

LENDER FINANCIAL PACKAGE

Test Farm

A complete lender package for a 1,200-acre corn and soybean operation — generated by TapGrow360 from the farm's own Schedule F and balance sheets, reconciled to the tax return, with the ratios an ag lender underwrites from computed and traced to source.

OPERATION	REPORTING PERIOD	BASIS	PREPARED
600 ac corn · 600 ac soybeans	Jan 1 – Dec 31, 2025	Accrual-adjusted from Schedule F	www.tapgrow360.com

WHAT THIS PACKAGE CONTAINS

Every statement traces to the borrower's own records

- **Lender ratio summary** — the figures underwritten from, each against its benchmark.
- **Schedule F → accrual reconciliation** — the bridge from the tax return to the accrual statements, in dollars and in bushels.
- **Detailed financial statements** — balance sheet, income statement, cash flow, and statement of owner equity, all reconciling.
- **Field-level profit** — accrual revenue and profit by crop enterprise.
- **Operation total & cost detail** — the field-level plan the statements roll up from.

THE NUMBERS A LENDER LOOKS AT FIRST

Lender ratio summary

MEASURE	VALUE	BENCHMARK	ASSESSMENT
Current ratio	2.62	> 2.0	Strong
Working capital / gross revenue	30.5%	> 30%	Strong
Debt-to-asset	22.8%	< 40%	Strong
Term debt coverage (DSCR)	1.45×	> 1.25×	Good
Operating expense ratio	64.8%	—	excl. interest & depreciation
Replacement coverage	1.01×	> 1.0×	Tight — see note

Two coverage ratios, two stories. The operation covers its scheduled debt payments comfortably at 1.45×. But once the year's \$85,000 of machinery replacement — paid in cash, not financed — is counted, replacement coverage falls to 1.01×. The farm services its debt with room to spare and reinvests almost everything left. A lender sees both.

THE PAGE A TAX RETURN CAN'T SHOW YOU

Schedule F to accrual-adjusted net farm income

A cash-basis tax return understates what the operation actually earned. Each adjustment below is the change between the January 1 and December 31 balance sheets — auditable, not asserted.

2025	AMOUNT	TRACES TO
Schedule F net farm profit (cash, line 34)	\$190,000	Form 1040 Schedule F
Change in raised grain inventory	(\$8,000)	Stored grain, both balance sheets
Change in input & supply inventory	(\$18,000)	Fertilizer, chem, seed, fuel, parts
Change in prepaid expenses	\$2,000	Prepaid insurance, rent, taxes
Change in accounts payable	(\$4,000)	Trade payables
Change in accounts receivable	\$0	Government payments due (unchanged)
Tax depreciation removed, book depreciation applied	\$23,000	Form 4562 \$118,000 vs book \$95,000
Accrual-adjusted net farm income	\$185,000	

Why it matters at renewal. The tax return shows \$190,000. The accrual statements show \$185,000 — and the \$5,000 gap is entirely explained by verifiable balance-sheet movements, chiefly grain sold from inventory and a season of accelerated tax depreciation. A file that reconciles like this needs no rebuilding on the underwriter's desk.

PROVENANCE

Opening balance sheet b3384465 · closing d3ea23ee · approved reconciliation d9fb3e24. Every adjustment above is computed as the difference between two dated, immutable balance-sheet rows.

THE CHECK A BANKER WOULD RUN THEMSELVES

Grain reconciles in bushels, not just dollars

The largest accrual adjustment is grain inventory. It ties to the bin: opening carryover plus the 2025 crop, less what was sold, equals what's on hand at year end — and the cash sales feed straight into the Schedule F above.

CORN	BUSHEL	SOYBEANS	BUSHEL
Opening inventory	20,000	Opening inventory	4,000
2025 production	132,000	2025 production	36,000
2025 sales	(140,000)	2025 sales	(34,000)
Ending inventory	12,000	Ending inventory	6,000

CASH GRAIN SALES — TICKET DETAIL

CORN TICKET	BU	\$/BU	AMOUNT	SOYBEAN TICKET	BU	\$/BU	AMOUNT
January	6,000	4.25	25,500	February	4,000	10.20	40,800
March	14,000	4.50	63,000	October	10,000	10.40	104,000
October	30,000	4.30	129,000	November	8,000	10.45	83,600
November	40,000	4.50	180,000	December	12,000	10.55	126,600
December	50,000	4.55	227,500	Total	34,000		355,000
Total	140,000		625,000				

Chronology holds. Pre-harvest sales — January and March corn, February soybeans — draw only on opening carryover and exhaust it exactly; nothing is delivered again until the 2025 crop comes off in October. Total cash grain sales of \$980,000 are the Schedule F gross income; net of the \$8,000 inventory decline, accrual grain revenue is \$972,000.

