# Caughlin Ranch Homeowners Association

| | | Operating | Reserve | Total |
|---|---|---|---|---|
| **Assets** | | | | |
| Cash | | | | |
| 1011 | First Citizens Bank - Operating | 64,186.25 | | 64,186.25 |
| 1013 | First Citizens Bank - OP Swee | 853,686.20 | | 853,686.20 |
| 1299 | Petty Cash | 500.00 | | 500.00 |
| 1217 | First Citizens Bank - WC Swee | | 186,600.87 | 186,600.87 |
| 1225 | Charles Schwab-CRHA Reser | | 358,030.50 | 358,030.50 |
| 1230 | Charles Schwab-CCRK Reser | | 152,535.12 | 152,535.12 |
| 1235 | Charles Schwab-Mtnshyre Res | | 260,597.74 | 260,597.74 |
| 1242 | FCB-CD x9694 | | 113,968.54 | 113,968.54 |
| 1243 | FCB-CD x9695 | | 113,968.54 | 113,968.54 |
| Total Cash | | 918,372.45 | 1,185,701.31 | 2,104,073.76 |
| Accounts Receivable | | | | |
| 1310 | Accounts Receivable | 48,481.13 | | 48,481.13 |
| 1311 | Allowance for Bad Debt | (23,475.12) | | (23,475.12) |
| Total Accounts Receivable | | 25,006.01 | | 25,006.01 |
| Fixed Assets | | | | |
| 1410 | Land | 2,723.78 | | 2,723.78 |
| 1420 | Building - 1050 CC | 94,156.93 | | 94,156.93 |
| 1422 | Building/Improvements 1070C | 406,948.52 | | 406,948.52 |
| 1423 | Land - 1070 CC | 210,950.82 | | 210,950.82 |
| 1430 | Equipment - L & M | 583,162.40 | | 583,162.40 |
| 1431 | Equipment - Office | 136,930.23 | | 136,930.23 |
| 1450 | Park Improvements | 283,860.99 | | 283,860.99 |
| 1480 | Accumulated Depreciation | (823,188.45) | | (823,188.45) |
| Total Fixed Assets | | 895,545.22 | | 895,545.22 |
| Other Assets | | | | |
| 1313 | Accrued Interest Receivable | | 7,324.64 | 7,324.64 |
| 1315 | Other Receivable | 689.05 | | 689.05 |
| 1316 | Contract Services Receivable | 1,998.15 | | 1,998.15 |
| 1320 | Prepaid Insurance | 23,015.33 | | 23,015.33 |
| 1325 | Prepaid Work Comp | 2,190.00 | | 2,190.00 |
| 1350 | Due from Reserves | 1,892.67 | | 1,892.67 |
| 1360 | Prepaid Expenses | | | |
| Total Other Assets | | 29,785.20 | 7,324.64 | 37,109.84 |
| *Total Assets* | | *1,868,708.88* | *1,193,025.95* | *3,061,734.83* |
| **Liabilities & Equity** | | | | |
| Liability | | | | |
| 2220 | Prepaid Member Assessments | 392,503.77 | | 392,503.77 |
| 2221 | Prepaid Commercial Assessm | 44,481.76 | | 44,481.76 |
| 2240 | Accounts Payable | 80,226.09 | | 80,226.09 |
| 2245 | Member Security Deposits | 74,000.00 | | 74,000.00 |
| 2270 | Due To Operating | | 1,892.67 | 1,892.67 |
| 2410 | Accrued Wages | 67,901.51 | | 67,901.51 |
| 2450 | Accrued Expenses | 9,010.38 | | 9,010.38 |
| 2460 | Unclaimed Property | 3,935.21 | | 3,935.21 |

# Caughlin Ranch Homeowners Association

| | | Operating | Reserve | Total |
|---|---|---|---|---|
| **Liabilities & Equity** | | | | |
| Liability | | | | |
| 2900 | First Citizens Bank-Loan 1070 | 103,102.72 | | 103,102.72 |
