TOC FACILITIES, LLC
BALANCE SHEET - INCOME TAX BASIS
DECEMBER 31, 2025 and 2024

ASSETS

	2025	2024
CURRENT ASSETS		
Cash and Cash Equivalents	$ 238,862	$ 279,892
Accounts Receivable, Net of Allowance	6,999	5,795
Federal Tax Refund Receivable	-	13,183
Total Current Assets	245,861	298,870
PROPERTY AND EQUIPMENT		
Land	1,158	1,158
Clubhouse Improvements	376,356	376,356
Marina Improvements	487,846	79,824
Improvements in Progress	7,891	321,344
Less: Accumulated Depreciation	(230,128)	(198,507)
Total Property and Equipment, Net of Accumulated Depreciation	643,123	580,175
OTHER ASSETS		
Contributed Facilities	848,000	848,000
Utility Deposit	1,485	1,485
Organizational Costs, Net of Accumulated Amortization	12,156	13,573
Total Other Assets	861,641	863,058
TOTAL ASSETS	$ 1,750,625	$ 1,742,103

LIABILITIES AND OWNERS' EQUITY

TOTAL LIABILITIES		
Community Member Loans	$ 292,387	$ 380,310
Income Tax Payable	15,048	3,444
Total Liabilities	307,435	383,754
OWNERS' EQUITY		
Additional Paid In Capital	1,348,100	1,348,100
Retained Earnings	95,090	10,249
Total Owners' Equity	1,443,190	1,358,349
TOTAL LIABILITIES AND OWNERS' EQUITY	$ 1,750,625	$ 1,742,103

No Assurance Provided

TOC FACILITIES, LLC
PROFIT AND LOSS STATEMENT - INCOME TAX BASIS
YEARS ENDED DECEMBER 31, 2025 and 2024

	2025	2024
REVENUES		
Assessment Income	$ 160,429	$ 112,506
Marina Income	108,033	77,059
Pool Income	3,300	10,420
Other Income	4,774	-
Interest Income	3,664	2,134
Total Revenues	280,200	202,119
EXPENSES		
Operating Expenses	32,479	18,095
Administrative Expenses	75,974	34,352
Marina Operations	28,175	8,597
Pool Operations	22,782	21,579
Clubhouse Operations	35,949	151,991
Total Expenses	195,359	234,614
Net Income	84,841	(32,495)
Retained Earnings, Beginning of Period	10,249	42,744
Retained Earnings, End of Period	$ 95,090	$ 10,249

TOC FACILITIES, LLC
SCHEDULE OF EXPENSES - INCOME TAX BASIS
YEARS ENDED DECEMBER 31, 2025 and 2024

	2025	2024
OPERATING EXPENSES		
Fire Monitoring	$ 916	$ 1,841
Landscaping	9,500	4,445
Lawn Care	2,214	1,640
Repairs & Maintenance	7,596	-
Utilities	10,929	9,137
Waste Removal	1,324	1,032
Total Operating Expense	32,479	18,095
ADMINISTRATIVE EXPENSES		
Accounting	11,405	6,493
Amortization	1,417	1,417
Depreciation	89	89
Event Committee	2,440	700
Income Taxes	20,248	5,025
Income Tax Penalties	-	588
Insurance	17,242	14,132
Interest	17,255	5,310
Office Expense	1,627	598
Other Expense	2,251	-
Professional Fees	2,000	-
Total Administrative Expenses	75,974	34,352
MARINA OPERATIONS		
Depreciation	20,401	-
Maintenance	1,664	109
Property Taxes	3,004	4,545
Utilities	3,106	3,943
Total Marina Operations Expense	28,175	8,597
POOL OPERATIONS		
Pool Services	20,932	19,935
Pool Maintenance	1,850	1,644
Total Pool Operations Expense	22,782	21,579
CLUBHOUSE OPERATIONS		
Cleaning & Maintenance	20,551	49,010
Depreciation	11,131	102,793
Supplies	4,267	188
Total Clubhouse Operations Expense	35,949	151,991
TOTAL EXPENSES	$ 195,359	$ 234,614

No Assurance Provided

TOC FACILITIES, LLC
BUDGET TO ACTUAL COMPARISON - INCOME TAX BASIS
YEAR ENDED DECEMBER 31, 2025

	Actual	Budget	Variance
REVENUES			
Assessment Income	$ 160,429	$ 138,180	$ 22,249
Marina Income	108,033	104,500	3,533
Pool Income	3,300	6,600	(3,300)
Other Income (Community Member Apparel)	4,774	-	4,774
Interest Income	3,664	-	3,664
Total Revenues	280,200	249,280	30,920
OPERATING EXPENSES			
Fire Monitoring	916	850	66
Landscaping	9,500	8,000	1,500
Lawn Care	2,214	2,875	(661)
Repairs & Maintenance	7,596	5,500	2,096
Utilities	10,929	9,990	939
Waste Removal	1,324	1,300	24
Total Operating Expense	32,479	28,515	3,964
ADMINISTRATIVE EXPENSES			
Accounting	11,405	10,000	1,405
Corporation Fees	-	300	(300)
Event Committee	2,440	4,500	(2,060)
Income Taxes	20,248	17,945	2,303
Insurance	17,242	16,500	742
Interest	17,255	-	17,255
Miscellaneous	-	100	(100)
Office Expense	1,627	550	1,077
Other Expense (Community Member Apparel)	2,251	-	2,251
Professional Fees	2,000	1,000	1,000
Total Administrative Expenses	74,468	50,895	23,573
MARINA OPERATIONS			
Maintenance	1,664	10,000	(8,336)
Property Taxes	3,004	2,550	454
Utilities	3,106	4,000	(894)
Total Marina Operations Expense	7,774	16,550	(8,776)
POOL OPERATIONS			
Pool Services	20,932	20,932	-
Pool Supplies	-	1,150	(1,150)
Pool Maintenance	1,850	1,465	385
Total Pool Operations Expense	22,782	23,547	(765)
CLUBHOUSE OPERATIONS			
Cleaning	20,551	9,000	11,551
Maintenance	-	20,900	(20,900)
Supplies	4,267	200	4,067
Total Clubhouse Operations Expense	24,818	30,100	(5,282)
DEPRECIATION AND AMORTIZATION	33,038	-	33,038
TOTAL EXPENSES	195,359	149,607	45,752
NET INCOME	$ 84,841	$ 99,673	$ (14,832)

No Assurance Provided