GENERATED STATEMENTS FOLLOW

Detailed financial statements

The pages that follow are produced directly by TapGrow360 from the approved reconciliation — balance sheet, income statement, statement of cash flows, and statement of owner equity, followed by field-level profit and the operation cost detail. They are shown as the system exports them.

- Balance sheet — total assets \$5,189,000, net worth \$4,006,000, in balance.
- Income statement — gross revenue \$972,000, net farm income \$185,000.
- Statement of cash flows — \$142,000 opening to \$160,000 closing.
- Statement of owner equity — reconciles to \$4,006,000 including a \$90,000 valuation change.
- Field-level P&L — corn \$594,000 and soybeans \$378,000 accrual revenue.

Owner equity, in full. Beginning equity \$3,816,000, plus \$185,000 income, less \$85,000 withdrawals, gives a \$100,000 earned change; a \$90,000 valuation change — \$120,000 of land appreciation net of \$30,000 deferred tax — brings ending equity to \$4,006,000, reconciling to the balance sheet exactly.

Test Farm — Detailed Financial Statements

SAMPLE — ILLUSTRATIVE FIGURES

Balance Sheet

Status: **available**

Current Asset

Current Assets	\$479,000.00
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Current Liability

Current Liabilities	\$183,000.00
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Equity

Supplied Owner Equity	\$4,006,000.00
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Noncurrent Asset

Noncurrent Assets	\$4,710,000.00
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Noncurrent Liability

Noncurrent Liabilities	\$1,000,000.00
Balance Difference	\$0.00
Calculated Owner Equity	\$4,006,000.00
Current Assets	\$479,000.00
Current Liabilities	\$183,000.00
Noncurrent Assets	\$4,710,000.00
Noncurrent Liabilities	\$1,000,000.00
Owner Equity	\$4,006,000.00
Supplied Owner Equity	\$4,006,000.00
Total Assets	\$5,189,000.00
Total Liabilities	\$1,183,000.00
Total Liabilities And Equity	\$5,189,000.00

Income Statement

Status: **available**

Expenses

Chemicals	\$48,800.00
Fertilizers And Lime	\$111,000.00
Gasoline Fuel Oil	\$31,000.00
Insurance	\$21,200.00
Interest - Mortgage	\$43,000.00
Interest - Other	\$19,000.00
Rent Lease Other	\$234,000.00
Repairs Maintenance	\$31,000.00
Seeds And Plants	\$100,000.00
Storage Warehousing	\$15,000.00
Taxes	\$18,000.00
Reviewed Book Depreciation	\$95,000.00

Reviewed Accrual Expense Adjustments	\$20,000.00
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Revenues

SAMPLE — ILLUSTRATIVE FIGURES

Reviewed Accrual Revenue	\$972,000.00
Net Income	\$185,000.00
Total Expenses	\$787,000.00
Total Revenue	\$972,000.00

Statement of Cash Flows

Status: **available**

Financing

Equipment Loan Payments	(\$55,000.00) [signed \$-55,000.00]
Operating Line Payments	(\$2,000.00) [signed \$-2,000.00]
Real Estate Loan Payments	(\$78,000.00) [signed \$-78,000.00]
Owner Withdrawals/Draws	(\$85,000.00) [signed \$-85,000.00]

Investing

Equipment Sales/Trade-ins	\$15,000.00
Machinery & Equipment Purchases	(\$85,000.00) [signed \$-85,000.00]

Operating

Change in Prepaid Expenses	(\$2,000.00) [signed \$-2,000.00]
Change in Accounts Payable	\$4,000.00
Change in Inventory	\$26,000.00
Annual Depreciation/Amortization	\$95,000.00
Net Income	\$185,000.00
Beginning Cash	\$142,000.00
Ending Cash	\$160,000.00
Net Cash From Financing	(\$220,000.00) [signed \$-220,000.00]
Net Cash From Investing	(\$70,000.00) [signed \$-70,000.00]
Net Cash From Operating	\$308,000.00
Net Change In Cash	\$18,000.00

Statement of Owner Equity

Status: **available**

Components

Beginning Owner Equity	\$3,816,000.00
Net Income	\$185,000.00
Owner Contributions	\$0.00
Owner Withdrawals	\$85,000.00
Earned Equity Change Before Valuation	\$100,000.00
Valuation Equity Change (Market Value, Net of Deferred Tax)	\$90,000.00
Other Equity Adjustments	\$0.00
Balance Sheet Owner Equity	\$4,006,000.00
Calculated Ending Owner Equity	\$4,006,000.00
Reconciliation Difference	\$0.00

Unreconciled Valuation Difference	Unavailable
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Lender Input Snapshot

SAMPLE — ILLUSTRATIVE FIGURES

Saved report lender adjustments (frozen, operation-scoped; not farm cash-flow activity). Status: captured.

