

Lake Rockport Estates POA

Balance Sheet

As of May 31, 2019

	As of May 31, 2019	As of Dec 31, 2018 (PP)	Change	% Change
ASSETS				
Current Assets				
Bank Accounts				
RESERVE - WF Savings 8986	262,518.15	330,975.44	-68,457.29	-20.68%
Wells Fargo - Checking 0153	18,440.00	59,737.43	-41,297.43	-69.13%
Total Bank Accounts	\$ 280,958.15	\$ 390,712.87	-\$ 109,754.72	-28.09%
Accounts Receivable				
Accounts Receivable	555.00	0.00	555.00	
Total Accounts Receivable	\$ 555.00	\$ 0.00	\$ 555.00	
Other Current Assets				
Deposit	200.00		200.00	
Inventory Asset	2,185.44	2,185.44	0.00	0.00%
Undeposited Funds	20,131.20	84,451.27	-64,320.07	-76.16%
Total Other Current Assets	\$ 22,516.64	\$ 86,636.71	-\$ 64,120.07	-74.01%
Total Current Assets	\$ 304,029.79	\$ 477,349.58	-\$ 173,319.79	-36.31%
Fixed Assets				
Accumulated Depreciation	-607,997.00	-607,997.00	0.00	0.00%
John Deere Blade - Purchased 4/25/03	993.90	993.90	0.00	0.00%
Land - Unit 4 - Purchased 2016 & 2017	157,490.26	157,490.26	0.00	0.00%
Mid-Mountain Booster Station - Purchased 2016 & 2017	206,224.60	206,224.60	0.00	0.00%
Top Tank Fence - Purchased 2016 & 2017	22,795.50	22,795.50	0.00	0.00%
Tractor - John Deere - Purchased 5/31/02	33,365.80	33,365.80	0.00	0.00%
Water System Improvements	1,185,272.77	1,185,272.77	0.00	0.00%
Weed Sprayer - Purchased 7/12/17	2,591.19	2,591.19	0.00	0.00%
Total Fixed Assets	\$ 1,000,737.02	\$ 1,000,737.02	\$ 0.00	0.00%
TOTAL ASSETS	\$ 1,304,766.81	\$ 1,478,086.60	-\$ 173,319.79	-11.73%
LIABILITIES AND EQUITY				
Liabilities				
Current Liabilities				
Other Current Liabilities				
Customer Deposits/Refundable Fees	8,000.00	5,500.00	2,500.00	45.45%
Overpayments by Customers	2,668.47	95,799.50	-93,131.03	-97.21%
Payable to Architectural Member	4,750.00	3,000.00	1,750.00	58.33%
Total Other Current Liabilities	\$ 15,418.47	\$ 104,299.50	-\$ 88,881.03	-85.22%
Total Current Liabilities	\$ 15,418.47	\$ 104,299.50	-\$ 88,881.03	-85.22%
Long-Term Liabilities				
Loan Payable - DDW	482,000.00	505,000.00	-23,000.00	-4.55%
Total Long-Term Liabilities	\$ 482,000.00	\$ 505,000.00	-\$ 23,000.00	-4.55%
Total Liabilities	\$ 497,418.47	\$ 609,299.50	-\$ 111,881.03	-18.36%
Equity				
Fund Balance	868,787.10	868,787.10	0.00	0.00%
Net Income	-61,438.76		-61,438.76	
Total Equity	\$ 807,348.34	\$ 868,787.10	-\$ 61,438.76	-7.07%
TOTAL LIABILITIES AND EQUITY	\$ 1,304,766.81	\$ 1,478,086.60	-\$ 173,319.79	-11.73%

Lake Rockport Estates POA Profit and Loss Summary

	Jan - Dec 2018	Jan - Dec 2017 (PY)
Income		
0600 PRIOR YEARS INCOME		41.08
0600W ANNUAL ASSESSMENT	195,085.75	195,693.94
ADDITIONAL ASSESSMENTS	95,414.69	83,557.85
Unapplied Cash Payment Income	5.00	-1,259.75
Uncategorized Income	0.00	17,651.00
Total Income	\$ 290,505.44	\$ 295,684.12
Gross Profit	\$ 290,505.44	\$ 295,684.12
Expenses		
A100 ADMINISTRATION	27,701.24	24,792.43
A200 AUTOMOBILE EXPENSE	2,639.72	1,771.06
B100 BANK SERVICE CHARGES	5,061.13	3,317.14
B200 BUILDING MAINTENANCE	1,028.18	3,500.00
C100 CAPITAL PURCHASE	96,482.00	88,761.00
C200 COMMUNICATION	1,243.07	3,455.91
D100 DUES & SUBSCRIPTIONS	620.00	0.00
E100 EQUIPMENT MAINTENANCE	164.59	0.00
F200 FUEL/OIL FLEET	78.90	83.58
G100 GATE EXPENSE	2,164.14	6,930.91
G200 GROUND SUPPLIES	0.00	92.69
I100 INSURANCE	10,901.00	8,253.00
L100 LICENSES & PERMITS	15.00	10.00
L200 LIEN ASSESSMENT RECORDING FEES	90.00	164.84
M100 MISCELLANEOUS	0.00	100.00
M200 MOUNTAIN CLEANUP	855.67	386.17
N100 NEWSLETTER EXPENSE	250.20	547.38
O100 OFFICE EXPENSE	7,427.29	1,016.21
P100 PROFESSIONAL FEES	6,195.40	8,409.09
R100 ROADS	40,327.67	43,361.49
S100 SECURITY	0.00	214.00
S200 SIGNAGE	250.14	242.28
T100 TAXES	521.46	533.43
U100 UTILITIES	11,309.88	12,515.19
W100 WATER METER EXPENSE	31,038.11	2,972.38
W200 WATER PARTS & SUPPLIES (SA5 Reimbursable)	86.69	91.74
W300 WATER SHARES	16,033.37	15,967.71
W400 WATER SYSTEM	152,617.70	10,728.92
W405 DDW Reimbursable	22,450.20	23,344.81
W500 WATER TESTING	250.00	571.00
W600 WEED CONTROL	0.00	192.00
W700 WATER CAPITAL IMPROVEMENTS	6,443.50	0.00
Total Expenses	\$ 444,246.25	\$ 262,326.36
Net Operating Income	-\$ 153,740.81	\$ 33,357.76
Other Income		
Z100 Other Income	198.52	198.41
Total Other Income	\$ 198.52	\$ 198.41
Other Expenses		
Z500 Tax Expense	0.00	37.05
Total Other Expenses	\$ 0.00	\$ 37.05
Net Other Income	\$ 198.52	\$ 161.36
Net Income	-\$ 153,542.29	\$ 33,519.12

