

Potranco Ranch Improvements District
 Balance Sheet Standard
 As of December 31, 2020

	Dec 31, '20
ASSETS	
Current Assets	
Checking/Savings	
Schertz-33880	30,326.78
Total Checking/Savings	30,326.78
Total Current Assets	30,326.78
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 10A	1,893.68
Unit 10B	1,893.69
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

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Total Postal Pad/Mailbox	56,533.72
Signs	
Unit 1	1,886.91
Unit 10A	4,708.89
Unit 10B	6,823.75
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
Total Signs	61,130.12
Street	
Unit 1	549,762.00
Unit 10A	407,873.05
Unit 10B	247,689.20
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
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
TOTAL ASSETS	5737084.23

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LIABILITIES & EQUITY	
Equity	
Contributed Capital	
320 Potranco Ranch	5706757.45
Total Contributed Capital	5706757.45
Retained Earnings	-22,715.09
Net Income	53,041.87
Total Equity	5737084.23
TOTAL LIABILITIES & EQUITY	<u>5737084.23</u>