Non-farm income	\$48,000.00
Family living	\$85,000.00
Income taxes	\$22,000.00

Reconciliation Provenance

Status: current

Approved reconciliation: d9fb3e24-3cc7-4991-a156-0a25b3c464da

Approved source fingerprint: 00f0533bf62fa99d3f6b10175f4554dd4957a5beb9f4a3116f44f25c9500491f

Exact period: 2025-01-01 to 2025-12-31

Exact approved Balance Sheet sources: opening b3384465-7732-4273-ad75-5c18e51c93ee; closing d3ea23ee-f647-4941-b0f1-f5d6cb52ba92. Immutable source snapshots were used.

Tax/book depreciation distinction: Schedule F tax depreciation \$118,000.00 was removed; separately entered book depreciation \$95,000.00 was included once in accrual expenses. These are disclosure components, not additional ledger lines.

Opening Term-Debt Evidence

Status: complete. Source type: opening_balance_sheet_current_term_debt. This is scheduled-principal measure evidence, not a Cash Flow financing payment.

Immutable opening Balance Sheet b3384465-7732-4273-ad75-5c18e51c93ee; original row 0a4693fc-a0eb-4a61-9e04-4557809d8afe; amount \$78,000.00.

Immutable opening Balance Sheet b3384465-7732-4273-ad75-5c18e51c93ee; original row ada60857-e1fb-44e7-98fa-d4e780b10b60; amount \$55,000.00.

Opening Owner-Equity Evidence

Status: complete. Source type: opening_balance_sheet_beginning_owner_equity.

Immutable opening Balance Sheet b3384465-7732-4273-ad75-5c18e51c93ee; original row d64849d9-ec01-443a-aaa7-d1843cfbd9d2; amount \$3,816,000.00.

Valuation Equity Evidence

Status: complete. Source type: approved_balance_sheet_valuation_equity_change. A fixed-asset delta alone is not treated as appreciation.

Opening Market Value: immutable Balance Sheet b3384465-7732-4273-ad75-5c18e51c93ee; original row(s) a22c78b7-bbb8-4fa3-a5aa-b5f298e3e41b, bf537515-4e63-4263-b470-d5f13587cbe0; amount \$3,810,000.00.

Asset group: Land & Buildings, including unchanged grain storage bins.

Closing Market Value: immutable Balance Sheet d3ea23ee-f647-4941-b0f1-f5d6cb52ba92; original row(s) 00e4ffb1b18-4835-96cf-251546907d87, 5aad044-3909-4fbc-bfbf-f57dd0f7aef4, 61c8410a-f62c-4125-8697-2d702b851b4e, 74ab363d-324a-4b9f-9e78-76daa95b6afb; amount \$3,930,000.00.

Asset group: Land & Buildings, including unchanged grain storage bins.

Opening Deferred Tax: immutable Balance Sheet b3384465-7732-4273-ad75-5c18e51c93ee; original row(s) e8573122-a5ab-4cfe-885c-bb8db7bdbeaa; amount \$45,000.00.

Closing Deferred Tax: immutable Balance Sheet d3ea23ee-f647-4941-b0f1-f5d6cb52ba92; original row(s) 2a4b6b1f-c7ae-45d1-993d-a79919a452f6; amount \$75,000.00.

Closing Land Appreciation Declaration: immutable Balance Sheet d3ea23ee-f647-4941-b0f1-f5d6cb52ba92; original row(s) 5a196b08-838b-4136-836f-c89545520f2e; amount \$90,000.00.

Central Financial Measures

- Asset Turnover: 0.1873 (qualified) — Total farm revenue divided by ending total assets.
- **Qualification:** Ending assets used because beginning assets were not provided.
- Capital Replacement Margin: Unavailable (unavailable) — Repayment capacity minus scheduled term debt payments and unfunded capital replacement.
- **Qualification:** Unfunded capital replacement requirement was not provided.