| Total Liability | | 775,161.44 | 1,892.67 | 777,054.11 |
| Equity | | | | |
| 2720 | Members Equity-Operating. | 981,512.05 | | 981,512.05 |
| 2730 | Members Equity-Reserves. | | 924,606.87 | 924,606.87 |
| | Net Income/Loss | 112,035.39 | 266,526.41 | 378,561.80 |
| Total Equity | | 1,093,547.44 | 1,191,133.28 | 2,284,680.72 |
| *Total Liabilities & Equity* | | *1,868,708.88* | *1,193,025.95* | *3,061,734.83* |

# Caughlin Ranch Homeowners Association
## Statement of Revenues and Expenses
Period 9/1/2025 To 9/30/2025 11:59:00 PM

| | Current Period Operating | | | Year to Date Operating | | | |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | $ Var | Actual | Budget | $ Var | Annual |
| **Income** | | | | | | | |
| **Assessment Revenue** | | | | | | | |
| 3110 Member Assessments | 272,398.17 | 272,397.00 | 1.17 | 2,451,583.67 | 2,451,573.00 | 10.67 | 3,268,769.00 |
| 3115 Commercial Assessment | 16,775.79 | 16,789.00 | (13.21) | 150,982.06 | 151,101.00 | (118.94) | 201,473.00 |
| TOTAL Assessment Revenu | 289,173.96 | 289,186.00 | (12.04) | 2,602,565.73 | 2,602,674.00 | (108.27) | 3,470,242.00 |
| **Other Revenue** | | | | | | | |
| 3150 Transfer Fees | 1,400.00 | 1,667.00 | (267.00) | 12,600.00 | 15,003.00 | (2,403.00) | 20,000.00 |
| 3160 Resale/Demand/Set-up F | 1,964.94 | 2,083.00 | (118.06) | 17,861.77 | 18,747.00 | (885.23) | 25,000.00 |
| 3310 Other income | 997.79 | 633.00 | 364.79 | 17,426.59 | 5,697.00 | 11,729.59 | 7,600.00 |
| 3311 Village Green Park Fee | (200.00) | 500.00 | (700.00) | 2,100.00 | 3,600.00 | (1,500.00) | 4,000.00 |
| 3313 Violation Fines/Penalties | 3,800.00 | 250.00 | 3,550.00 | 24,100.00 | 2,250.00 | 21,850.00 | 3,000.00 |
| 3315 Architectural Control | 299.99 | 300.00 | (0.01) | 3,399.99 | 3,800.00 | (400.01) | 5,000.00 |
| 3316 Late Payment - Int. Char | 704.56 | 225.00 | 479.56 | 8,556.50 | 2,025.00 | 6,531.50 | 2,700.00 |
| 3410 Late Payment - Late Cha | 743.79 | 1,583.00 | (839.21) | 16,717.79 | 14,247.00 | 2,470.79 | 19,000.00 |
| 3417 Interest Income | 323.94 | 208.00 | 115.94 | 5,055.47 | 1,872.00 | 3,183.47 | 2,500.00 |
| 3419 Legal Judgments | 24,954.15 | 0.00 | 24,954.15 | 24,954.15 | 0.00 | 24,954.15 | 0.00 |
| 3424 Landscape Contract Svc | 6,696.31 | 6,697.00 | (0.69) | 58,786.03 | 55,582.00 | 3,204.03 | 75,000.00 |
| 3590-1 CRHA Reserve Transfer | 0.00 | 0.00 | 0.00 | (251,538.75) | (251,538.75) | 0.00 | (335,385.00) |
| 3591-1 Mountainshyre Res. Trar | 0.00 | 0.00 | 0.00 | (16,622.25) | (16,622.25) | 0.00 | (22,163.00) |
| 3592-1 Caughlin Creek Res. Tra | 0.00 | 0.00 | 0.00 | (50,396.25) | (50,396.25) | 0.00 | (67,195.00) |
| 3595 Whispering Canyon - Re | 0.00 | 0.00 | 0.00 | (30,200.25) | (30,200.25) | 0.00 | (40,267.00) |
