

Lake Rockport Estates POA
Balance Sheet
As of May 31, 2020

| | As of May 31, 2020 | As of Apr 30, 2020 (PP) | Change | % Change |
|--|------------------------|----------------------------|----------------------|---------------|
| ASSETS | | | | |
| Current Assets | | | | |
| Bank Accounts | | | | |
| RESERVE - WF Savings 8986 | 108,851.60 | 108,848.83 | 2.77 | 0.00% |
| Wells Fargo - Checking 0153 | 162,021.05 | 178,838.18 | -16,817.13 | -9.40% |
| Total Bank Accounts | \$ 270,872.65 | \$ 287,687.01 | -\$ 16,814.36 | -5.84% |
| Other Current Assets | | | | |
| Deposit | 200.00 | 200.00 | 0.00 | 0.00% |
| Inventory Asset | 4,641.64 | 4,641.64 | 0.00 | 0.00% |
| Undeposited Funds | 20,884.32 | 10,455.83 | 10,428.49 | 99.74% |
| Total Other Current Assets | \$ 25,725.96 | \$ 15,297.47 | \$ 10,428.49 | 68.17% |
| Total Current Assets | \$ 296,598.61 | \$ 302,984.48 | -\$ 6,385.87 | -2.11% |
| Fixed Assets | | | | |
| Accumulated Depreciation | -715,883.00 | -715,883.00 | 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 | 1,622,769.82 | 1,622,769.82 | 0.00 | 0.00% |
| Weed Sprayer - Purchased 7/12/17 | 2,591.19 | 2,591.19 | 0.00 | 0.00% |
| Total Fixed Assets | \$ 1,330,348.07 | \$ 1,330,348.07 | \$ 0.00 | 0.00% |
| TOTAL ASSETS | \$ 1,626,946.68 | \$ 1,633,332.55 | -\$ 6,385.87 | -0.39% |
| LIABILITIES AND EQUITY | | | | |
| Liabilities | | | | |
| Current Liabilities | | | | |
| Other Current Liabilities | | | | |
| Customer Deposits/Refundable Fees | 10,804.00 | 10,804.00 | 0.00 | 0.00% |
| Overpayments by Customers | 2,276.34 | 2,213.29 | 63.05 | 2.85% |
| Payable to Architectural Member | 6,250.00 | 6,250.00 | 0.00 | 0.00% |
| Total Other Current Liabilities | \$ 19,330.34 | \$ 19,267.29 | \$ 63.05 | 0.33% |
| Total Current Liabilities | \$ 19,330.34 | \$ 19,267.29 | \$ 63.05 | 0.33% |
| Long-Term Liabilities | | | | |
| Loan Payable - DDW | 458,000.00 | 458,000.00 | 0.00 | 0.00% |
| Total Long-Term Liabilities | \$ 458,000.00 | \$ 458,000.00 | \$ 0.00 | 0.00% |
| Total Liabilities | \$ 477,330.34 | \$ 477,267.29 | \$ 63.05 | 0.01% |
| Equity | | | | |
| Fund Balance | 993,212.24 | 993,212.24 | 0.00 | 0.00% |
| Net Income | 156,404.10 | 162,853.02 | -6,448.92 | -3.96% |
| Total Equity | \$ 1,149,616.34 | \$ 1,156,065.26 | -\$ 6,448.92 | -0.56% |
| TOTAL LIABILITIES AND EQUITY | \$ 1,626,946.68 | \$ 1,633,332.55 | -\$ 6,385.87 | -0.39% |

