

07/10/20

Potranco Ranch Improvements District
Balance Sheet Standard
As of December 31, 2019

	<u>Dec 31, '19</u>
ASSETS	
Current Assets	
Checking/Savings	
Schertz-33880	<u>82,457.03</u>
Total Checking/Savings	<u>82,457.03</u>
Total Current Assets	82,457.03
Fixed Assets	
Entrance/landscaping/Irrigation	
Main	116,614.33
Secondary	<u>85,992.59</u>
Total Entrance/landscaping/Irrig...	202,606.92
Gates	
Main	28,453.46
Secondary	<u>27,420.00</u>
Total Gates	55,873.46
Island landscaping/Irrigation	
Unit 1	3,326.00
Unit 2A	3,637.37
Unit 2B	8,051.12
Unit 3	9,365.06
Unit 4	350.00
Unit 5	7,102.51
Unit 6	4,337.86
Unit 7A	3,899.24
Unit 7B	5,179.07
Unit 8	5,178.76
Unit 9	<u>4,908.18</u>
Total Island landscaping/Irrigation	55,335.17
Park (31.081 Ac)	995,000.00
Parking Lot	33,027.85
Postal Pad/Mailbox	
Unit 1	5,903.78
Unit 2A	3,323.85
Unit 2B	3,733.79

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	<u>Dec 31, '19</u>
Unit 3	3,264.66
Unit 4	13,757.52
Unit 5	12,858.24
Unit 7A	3,832.25
Unit 8	4,178.63
Unit 9	1,893.63
Unit 10A	1,893.68
Unit 10B	1,893.69
Total Postal Pad/Mailbox	<u>56,533.72</u>
Signs:	
Unit 1	1,886.91
Unit 2A	5,325.00
Unit 2B	5,325.00
Unit 3	4,354.00
Unit 4	7,500.00
Unit 5	3,275.00
Unit 6	3,518.15
Unit 7A	2,949.83
Unit 7B	2,543.88
Unit 8	5,250.16
Unit 9	7,669.55
Unit 10A	4,708.89
Unit 10B	6,823.75
Total Signs	<u>61,130.12</u>
Street:	
Unit 1	549,762.00
Unit 2A	118,301.00
Unit 2B	201,023.00
Unit 3	260,888.50
Unit 4	574,981.09
Unit 5	265,340.55
Unit 6	327,395.85
Unit 7A	262,399.60
Unit 7B	209,295.95
Unit 8	405,761.50
Unit 9	341,811.90
Unit 10A	407,873.05

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	<u>Dec 31, '19</u>
Unit 108	<u>247,689.20</u>
Total Street	4,172,523.19
Walking Trails	
Unit 1	889.30
Unit 2A	4,641.41
Unit 2B	1,100.00
Unit 3	4,787.09
Unit 4	5,005.00
Unit 5 (+upgrade granite U1-5)	<u>58,304.22</u>
Total Walking Trails	<u>74,727.02</u>
Total Fixed Assets	<u>5,706,757.45</u>
TOTAL ASSETS	<u>5,789,214.48</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	<u>172.12</u>
Total Accounts Payable	172.12
Other Current Liabilities	
N/P Hasuman Holdings Loan	
49,000 (11/1/2019)	49,000.00
56,000 (11/20/2019)	<u>56,000.00</u>
Total N/P Hasuman Holdings-L...	<u>105,000.00</u>
Total Other Current Liabilities	<u>105,000.00</u>
Total Current Liabilities	<u>105,172.12</u>
Total Liabilities	105,172.12
Equity	
Contributed Capital	
320 Potranco Ranch	<u>5,706,757.45</u>

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	<u>Dec 31, '19</u>
Total Contributed Capital	5,706,757.45
Retained Earnings	-90,927.74
Net Income	<u>68,212.65</u>
Total Equity	<u>5,684,042.36</u>
TOTAL LIABILITIES & EQUITY	<u>5,789,214.48</u>

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Potranco Ranch Improvements District
Profit and Loss Standard
January through December 2019

	<u>Jan - Dec...</u>
Ordinary Income/Expense	
Income	
PiD Interest	470.21
PID Disbursements	<u>161927.11</u>
Total Income	162397.32
Expense	
Interest Developers loan	4,000.00
Insurance Expense	
General Liability Insurance	<u>774.00</u>
Total Insurance Expense	774.00
Legal	382.50
Management Company	800.00
Medina County Administrative Fe	10,000.00
Office Supplies	102.48
Postage and Delivery (Notices)	
Courier	<u>20.35</u>
Total Postage and Delivery (No...	20.35
Professional Fees	
Accountant	<u>3,115.00</u>
Total Professional Fees	3,115.00
Repairs	
Detention Pond	2,000.00
Monumnet	565.00
Graffiti Removal	145.97
Drains	5,025.00
Electrical	1,042.00
Gate	6,203.32
Landscaping	
Flowers/Mulch	4,500.00
Grass/Trees	250.00
Irrigation	<u>1,382.77</u>
Total Landscaping	6,132.77
Mailbox	
Pad	<u>135.00</u>

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	<u>Jan - Dec...</u>
Total Mailbox	135.00
Park	
Baracade Post	<u>306.90</u>
Total Park	306.90
Streets	2,580.00
Walking Trails	<u>400.00</u>
Total Repairs	24,535.96
Property Taxes	1,274.79
Upkeep/ Monthly Maintenance	
Landscaping	
Irrigation	100.00
Trees	<u>1,425.00</u>
Total Landscaping	1,525.00
Mowing	33,882.50
Remove Dumped material	150.00
Replace Lightbulbs	156.58
Street Sweeping	<u>811.88</u>
Total Upkeep/ Monthly Mainte...	36,525.96
Utilities	
CPS	<u>1,993.65</u>
Landline Phone for Gates	
Barden Parkway	1,330.18
Sittre	<u>2,302.84</u>
Total Landline Phone for Gates	3,633.02
Water/Irrigation	<u>7,026.96</u>
Total Utilities	<u>12,653.63</u>
Total Expense	<u>94,184.67</u>
Net Ordinary Income	<u>68,212.65</u>
Net Income	<u>68,212.65</u>