| TOTAL Other Revenue | 41,685.47 | 14,146.00 | 27,539.47 | (157,199.21) | (225,934.50) | 68,735.29 | (301,210.00) |
| TOTAL Income | 330,859.43 | 303,332.00 | 27,527.43 | 2,445,366.52 | 2,376,739.50 | 68,627.02 | 3,169,032.00 |
| **Expense** | | | | | | | |
| **Operating Expense** | | | | | | | |
| 4126 Computer Services | 4,015.06 | 3,000.00 | (1,015.06) | 36,150.04 | 34,500.00 | (1,650.04) | 46,000.00 |
| 4127 CAI LAC Lobbyist | 0.00 | 0.00 | 0.00 | 2,263.00 | 2,263.00 | 0.00 | 2,263.00 |
| 4128 Gate Remotes | 0.00 | 0.00 | 0.00 | 1,252.52 | 1,500.00 | 247.48 | 1,500.00 |
| 4129 1070 CC - Principal | 2,829.30 | 2,812.00 | (17.30) | 25,396.99 | 25,308.00 | (88.99) | 33,744.00 |
| 4129-1 1070 CC Loan Interest | 278.49 | 296.00 | 17.51 | 2,799.80 | 2,664.00 | (135.80) | 3,553.00 |
| 4130 Office supplies/equip. | 4,807.08 | 4,400.00 | (407.08) | 33,289.89 | 39,600.00 | 6,310.11 | 51,000.00 |
| 4131 Ombudsman | 0.00 | 0.00 | 0.00 | 9,643.25 | 9,618.00 | (25.25) | 9,618.00 |
| 4132 Election for Board | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 5,000.00 |
| 4133 Postage | 480.88 | 710.00 | 229.12 | 4,601.46 | 4,750.00 | 148.54 | 20,000.00 |
| 4135 Printing & Mailings | 1,482.15 | 500.00 | (982.15) | 5,387.80 | 4,400.00 | (987.80) | 27,000.00 |
| 4201 Legal Projects | 0.00 | 800.00 | 800.00 | 2,583.78 | 7,550.00 | 4,966.22 | 10,000.00 |
| 4202 Legal - Collection procee | 4,252.53 | 0.00 | (4,252.53) | 29,121.24 | 0.00 | (29,121.24) | 0.00 |
| 4300 Legal | 725.00 | 4,167.00 | 3,442.00 | 54,121.73 | 37,503.00 | (16,618.73) | 50,000.00 |
| 4301 Accounting | 500.00 | 1,500.00 | 1,000.00 | 15,875.00 | 18,450.00 | 2,575.00 | 20,000.00 |
| 4302 Outside Consulting | 160.00 | 417.00 | 257.00 | 560.00 | 3,753.00 | 3,193.00 | 5,000.00 |
| 4303 Fire Prevention Project | 0.00 | 0.00 | 0.00 | 570.00 | 0.00 | (570.00) | 0.00 |
| 4305 Bad Debt | (29,909.10) | 0.00 | 29,909.10 | (29,909.10) | 0.00 | 29,909.10 | 3,000.00 |
| 4308 Mgmt. Services Insuranc | 138.00 | 138.00 | 0.00 | 1,213.00 | 1,242.00 | 29.00 | 1,656.00 |

| | Current Period Operating | | | Year to Date Operating | | | |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | $ Var | Actual | Budget | $ Var | Annual |
| 4309 Landscape Services Insu | 286.00 | 286.00 | 0.00 | 2,574.00 | 2,574.00 | 0.00 | 3,432.00 |
| 4310 Liability Insurance | 8,942.66 | 10,204.00 | 1,261.34 | 90,344.54 | 91,836.00 | 1,491.46 | 122,453.00 |
| 4320 Taxes, Licenses & Fees | 5,256.04 | 13,042.00 | 7,785.96 | 28,606.72 | 54,410.00 | 25,803.28 | 68,751.00 |
| 4320-1 Federal Income Tax | 0.00 | 0.00 | 0.00 | 452.00 | 9,000.00 | 8,548.00 | 9,000.00 |
| 4335 Community Activities | 217.07 | 200.00 | (17.07) | 28,593.11 | 26,300.00 | (2,293.11) | 35,000.00 |
| 4360 Alarm Monitoring | 290.20 | 500.00 | 209.80 | 1,468.22 | 1,500.00 | 31.78 | 2,000.00 |