Lake Rockport Estates POA Profit and Loss Summary

January - December 2019

| | Jan - Dec 2019 | Jan - Dec 2018 (PY) |
|--|----------------------|------------------------|
| Income | | |
| 0600W ANNUAL ASSESSMENT | 193,596.66 | 195,085.75 |
| ADDITIONAL ASSESSMENTS | 130,548.65 | 95,414.69 |
| Services | | 0.00 |
| Unapplied Cash Payment Income | 0.00 | 5.00 |
| Uncategorized Income | | 0.00 |
| Total Income | \$ 324,145.31 | \$ 290,505.44 |
| Gross Profit | \$ 324,145.31 | \$ 290,505.44 |
| Expenses | | |
| A100 ADMINISTRATION | 29,160.11 | 27,701.24 |
| A200 AUTOMOBILE EXPENSE | 2,057.61 | 2,639.72 |
| B100 BANK SERVICE CHARGES | 5,403.13 | 5,061.13 |
| B110 BEAUTIFICATION | 40.76 | |
| B200 BUILDING MAINTENANCE | 2,338.00 | 1,028.18 |
| C100 CAPITAL PURCHASE | 107,886.00 | 96,482.00 |
| C200 COMMUNICATION | 842.76 | 1,243.07 |
| D100 DUES & SUBSCRIPTIONS | 55.00 | 620.00 |
| E100 EQUIPMENT MAINTENANCE | 13.87 | 164.59 |
| F200 FUEL/OIL FLEET | 185.56 | 78.90 |
| G100 GATE EXPENSE | 2,596.59 | 2,164.14 |
| G200 GROUND SUPPLIES | 217.55 | |
| I100 INSURANCE | 11,274.00 | 10,901.00 |
| L100 LICENSES & PERMITS | | 15.00 |
| L200 LIEN ASSESSMENT RECORDING FEES | 560.00 | 90.00 |
| M100 MISCELLANEOUS | 120.00 | |
| M200 MOUNTAIN CLEANUP | 662.54 | 855.67 |
| N100 NEWSLETTER EXPENSE | 358.14 | 250.20 |
| O100 OFFICE EXPENSE | 1,194.92 | 7,427.29 |
| P100 PROFESSIONAL FEES | 3,656.32 | 6,195.40 |
| QuickBooks Payments Fees | 0.00 | 0.00 |
| R100 ROADS | 31,892.08 | 40,327.67 |
| S200 SIGNAGE | 40.45 | 250.14 |
| T100 TAXES | 511.90 | 521.46 |
| U100 UTILITIES | 14,692.20 | 11,309.88 |
| W100 WATER METER EXPENSE | 13,147.51 | 31,038.11 |
| W200 WATER PARTS & SUPPLIES (SA5 Reimbursable) | 33,470.14 | 86.69 |
| W300 WATER SHARES | 15,967.71 | 16,033.37 |
| W400 WATER SYSTEM | 16,548.53 | 41,665.70 |
| W405 DDW Reimbursable | 21,513.00 | 22,450.20 |
| W500 WATER TESTING | 321.00 | 250.00 |
| W600 WEED CONTROL | 360.00 | |
| W700 WATER CAPITAL IMPROVEMENTS | 0.00 | 0.00 |
| W800 WINTER WATER SYSTEM | 145.49 | |
| Total Expenses | \$ 317,232.87 | \$ 326,850.75 |
| Net Operating Income | \$ 6,912.44 | -\$ 36,345.31 |
| Other Income | | |
| Z100 Other Income | 117.20 | 198.52 |
| Total Other Income | \$ 117.20 | \$ 198.52 |
| Net Other Income | \$ 117.20 | \$ 198.52 |
| Net Income | \$ 7,029.64 | -\$ 36,146.79 |

Lake Rockport Estates POA
Budget vs. Actuals: 2020 Budget - FY20 P&L
 January - December 2020

