	<u>245,166.00</u>	<u>0.00</u>	TOTAL Assessment	<u>1,225,830.00</u>	<u>1,225,830.00</u>	<u>0.00</u>	<u>2,941,992.00</u>
<u>Other Income</u>							
10.00	0.00	10.00	502200 Unrefundable	613.00	0.00	613.00	0.00
0.00	0.00	0.00	502720 Late Charges	(45.00)	0.00	(45.00)	0.00
700.00	0.00	700.00	502730 Fines	4,025.00	0.00	4,025.00	0.00
1,522.67	850.00	672.67	502980 Collection Reimbursement	9,677.81	4,250.00	5,427.81	10,200.00
715.41	800.00	(84.59)	511000 Interest Income	8,032.21	4,000.00	4,032.21	9,600.00
<u>2,948.08</u>	<u>1,650.00</u>	<u>1,298.08</u>	TOTAL Other Income	<u>22,303.02</u>	<u>8,250.00</u>	<u>14,053.02</u>	<u>19,800.00</u>
<u>248,114.08</u>	<u>246,816.00</u>	<u>1,298.08</u>	TOTAL Income	<u>1,248,133.02</u>	<u>1,234,080.00</u>	<u>14,053.02</u>	<u>2,961,792.00</u>
Expense							
<u>03 Utilities</u>							
0.00	83.00	83.00	620000 Electricity	309.40	419.00	109.60	1,000.00
731.28	731.00	(0.28)	621200 Water	94,478.05	139,619.00	45,140.95	416,672.00
<u>731.28</u>	<u>814.00</u>	<u>82.72</u>	TOTAL 03 Utilities	<u>94,787.45</u>	<u>140,038.00</u>	<u>45,250.55</u>	<u>417,672.00</u>
<u>04 Common Area Maintenance</u>							
1,411.99	5,167.00	3,755.01	634000 Repairs & Maintenance	18,434.53	25,835.00	7,400.47	62,004.00
821.50	1,125.00	303.50	637000 Pest Control	4,342.50	5,625.00	1,282.50	13,500.00
<u>2,233.49</u>	<u>6,292.00</u>	<u>4,058.51</u>	TOTAL 04 Common Area Maintenance	<u>22,777.03</u>	<u>31,460.00</u>	<u>8,682.97</u>	<u>75,504.00</u>
<u>05 Landscaping</u>							
0.00	0.00	0.00	628050 Prior Year Tree Expense	49,654.93	0.00	(49,654.93)	0.00
76,650.00	76,650.00	0.00	639000 Landscaping	383,250.00	383,250.00	0.00	919,800.00
2,200.00	2,200.00	0.00	639200 Tree Service	125,154.84	125,155.00	0.16	204,000.00

Carmel Mountain Ranch RCA Budget Comparison

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Current Month Operating			Year to Date Operating				
Actual	Budget	\$ Var		Actual	Budget	\$ Var	Annual
4,438.04	5,500.00	1,061.96	639300 Sprinklers	17,242.78	27,500.00	10,257.22	66,000.00
0.00	0.00	0.00	639350 Brush Control	0.00	0.00	0.00	69,000.00
0.00	6,250.00	6,250.00	639500 Landscape Replacement	(2,194.00)	31,250.00	33,444.00	75,000.00
83,288.04	90,600.00	7,311.96	TOTAL 05 Landscaping	573,108.55	567,155.00	(5,953.55)	1,333,800.00
<u>11 Administration</u>							
15,988.73	10,506.00	(5,482.73)	650000 Administrative Expenses	49,939.12	52,537.00	2,597.88	126,079.00
0.00	0.00	0.00	650750 Web Page	0.00	0.00	0.00	300.00
605.00	605.00	0.00	651000 Professional Fees	2,055.00	2,055.00	0.00	4,200.00
58.54	0.00	(58.54)	651525 Bank Charges	292.48	0.00	(292.48)	0.00
0.00	300.00	300.00	651700 Bad Debt Expense	465.00	1,500.00	1,035.00	3,600.00
0.00	0.00	0.00	651720 Fine Write-Off	750.00	0.00	(750.00)	0.00
935.50	2,333.00	1,397.50	651750 Legal Fees	8,482.65	11,669.00	3,186.35	28,000.00
1,522.67	1,083.00	(439.67)	651800 Collection Expense	9,677.81	5,419.00	(4,258.81)	13,000.00
0.00	0.00	0.00	654000 Insurance	0.00	0.00	0.00	70,000.00
0.00	0.00	0.00	658500 Income Taxes	17,631.00	0.00	(17,631.00)	0.00
17,845.00	17,845.00	0.00	661000 Property Management	89,222.00	89,222.00	0.00	214,137.00
36,955.44	32,672.00	(4,283.44)	TOTAL 11 Administration	178,515.06	162,402.00	(16,113.06)	459,316.00
<u>50 Reserve Contributions</u>							
9,667.00	9,667.00	0.00	900400 Contingency	48,331.00	48,331.00	0.00	116,000.00
13,333.00	13,333.00	0.00	900920 Fences & Walls	66,669.00	66,669.00	0.00	160,000.00
7,083.00	7,083.00	0.00	901330 Irrigation	35,419.00	35,419.00	0.00	85,000.00
8,333.00	8,333.00	0.00	901490 Landscaping	41,669.00	41,669.00	0.00	100,000.00
1,250.00	1,250.00	0.00	901640 Monument	6,250.00	6,250.00	0.00	15,000.00
16,625.00	16,625.00	0.00	901700 Painting	83,125.00	83,125.00	0.00	199,500.00
56,291.00	56,291.00	0.00	TOTAL 50 Reserve Contributions	281,463.00	281,463.00	0.00	675,500.00
179,499.25	186,669.00	7,169.75	TOTAL Expense	1,150,651.09	1,182,518.00	31,866.91	2,961,792.00

Carmel Mountain Ranch RCA
Budget Comparison

Posted 4/26/2025 To 5/25/2025 11:59:00 PM

Current Month Operating				Year to Date Operating			
Actual	Budget	\$ Var		Actual	Budget	\$ Var	Annual
<u>68,614.83</u>	<u>60,147.00</u>	<u>8,467.83</u>	Net Income/(Loss)	<u>97,481.93</u>	<u>51,562.00</u>	<u>45,919.93</u>	<u>0.00</u>