| 4361 Patrol Service | 4,068.28 | 7,500.00 | 3,431.72 | 50,708.40 | 57,500.00 | 6,791.60 | 75,500.00 |
| 4373 Landscape Contract Svc | 0.00 | 250.00 | 250.00 | 1,149.76 | 2,000.00 | 850.24 | 2,000.00 |
| 4640 Caughlin Xing CAM Fee | 0.00 | 0.00 | 0.00 | 9,876.51 | 7,837.50 | (2,039.01) | 10,450.00 |
| 4780 Steamboat Ditch Maint. | 0.00 | 0.00 | 0.00 | 14,905.25 | 15,000.00 | 94.75 | 15,000.00 |
| 5000 ACC | 820.55 | 833.00 | 12.45 | 8,780.79 | 7,497.00 | (1,283.79) | 10,000.00 |
| TOTAL Operating Expense | 9,640.19 | 51,555.00 | 41,914.81 | 432,379.70 | 468,555.50 | 36,175.80 | 642,920.00 |
| **Payroll** | | | | | | | |
| 4104 Office Temp | 0.00 | 0.00 | 0.00 | 6,596.80 | 0.00 | (6,596.80) | 0.00 |
| 4106 Salaries & Wages - Adm | 28,487.80 | 29,487.00 | 999.20 | 279,564.79 | 294,869.00 | 15,304.21 | 383,330.00 |
| 4110 Payroll Taxes - Admin. | 2,541.05 | 3,049.00 | 507.95 | 32,308.28 | 30,489.00 | (1,819.28) | 42,219.00 |
| 4111 Group Med. Ins. - Admin | 3,525.84 | 6,394.00 | 2,868.16 | 40,971.91 | 57,546.00 | 16,574.09 | 76,728.00 |
| 4112 Simple IRA-Admin. | 720.22 | 885.00 | 164.78 | 8,211.27 | 8,849.00 | 637.73 | 12,250.00 |
| 4113 Workers Comp. - Admin. | 0.00 | 150.00 | 150.00 | 1,669.00 | 2,132.00 | 463.00 | 2,282.00 |
| 4114 Continuing Education-Ad | 38.00 | 250.00 | 212.00 | 2,282.03 | 5,850.00 | 3,567.97 | 6,000.00 |
| 4115 Staff Incentive - Admin. | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 25,000.00 |
| 4402 Salaries & Wages - L & M | 40,495.96 | 40,838.00 | 342.04 | 406,350.14 | 408,383.00 | 2,032.86 | 530,897.00 |
| 4409 Seasonal Wages - L & M | 52,037.27 | 64,877.00 | 12,839.73 | 340,932.45 | 405,482.00 | 64,549.55 | 530,897.00 |
| 4410 Group Med. Ins. - L & M | 8,522.10 | 10,454.00 | 1,931.90 | 75,631.44 | 94,086.00 | 18,454.56 | 125,447.00 |
| 4411 Payroll Taxes - L & M | 10,461.75 | 12,359.00 | 1,897.25 | 92,537.37 | 95,145.00 | 2,607.63 | 125,662.00 |
| 4412 Simple IRA - L & M | 908.31 | 1,225.00 | 316.69 | 9,171.13 | 12,042.00 | 2,870.87 | 16,467.00 |
| 4413 Staff Incentive - L & M | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 18,000.00 |
| 4414 Workers Comp. - L & M | 0.00 | 1,810.00 | 1,810.00 | 11,126.65 | 16,004.00 | 4,877.35 | 21,173.00 |
| 4415 Continuing Education-L & | 0.00 | 300.00 | 300.00 | 100.00 | 2,600.00 | 2,500.00 | 3,500.00 |
| TOTAL Payroll | 147,738.30 | 172,078.00 | 24,339.70 | 1,307,453.26 | 1,433,477.00 | 126,023.74 | 1,919,852.00 |
| **Repairs and Maintenance** | | | | | | | |
| 4142 Entrance Gate Repairs | 0.00 | 500.00 | 500.00 | 3,184.41 | 4,500.00 | 1,315.59 | 6,000.00 |
| 4143 Cameras & Repairs & Ma | 0.00 | 0.00 | 0.00 | 605.00 | 0.00 | (605.00) | 0.00 |
| 4500 Materials/Supplies | 5,717.44 | 1,000.00 | (4,717.44) | 33,967.62 | 30,000.00 | (3,967.62) | 35,000.00 |