| | Actual | Budget | over Budget | % of Budget |
|--|----------------------|----------------------|-----------------------|-----------------|
| Income | | | | |
| 0600W ANNUAL ASSESSMENT | 190,123.66 | 195,000.00 | -4,876.34 | 97.50% |
| ADDITIONAL ASSESSMENTS | 25,174.14 | 132,001.00 | -106,826.86 | 19.07% |
| Total Income | \$ 215,297.80 | \$ 327,001.00 | -\$ 111,703.20 | 65.84% |
| Gross Profit | \$ 215,297.80 | \$ 327,001.00 | -\$ 111,703.20 | 65.84% |
| Expenses | | | | |
| A100 ADMINISTRATION | 10,048.67 | 29,405.00 | -19,356.33 | 34.17% |
| A200 AUTOMOBILE EXPENSE | 887.36 | 2,000.00 | -1,112.64 | 44.37% |
| B100 BANK SERVICE CHARGES | 1,989.99 | 5,600.00 | -3,610.01 | 35.54% |
| B110 BEAUTIFICATION | | 50.00 | -50.00 | 0.00% |
| B200 BUILDING MAINTENANCE | | 2,500.00 | -2,500.00 | 0.00% |
| C100 CAPITAL PURCHASE | | 107,886.00 | -107,886.00 | 0.00% |
| C200 COMMUNICATION | 320.34 | 860.00 | -539.66 | 37.25% |
| D100 DUES & SUBSCRIPTIONS | 314.00 | 500.00 | -186.00 | 62.80% |
| F200 FUEL/OIL FLEET | | 200.00 | -200.00 | 0.00% |
| G100 GATE EXPENSE | 1,374.89 | 2,500.00 | -1,125.11 | 55.00% |
| G200 GROUND SUPPLIES | | 200.00 | -200.00 | 0.00% |
| I100 INSURANCE | 13,733.00 | 14,000.00 | -267.00 | 98.09% |
| L200 LIEN ASSESSMENT RECORDING FEES | | 560.00 | -560.00 | 0.00% |
| M100 MISCELLANEOUS | | 120.00 | -120.00 | 0.00% |
| M200 MOUNTAIN CLEANUP | | 500.00 | -500.00 | 0.00% |
| N100 NEWSLETTER EXPENSE | 33.00 | 350.00 | -317.00 | 9.43% |
| O100 OFFICE EXPENSE | 309.15 | 1,295.00 | -985.85 | 23.87% |
| P100 PROFESSIONAL FEES | 1,041.50 | 3,650.00 | -2,608.50 | 28.53% |
| QuickBooks Payments Fees | 32.25 | 0.00 | 32.25 | |
| R100 ROADS | 2,058.37 | 32,500.00 | -30,441.63 | 6.33% |
| S200 SIGNAGE | | 100.00 | -100.00 | 0.00% |
| T100 TAXES | 5.00 | 510.00 | -505.00 | 0.98% |
| U100 UTILITIES | 3,280.47 | 14,400.00 | -11,119.53 | 22.78% |
| W100 WATER METER EXPENSE | 84.26 | 12,650.00 | -12,565.74 | 0.67% |
| W200 WATER PARTS & SUPPLIES (SA5 Reimbrusable) | 467.68 | 33,000.00 | -32,532.32 | 1.42% |
| W300 WATER SHARES | | 16,000.00 | -16,000.00 | 0.00% |
| W400 WATER SYSTEM | 1,307.15 | 17,000.00 | -15,692.85 | 7.69% |
| W405 DDW Reimbursable | 20,533.20 | 21,550.00 | -1,016.80 | 95.28% |
| W500 WATER TESTING | 60.00 | 310.00 | -250.00 | 19.35% |
| W600 WEED CONTROL | | 360.00 | -360.00 | 0.00% |
| W800 WINTER WATER SYSTEM | 130.37 | 200.00 | -69.63 | 65.19% |
| Total Expenses | \$ 58,010.65 | \$ 320,756.00 | -\$ 262,745.35 | 18.09% |
| Net Operating Income | \$ 157,287.15 | \$ 6,245.00 | \$ 151,042.15 | 2518.61% |
| Other Income | | | | |
| Z100 Other Income | 18.36 | 120.00 | -101.64 | 15.30% |
| Total Other Income | \$ 18.36 | \$ 120.00 | -\$ 101.64 | 15.30% |
| Other Expenses | | | | |
| Z500 Tax Expense | 41.71 | | 41.71 | |
| Total Other Expenses | \$ 41.71 | \$ 0.00 | \$ 41.71 | |
| Net Other Income | -\$ 23.35 | \$ 120.00 | -\$ 143.35 | -19.46% |
| Net Income | \$ 157,263.80 | \$ 6,365.00 | \$ 150,898.80 | 2470.76% |