

Traverse Mountain Master Association

Unaudited Balance Sheet as of 12/31/2025

Assets	Operating	Reserve	Community Activities	Capital Improvement	Total
Banking					
1001 - Cash	\$18,214.11				\$18,214.11
1110 - CABanc Business Checking	\$718,277.71	\$20,574.84	\$11,327.93	\$54,938.45	\$805,118.93
1120 - CABanc Payroll & Holding Account	\$31,012.89			(\$401.64)	\$30,611.25
1130 - CABanc Reserve Funds		\$316,157.22			\$316,157.22
1140 - CABanc Community Activities			\$36,312.22		\$36,312.22
1150 - CABanc Capital Improvement Funds				\$136,329.46	\$136,329.46
1160 - CABanc Escrow Holding Funds	\$18,713.21				\$18,713.21
1171 - CDARS Account 2462	\$202,079.94				\$202,079.94
1172 - CDARS Account 4155	\$329.85	\$125,970.12			\$126,299.97
1173 - CDARS Account 2844	\$204,181.52				\$204,181.52
1174 - CDARS Account 2895	\$1,643.78	\$125,969.67			\$127,613.45
1175 - CDARS Account 2339	\$204,362.33				\$204,362.33
1176 - CDARS Account 1162	\$1,756.32	\$125,970.13			\$127,726.45
1180 - Park Fund Holding Account	\$9,900.00			\$396,817.57	\$406,717.57
1190 - Pool/Clubhouse Bank Account	\$157,092.13				\$157,092.13
1230 - Brighton Bk Reserves		\$51,182.17			\$51,182.17
1250 - Brighton Bank Capital Improvement				\$203,993.52	\$203,993.52
Total Banking	\$1,567,563.79	\$765,824.15	\$47,640.15	\$791,677.36	\$3,172,705.45

**Accounts
Receivable**

1800 - Accounts Receivable	\$74,699.68	\$217.00		\$600.00	\$75,516.68
1810 - Owner Assessments Receivable	(\$728.00)				(\$728.00)
1811 - Bad Debt Allowance	(\$28,845.62)				(\$28,845.62)

Total Accounts Receivable	\$45,126.06	\$217.00	\$0.00	\$600.00	\$45,943.06
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Physical Property

1651 - Computers/screens	\$102,893.86				\$102,893.86
1652 - Chairs/desks	\$306.45				\$306.45
1661 - Mowers	\$13,111.40				\$13,111.40
1662 - Weedeaters	\$3,691.65				\$3,691.65
1663 - Snow Blowers	\$13,016.93				\$13,016.93
1664 - Rakes, Shovels, Etc	\$686.64				\$686.64
1665 - Accum Depreciation Equipment	\$1,571.92				\$1,571.92
1666 - Chain Saws	\$1,366.09				\$1,366.09
1667 - Trailer	\$10,417.42				\$10,417.42
1668 - Edgers	\$3,158.71				\$3,158.71
1669 - Kubota Tractor	\$14,755.00				\$14,755.00
1670 - Generator	\$782.45				\$782.45
1671 - 250 EFI Welder	\$5,790.37				\$5,790.37
1672 - Aerators	\$5,123.73				\$5,123.73
1673 - Dump Trailer	\$9,254.38				\$9,254.38
1674 - SNOX Spreader	\$2,187.88				\$2,187.88
1675 - Hedge trimmers	\$1,256.06				\$1,256.06
1676 - 40 ft container	\$3,308.12				\$3,308.12
1682 - 2006 F150	\$20,844.40				\$20,844.40
1683 - 2008 Toyota Tundra	\$20,518.00				\$20,518.00
1685 - 2012 Ram2500 FlatBed	\$13,839.70				\$13,839.70
1686 - 2009 Dodge 2500	\$11,642.71				\$11,642.71

1687 - 2004 Dodge 3500 crew	\$3,953.65				\$3,953.65
1688 - 1987 Nissan Truck	(\$250.00)				(\$250.00)
1689 - 2018 John Deere ATV	\$27,045.01				\$27,045.01
1690 - 2020 Chevrolet Trax	\$20,101.86				\$20,101.86
1691 - 2022 Chev Colorado	\$26,516.32				\$26,516.32
1692 - 2018 Chev 2500 Fltbd	\$37,926.97				\$37,926.97
1693 - 2017 Chev 2500HD	\$34,295.91				\$34,295.91
1750 - Accumulate Depreciation-Office Equipment	(\$68,527.00)				(\$68,527.00)
1760 - Accumulated Depreciation-Maint Equipment	(\$33,896.00)				(\$33,896.00)
1770 - Accumulated Depreciation-Vehicles	(\$35,215.00)				(\$35,215.00)
Total Physical Property	\$271,475.59	\$0.00	\$0.00	\$0.00	\$271,475.59
Total Assets	\$1,884,165.44	\$766,041.15	\$47,640.15	\$792,277.36	\$3,490,124.10
Liabilities / Equity	Operating	Reserve	Community Activities	Capital Improvement	Total
Payables					
2000 - Accounts Payable	\$142,287.52			\$4,088.10	\$146,375.62
Total Payables	\$142,287.52	\$0.00	\$0.00	\$4,088.10	\$146,375.62
Prepaid Assessments					
2050 - Prepaid Assessments	\$105,814.71				\$105,814.71
Total Prepaid Assessments	\$105,814.71	\$0.00	\$0.00	\$0.00	\$105,814.71
Other Current Liabilities					

2060 - Deposits Refundable	\$285,000.00				\$285,000.00
2065 - Clubhouse holding	(\$209,379.39)			(\$75.00)	(\$209,454.39)
2080 - Park Fee Holding account	\$22,500.00				\$22,500.00
2480 - Owner Refunds	(\$906.00)				(\$906.00)
2520 - Arch Review Fee MHD	\$9,750.00				\$9,750.00
Total Other Current Liabilities	\$106,964.61	\$0.00	\$0.00	(\$75.00)	\$106,889.61
Notes Payable					
2530 - Note Brighton Bank	\$293,686.17				\$293,686.17
Total Notes Payable	\$293,686.17	\$0.00	\$0.00	\$0.00	\$293,686.17
Fund Balances					
3020 - Reserve Outflow	(\$604.95)				(\$604.95)
3900 - Retained Earnings	\$1,676,913.94				\$1,676,913.94
3950 - Net Income	\$1,154,762.02	(\$32,060.94)	(\$28,988.70)	\$67,336.62	\$1,161,049.00
Total Fund Balances	\$2,831,071.01	(\$32,060.94)	(\$28,988.70)	\$67,336.62	\$2,837,357.99
Total Liabilities / Equity	\$3,479,824.02	(\$32,060.94)	(\$28,988.70)	\$71,349.72	\$3,490,124.10