| 4501 Vandalism | 0.00 | 300.00 | 300.00 | 0.00 | 1,500.00 | 1,500.00 | 1,500.00 |
| 4502 Snow Removal | 0.00 | 0.00 | 0.00 | 0.00 | 1,500.00 | 1,500.00 | 3,000.00 |
| 4503 Portable Restroom Facili | 1,700.00 | 1,400.00 | (300.00) | 13,175.70 | 11,250.00 | (1,925.70) | 15,000.00 |
| 4510 Chemicals/Fertilizers | 0.00 | 4,000.00 | 4,000.00 | 14,177.18 | 19,800.00 | 5,622.82 | 20,000.00 |
| 4520 Irrigation Repairs | 2,349.37 | 3,600.00 | 1,250.63 | 28,812.50 | 28,600.00 | (212.50) | 32,000.00 |
| 4530 Plant Material/Replacem | 0.00 | 5,000.00 | 5,000.00 | 32,304.76 | 30,000.00 | (2,304.76) | 30,000.00 |
| 4535 Sod & Seed | 517.63 | 0.00 | (517.63) | 3,491.40 | 4,000.00 | 508.60 | 8,000.00 |
| 4537 Tree Removal/Pruning | 4,500.00 | 500.00 | (4,000.00) | 23,425.00 | 4,000.00 | (19,425.00) | 10,000.00 |
| 4560 Fuel & Oil | 2,833.61 | 3,200.00 | 366.39 | 24,945.64 | 26,800.00 | 1,854.36 | 35,000.00 |
| 4570 Weed Abatement | 0.00 | 0.00 | 0.00 | 63,500.00 | 65,000.00 | 1,500.00 | 65,000.00 |

# Caughlin Ranch Homeowners Association
## Statement of Revenues and Expenses
Period 9/1/2025 To 9/30/2025 11:59:00 PM

| | | Current Period Operating | | | Year to Date Operating | | | |
|---|---|---|---|---|---|---|---|---|
| | | Actual | Budget | $ Var | Actual | Budget | $ Var | Annual |
| 4620 | Miscellaneous | 0.00 | 417.00 | 417.00 | 2,329.25 | 3,753.00 | 1,423.75 | 5,000.00 |
| 4625 | Misc. Property Repairs | 0.00 | 417.00 | 417.00 | 425.00 | 3,753.00 | 3,328.00 | 5,000.00 |
| 4630 | Trash Hauling | 1,574.48 | 2,900.00 | 1,325.52 | 16,533.53 | 20,200.00 | 3,666.47 | 25,000.00 |
| 4705 | Small Equipment | 2,213.24 | 500.00 | (1,713.24) | 9,210.99 | 6,500.00 | (2,710.99) | 7,000.00 |
| 4706 | L&M Phones | 0.00 | 0.00 | 0.00 | 59.98 | 0.00 | (59.98) | 0.00 |
| 4710 | Equipment Maintenance | 3,229.89 | 1,500.00 | (1,729.89) | 55,356.58 | 42,320.00 | (13,036.58) | 45,000.00 |
| 4730 | Equipment Rental | 0.00 | 125.00 | 125.00 | 830.75 | 1,125.00 | 294.25 | 1,500.00 |
| 4760 | Sign Maintenance/Lights | 0.00 | 333.00 | 333.00 | 1,375.94 | 2,997.00 | 1,621.06 | 4,000.00 |
| 4790 | Uniforms | 0.00 | 0.00 | 0.00 | 6,854.25 | 15,000.00 | 8,145.75 | 15,000.00 |
| TOTAL Repairs and Mainter | | 24,635.66 | 25,692.00 | 1,056.34 | 334,565.48 | 322,598.00 | (11,967.48) | 368,000.00 |
| **Utilities** | | | | | | | | |
| 4140 | Telephone | 306.94 | 808.00 | 501.06 | 6,056.70 | 7,272.00 | 1,215.30 | 9,700.00 |
| 4141 | Entrance Gates Telephoı | 584.96 | 580.00 | (4.96) | 5,084.48 | 5,220.00 | 135.52 | 6,960.00 |
| 4540 | Irrigation | 44,899.86 | 30,000.00 | (14,899.86) | 210,022.92 | 156,300.00 | (53,722.92) | 205,000.00 |
| 4550 | Utilities | 4,283.12 | 4,083.00 | (200.12) | 34,598.70 | 36,747.00 | 2,148.30 | 49,000.00 |