Lake Rockport Estates POA
Budget vs. Actuals: 2019 Budget - FY19 P&L
 January - December 2019

	Actual	Budget	over Budget	% of Budget
Income				
0600W ANNUAL ASSESSMENT	186,167.40	195,085.75	-8,918.35	95.43%
ADDITIONAL ASSESSMENTS	41,504.05	95,414.69	-53,910.64	43.50%
Total Income	\$ 227,671.45	\$ 290,500.44	-\$ 62,828.99	78.37%
Gross Profit	\$ 227,671.45	\$ 290,500.44	-\$ 62,828.99	78.37%
Expenses				
A100 ADMINISTRATION	12,712.60	27,701.24	-14,988.64	45.89%
A200 AUTOMOBILE EXPENSE	922.69	2,639.72	-1,717.03	34.95%
B100 BANK SERVICE CHARGES	2,455.23	5,061.13	-2,605.90	48.51%
B200 BUILDING MAINTENANCE		1,028.18	-1,028.18	0.00%
C100 CAPITAL PURCHASE		25,000.00	-25,000.00	0.00%
C200 COMMUNICATION	375.28	1,243.07	-867.79	30.19%
D100 DUES & SUBSCRIPTIONS		620.00	-620.00	0.00%
E100 EQUIPMENT MAINTENANCE		164.59	-164.59	0.00%
F200 FUEL/OIL FLEET	185.56	150.00	35.56	123.71%
G100 GATE EXPENSE		6,664.14	-6,664.14	0.00%
G200 GROUND SUPPLIES	217.55	250.00	-32.45	87.02%
I100 INSURANCE	11,274.00	11,275.00	-1.00	99.99%
L100 LICENSES & PERMITS		15.00	-15.00	0.00%
L200 LIEN ASSESSMENT RECORDING FEES		90.00	-90.00	0.00%
M100 MISCELLANEOUS	120.00	120.00	0.00	100.00%
M200 MOUNTAIN CLEANUP		855.67	-855.67	0.00%
N100 NEWSLETTER EXPENSE	174.66	250.20	-75.54	69.81%
O100 OFFICE EXPENSE	403.76	7,427.29	-7,023.53	5.44%
P100 PROFESSIONAL FEES	1,676.32	6,247.00	-4,570.68	26.83%
QuickBooks Payments Fees	37.93		37.93	
R100 ROADS	1,351.00	40,972.67	-39,621.67	3.30%
S200 SIGNAGE	40.45	250.14	-209.69	16.17%
T100 TAXES	35.00	521.46	-486.46	6.71%
U100 UTILITIES	4,571.51	11,309.88	-6,738.37	40.42%
W100 WATER METER EXPENSE	2,008.37	31,038.11	-29,029.74	6.47%
W200 WATER PARTS & SUPPLIES (SA5 Reimbrusable)	246.14	250.00	-3.86	98.46%
W300 WATER SHARES		16,033.37	-16,033.37	0.00%
W400 WATER SYSTEM	220,324.72	341,490.70	-121,165.98	64.52%
W405 DDW Reimbursable	21,513.00	22,450.20	-937.20	95.83%
W500 WATER TESTING		250.00	-250.00	0.00%
W700 WATER CAPITAL IMPROVEMENTS	10,981.05	20,000.00	-9,018.95	54.91%
W800 WINTER WATER SYSTEM	145.49	150.00	-4.51	96.99%
Total Expenses	\$ 291,772.31	\$ 581,518.76	-\$ 289,746.45	50.17%
Net Operating Income	-\$ 64,100.86	-\$ 291,018.32	\$ 226,917.46	22.03%
Other Income				
Z100 Other Income	60.34	198.52	-138.18	30.39%
Total Other Income	\$ 60.34	\$ 198.52	-\$ 138.18	30.39%
Net Other Income	\$ 60.34	\$ 198.52	-\$ 138.18	30.39%
Net Income	-\$ 64,040.52	-\$ 290,819.80	\$ 226,779.28	22.02%