- Cash Flow Reconciliation: 160,000.0000 (available) — Beginning cash plus operating, investing, and financing cash flows.
- Current Ratio: 2.6175 (available) — Current assets divided by current liabilities.
- Debt To Asset: 0.2280 (available) — Total liabilities divided by total assets.
- Debt To Equity: 0.2953 (available) — Total liabilities divided by supplied owner equity.
- Depreciation Amortization Expense Ratio: 0.0977 (available) — Reviewed book depreciation plus reviewed amortization, divided by gross revenue. Financial Guidelines for Agricultural Producers, January 2026 edition, pp. 77, 83.
- Equity To Asset: 0.7720 (available) — Owner equity divided by total assets.
- Income From Operations Ratio: Unavailable (unavailable) — Income from operations divided by gross revenue. Financial Guidelines for Agricultural Producers, January 2026 edition, pp. 77, 83.
- **Qualification:** Missing income_from_operations_subtotal evidence; asset gains are not separated from operating income.
- Interest Expense Ratio: 0.0638 (available) — Reviewed interest expense divided by gross revenue. Financial Guidelines for Agricultural Producers, January 2026 edition, pp. 77, 83.
- Operating Expense Ratio: 0.6481 (available) — Reviewed operating expense excluding interest, book depreciation, and reviewed amortization, divided by gross revenue. Financial Guidelines for Agricultural Producers, January 2026 edition, pp. 77, 83.
- Operating Profit Margin: Unavailable (unavailable) — Operating profit divided by gross revenue. Financial Guidelines for Agricultural Producers, January 2026 edition, pp. 77, 83.
- **Qualification:** Missing income_from_operations_subtotal evidence; asset gains are not separated from operating income.; Reviewed unpaid labor/management allocation is unavailable.
- Rate Of Return On Assets: Unavailable (unavailable) — Net farm income plus interest less unpaid owner labor, divided by average farm assets.
- **Qualification:** Beginning assets and unpaid owner labor were not provided.
- Rate Of Return On Equity: Unavailable (unavailable) — Net farm income less unpaid owner labor, divided by average farm equity.
- **Qualification:** Beginning equity and unpaid owner labor were not provided.
- Term Debt Coverage Ratio: 1.4513 (available) — Net farm income plus depreciation plus interest plus non-farm income less family living and income taxes, divided by scheduled principal plus interest.
- Working Capital: 296,000.0000 (available) — Current assets minus current liabilities.

Disclosures

Accounting basis: accrual-adjusted — selected current approved Schedule F reconciliation; valuation basis: Policy recorded in approved Schedule F reconciliation; depreciation policy: Tax depreciation removed; separately entered book depreciation included once.

Important assumptions: Income Statement totals use only the selected current approved Schedule F cash-to-accrual reconciliation for this exact operation and period. Its immutable snapshot is the reporting source; tax and book depreciation remain separately disclosed.; Balance Sheet opening and closing classifications use the exact immutable Balance Sheet source snapshots selected by the approved reconciliation; same-date live Balance Sheets were not considered.; Beginning cash uses an exact opening Balance Sheet.; Legacy cash-flow lines retain their saved activity section; no amount is invented.

Internal definitions are pending professional review; this report does not claim FFSC certification.

Field-Level Profit & Loss

Test Farm

Year: 2025 | Generated on September 17, 2026

Tracked Acres 1,200.0	Revenue \$980,000.00	Expenses \$787,000.00	Gross Margin \$193,000.00
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Per-Field Detail

Operation	Field	Acres	Bushels	Revenue \$	Expenses \$	Gross Margin \$	\$/Acre	Notes
Test Farm	North 600 (Corn)	600.0	140,000	\$625,000.00	\$472,200.00	\$152,800.00	\$254.67	
Test Farm	South 600 (Soybeans)	600.0	34,000	\$355,000.00	\$314,800.00	\$40,200.00	\$67.00	
Total		1,200.0	174,000	\$980,000.00	\$787,000.00	\$193,000.00	\$160.83	

Revenue from scanned scale tickets, expenses from scanned receipts, allocated by field.

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Test Farm

Operation Total

Generated on September 17, 2026

Farm Overview

Region Test Farm Operation	Crop Multi-Crop Operation Total	Total Acres 1,200.0
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Financial Summary

Yield per Acre 140.0	Price per Unit \$5.79	Revenue per Acre \$810.00
Cost per Acre \$655.83	Profit per Acre \$154.17	Total Revenue \$972,000.00
Total Cost \$787,000.00	Total Profit \$185,000.00	

Cost Breakdown

Cost Item	Value (\$/acre)
Chemicals	\$44.00
Crop Insurance	\$16.00
Depreciation	\$79.17
Drying	\$12.50
Fertilizer	\$100.00
Fuel	\$27.50
Interest	\$51.67
Land/Rent	\$195.00
Property Taxes	\$15.00
Repair & Maintenance	\$27.50
Seed	\$87.50

Optimization Opportunities

SAMPLE — ILLUSTRATIVE FIGURES

Operation Summary

Operation Total Summary for Test Farm - 2025 Operation Total (calendar 2025)

Financial Performance

Total coverage: 1200 acres across multiple crops. Total revenue: \$972,000.00, Total costs: \$787,000.00, Net profit: \$185,000.00, Average profit per acre: \$154.17

Data Notes

Note: Yield and price values are aggregated across multiple crops. Cost precision status: exact category totals. Category dollars are aggregated before per-acre display values are derived.

Recommendations

Review individual crop analyses for detailed optimization opportunities. Consider crop rotation and diversification strategies based on individual crop performance.

This report was generated by TapGrow 360, a financial optimization tool for farmers.

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