| 4551 | Street Lights | 349.71 | 375.00 | 25.29 | 3,225.33 | 3,375.00 | 149.67 | 4,500.00 |
| 4750 | Caughlin Creek Irrig. Rei | 0.00 | 0.00 | 0.00 | (55.44) | 0.00 | 55.44 | 2,300.00 |
| TOTAL Utilities | | 50,424.59 | 35,846.00 | (14,578.59) | 258,932.69 | 208,914.00 | (50,018.69) | 277,460.00 |
| TOTAL Expense | | 232,438.74 | 285,171.00 | 52,732.26 | 2,333,331.13 | 2,433,544.50 | 100,213.37 | 3,208,232.00 |
| Excess Revenue / Expense | | 98,420.69 | 18,161.00 | 80,259.69 | 112,035.39 | (56,805.00) | 168,840.39 | (39,200.00) |

| | Current Period Reserve | | | Year to Date Reserve | | | |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | $ Var | Actual | Budget | $ Var | Annual |
| **Income** | | | | | | | |
| **Other Revenue** | | | | | | | |
| 3200 Insurance Claim Revenu | 0.00 | 0.00 | 0.00 | 5,595.76 | 0.00 | 5,595.76 | 0.00 |
| TOTAL Other Revenue | 0.00 | 0.00 | 0.00 | 5,595.76 | 0.00 | 5,595.76 | 0.00 |
| **Reserve** | | | | | | | |
| 7105 Caughlin Creek Res. Tra | 0.00 | 0.00 | 0.00 | 50,396.25 | 50,396.25 | 0.00 | 67,195.00 |
| 7120 Mountainshyre Res. Trar | 0.00 | 0.00 | 0.00 | 16,622.25 | 16,622.25 | 0.00 | 22,163.00 |
| 7130 CRHA Reserve Transfer | 0.00 | 0.00 | 0.00 | 251,538.75 | 251,538.75 | 0.00 | 335,385.00 |
| 7175 Whispering Canyon - Re | 0.00 | 0.00 | 0.00 | 30,200.25 | 30,200.25 | 0.00 | 40,267.00 |
| 7900 Int. - Caughlin Creek Res | 351.66 | 125.00 | 226.66 | 1,122.63 | 1,125.00 | (2.37) | 1,500.00 |
| 7910 Int. - Mountainshyre Res | 700.28 | 58.00 | 642.28 | 4,300.66 | 522.00 | 3,778.66 | 700.00 |
| 7920 Interest - CRHA Reserve | 1,343.19 | 300.00 | 1,043.19 | 8,662.22 | 2,700.00 | 5,962.22 | 3,600.00 |
| 7960 Whispering Canyon Inter | 33.70 | 56.00 | (22.30) | 337.63 | 504.00 | (166.37) | 675.00 |
| TOTAL Reserve | 2,428.83 | 539.00 | 1,889.83 | 363,180.64 | 353,608.50 | 9,572.14 | 471,485.00 |
| TOTAL Income | 2,428.83 | 539.00 | 1,889.83 | 368,776.40 | 353,608.50 | 15,167.90 | 471,485.00 |
| **Expense** | | | | | | | |
| **Reserve** | | | | | | | |
| 8110 Equipment Maintenance | 0.00 | 1,062.00 | 1,062.00 | 3,634.22 | 9,558.00 | 5,923.78 | 12,746.00 |
| 8120 Equipment Acquisition | 0.00 | 11,958.00 | 11,958.00 | 10,557.67 | 107,622.00 | 97,064.33 | 143,495.00 |
| 8140 Trail Maintenance | 0.00 | 97,073.00 | 97,073.00 | 640.00 | 97,073.00 | 96,433.00 | 97,073.00 |
| 8150 Misc. Office Equipment | 1,892.67 | 5,600.00 | 3,707.33 | 4,492.21 | 50,000.00 | 45,507.79 | 66,529.00 |
| 8160 Sign Maintenance | 0.00 | 0.00 | 0.00 | 21,798.75 | 89,997.00 | 68,198.25 | 89,997.00 |
| 8190 1050 CC Maintenance Bl | 0.00 | 0.00 | 0.00 | 0.00 | 3,717.00 | 3,717.00 | 3,717.00 |
| 8191 Irrigation Comps/Pond/C | 0.00 | 4,134.00 | 4,134.00 | 1,171.89 | 14,134.00 | 12,962.11 | 14,134.00 |
