

Balance Sheet
As of January 31, 2026

| | Jan 31, 26 | Jan 31, 25 | \$ Change |
|--|--------------------------|--------------------------|-------------------------|
| ASSETS | | | |
| Current Assets | | | |
| Checking/Savings | | | |
| Synovus - Cap. Acct. - 1501 | 27,038.02 | 17,034.78 | 10,003.24 |
| Synovus - Op.Acct. - 1800 | 32,903.98 | 35,689.53 | -2,785.55 |
| Synovus Road & Irr. Res.- 9803 | 14,962.16 | 10,971.69 | 3,990.47 |
| Total Checking/Savings | <u>74,904.16</u> | <u>63,696.00</u> | <u>11,208.16</u> |
| Other Current Assets | | | |
| Investment - US Treasuries | 107,994.61 | 107,632.62 | 361.99 |
| Total Other Current Assets | <u>107,994.61</u> | <u>107,632.62</u> | <u>361.99</u> |
| Total Current Assets | <u>182,898.77</u> | <u>171,328.62</u> | <u>11,570.15</u> |
| Fixed Assets | | | |
| Irrigation System | | | |
| Accumulated Depreciation | -139,000.00 | -139,000.00 | 0.00 |
| Irrigation System - Other | 139,000.00 | 139,000.00 | 0.00 |
| Total Irrigation System | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> |
| Total Fixed Assets | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> |
| TOTAL ASSETS | <u><u>182,898.77</u></u> | <u><u>171,328.62</u></u> | <u><u>11,570.15</u></u> |
| LIABILITIES & EQUITY | | | |
| Liabilities | | | |
| Current Liabilities | | | |
| Accounts Payable | | | |
| Accounts Payable | 4,655.00 | 4,787.00 | -132.00 |
| Total Accounts Payable | <u>4,655.00</u> | <u>4,787.00</u> | <u>-132.00</u> |
| Other Current Liabilities | | | |
| Prepaid Community Assessments | | | |
| Prepaid Quarterly Asscessments | 3,345.00 | 3,105.00 | 240.00 |
| Total Prepaid Community Assessments | <u>3,345.00</u> | <u>3,105.00</u> | <u>240.00</u> |
| Total Other Current Liabilities | <u>3,345.00</u> | <u>3,105.00</u> | <u>240.00</u> |
| Total Current Liabilities | <u>8,000.00</u> | <u>7,892.00</u> | <u>108.00</u> |
| Long Term Liabilities | | | |
| Reserves-Major Capital Repair | | | |
| Reserve for Irrigation System | 23,471.50 | 21,875.00 | 1,596.50 |
| Reserve for Road Maintenance | 90,000.17 | 78,788.17 | 11,212.00 |
| Total Reserves-Major Capital Repair | <u>113,471.67</u> | <u>100,663.17</u> | <u>12,808.50</u> |
| Total Long Term Liabilities | <u>113,471.67</u> | <u>100,663.17</u> | <u>12,808.50</u> |
| Total Liabilities | <u>121,471.67</u> | <u>108,555.17</u> | <u>12,916.50</u> |
| Equity | | | |
| Contributed Capital | 27,000.00 | 27,000.00 | 0.00 |
| Opening Balance Equity | 8,133.88 | 8,133.88 | 0.00 |
| Retained Earnings | -2,039.78 | 4,693.52 | -6,733.30 |
| Net Income | 28,333.00 | 22,946.05 | 5,386.95 |
| Total Equity | <u>61,427.10</u> | <u>62,773.45</u> | <u>-1,346.35</u> |
| TOTAL LIABILITIES & EQUITY | <u><u>182,898.77</u></u> | <u><u>171,328.62</u></u> | <u><u>11,570.15</u></u> |