

Potranco Ranch Improvements District
Profit and Loss Standard
January through December 2021

	Jan – Dec...
Ordinary Income/Expense	
Income	
PID Assesement	276331.72
Total Income	276331.72
Expense	
TIRZ/PID Reimbursment	100000.00
Management Company	2,400.00
Office Supplies	86.60
Professional Fees	
Accountant	9,992.45
Total Professional Fees	9,992.45
Property Taxes	654.47
Repairs	
Detention Pond	4,650.00
Drains	3,800.00
Dumping	575.00
Electrical	4,400.00
Gate	8,939.58
Landscaping	
Grass/Trees	4,200.00
Irrigation	22,000.00
Total Landscaping	26,200.00
Mailbox	
Pad	120.00
Total Mailbox	120.00
Park	
Mowing	4,400.00
Total Park	4,400.00
Streets	12,000.00
Walking Trails	625.00
Total Repairs	65,709.58
Upkeep/ Monthly Maintenance	
Gate (Barden /Sittre)	281.45
Landscaping	
The Lawn Whisper	37,900.00
Flowers/Mulch	450.00
Total Landscaping	38,350.00
Total Upkeep/ Monthly Maint...	38,631.45
Utilities	

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CPS	
Barden (949)	627.09
Sittre (654)	378.82
Total CPS	1,005.91
Landline Phone for Gates	
Barden Parkway	1,920.18
Sittre	967.94
Total Landline Phone for Gat...	2,888.12
Water/Irrigation	7,615.19
Total Utilities	11,509.22
Total Expense	228983.77
Net Ordinary Income	47,347.95
Net Income	47,347.95

Potranco Ranch Improvements District
Balance Sheet Standard
As of December 31, 2021

	Dec 31, '21
ASSETS	
Current Assets	
Checking/Savings	
Schertz-33880	83,474.73
Total Checking/Savings	83,474.73
Total Current Assets	83,474.73
Fixed Assets	
Entrance/landscaping/Irrigation	
Main	116,614.33
Secondary	85,992.59
Total Entrance/landscaping/Irrig...	202,606.92
Gates	
Main	28,453.46
Secondary	27,420.00
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	4,908.18
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
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

Potranco Ranch Improvements District
Balance Sheet Standard
As of December 31, 2021

	Dec 31, '21
Total Postal Pad/Mailbox	56,533.72
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	61,130.12
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
Unit 10B	247,689.20
Total Street	4172523.19
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)	58,304.22
Total Walking Trails	74,727.02
Total Fixed Assets	5706757.45
Other Assets	
Deferred PID Expense	910,000.00

Potranco Ranch Improvements District
Balance Sheet Standard
As of December 31, 2021

	<u>Dec 31, '21</u>
Total Other Assets	<u>910,000.00</u>
TOTAL ASSETS	<u>6700232.18</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	<u>5,800.00</u>
Total Accounts Payable	<u>5,800.00</u>
Other Current Liabilities	
N/P TIRZ/PID LP	<u>910,000.00</u>
Total Other Current Liabilities	<u>910,000.00</u>
Total Current Liabilities	<u>915,800.00</u>
Total Liabilities	<u>915,800.00</u>
Equity	
Contributed Capital	
320 Potranco Ranch	<u>5706757.45</u>
Total Contributed Capital	<u>5706757.45</u>
Retained Earnings	<u>30,326.78</u>
Net Income	<u>47,347.95</u>
Total Equity	<u>5784432.18</u>
TOTAL LIABILITIES & EQUITY	<u>6700232.18</u>