| 8195 CRHA Reserve Update | 0.00 | 0.00 | 0.00 | 6,000.00 | 6,205.00 | 205.00 | 6,205.00 |
| 8197 CRHA Website Update | 0.00 | 0.00 | 0.00 | 0.00 | 13,461.00 | 13,461.00 | 13,461.00 |
| 8200 Park Replacements | 0.00 | 10,000.00 | 10,000.00 | 11,490.00 | 44,768.00 | 33,278.00 | 54,768.00 |
| 8201 CRHA Consulting/Engine | 0.00 | 0.00 | 0.00 | 400.00 | 0.00 | (400.00) | 0.00 |
| 8203 1070 CC Misc. R&M | 0.00 | 0.00 | 0.00 | 0.00 | 68,472.00 | 68,472.00 | 68,472.00 |
| 8220 CRHA Misc. Repair & Ma | 0.00 | 200.00 | 200.00 | 0.00 | 1,100.00 | 1,100.00 | 1,381.00 |
| 8223 Retaining/Rockery Wall I | 0.00 | 1,819.00 | 1,819.00 | 0.00 | 1,819.00 | 1,819.00 | 1,819.00 |
| 8230 CCRK/DCRK Road Main | 0.00 | 701.00 | 701.00 | 0.00 | 701.00 | 701.00 | 701.00 |
| 8232 CCRK/DCRK Pond R & I | 0.00 | 0.00 | 0.00 | 0.00 | 7,210.00 | 7,210.00 | 7,210.00 |
| 8233 CCRK/DCRK Misc. R & I | 0.00 | 0.00 | 0.00 | 1,118.29 | 8,974.00 | 7,855.71 | 8,974.00 |
| 8250 Mountainshyre Road Mai | 0.00 | 1,899.00 | 1,899.00 | 0.00 | 1,899.00 | 1,899.00 | 1,899.00 |
| 8262 Mountainshyre Res. Upd | 0.00 | 0.00 | 0.00 | 1,400.00 | 1,344.00 | (56.00) | 1,344.00 |
| 8263 Mountainshyre Misc. R & | 0.00 | 0.00 | 0.00 | 0.00 | 5,361.00 | 5,361.00 | 5,361.00 |
| 8264 Mtnshyre Concrete Repa | 0.00 | 3,648.00 | 3,648.00 | 0.00 | 3,648.00 | 3,648.00 | 3,648.00 |
| 8265 Mountainshyre Signage | 0.00 | 12,581.00 | 12,581.00 | 0.00 | 22,581.00 | 22,581.00 | 22,581.00 |
| 8270 CCRK/DCRK Gate Repa | 2,638.84 | 743.00 | (1,895.84) | 2,638.84 | 5,743.00 | 3,104.16 | 5,743.00 |
| 8274 CCRK/DCRK Res. Upda | 0.00 | 0.00 | 0.00 | 1,600.00 | 1,551.00 | (49.00) | 1,551.00 |
| 8276 CCRK/DCRK Consulting | 0.00 | 1,819.00 | 1,819.00 | 400.00 | 1,819.00 | 1,419.00 | 1,819.00 |
| 8290 Vehicle Acquisition/Repl | 0.00 | 0.00 | 0.00 | 33,508.12 | 52,390.00 | 18,881.88 | 52,390.00 |

# Caughlin Ranch Homeowners Association
## Statement of Revenues and Expenses
Period 9/1/2025 To 9/30/2025 11:59:00 PM

| | Current Period Reserve | | | Year to Date Reserve | | | |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | $ Var | Actual | Budget | $ Var | Annual |
| 8330 Whispering Canyon Res( | 0.00 | 0.00 | 0.00 | 1,400.00 | 0.00 | (1,400.00) | 0.00 |
| 8332 Whispering Canyon Reta | 0.00 | 2,303.00 | 2,303.00 | 0.00 | 2,303.00 | 2,303.00 | 2,303.00 |
| 8334 Whispering Canyon MIS( | 0.00 | 2,219.00 | 2,219.00 | 0.00 | 6,219.00 | 6,219.00 | 6,219.00 |
| TOTAL Reserve | 4,531.51 | 157,759.00 | 153,227.49 | 102,249.99 | 629,669.00 | 527,419.01 | 695,540.00 |
| TOTAL Expense | 4,531.51 | 157,759.00 | 153,227.49 | 102,249.99 | 629,669.00 | 527,419.01 | 695,540.00 |
| Excess Revenue / Expense | (2,102.68) | (157,220.00) | 155,117.32 | 266,526.41 | (276,060.50) | 542,586.91 | (224,055.00) |