

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 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

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	Dec 31, '20
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
TOTAL ASSETS	5737084.23

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	<u>Dec 31, '20</u>
LIABILITIES & EQUITY	
Equity	
Contributed Capital	
320 Potranco Ranch	<u>5706757.45</u>
Total Contributed Capital	<u>5706757.45</u>
Retained Earnings	-22,715.09
Net Income	<u>53,041.87</u>
Total Equity	<u>5737084.23</u>
TOTAL LIABILITIES & EQUITY	<u><u>5737084.23</u></u>

Potranco Ranch Improvements District
Profit and Loss Standard
January through December 2020

	Jan – Dec...
Ordinary Income/Expense	
Income	
PID Disbursements	204164.23
Total Income	204164.23
Expense	
Insurance Expense	
General Liability Insurance	857.00
Total Insurance Expense	857.00
Interest Developers loan	19,074.88
Management Company	2,000.00
Medina County Administrativ...	10,000.00
Professional Fees	
Accountant	3,930.00
Total Professional Fees	3,930.00
Property Taxes	1,221.05
Repairs	
Gate	12,989.61
Island meterbox	118.84
Landscaping	
Lights	712.89
Flowers/Mulch	9,325.00
Grass/Trees	7,060.00
Irrigation	875.00
Total Landscaping	17,972.89
Mailbox	
Lights	1,050.00
Mailboxes	162.56
Total Mailbox	1,212.56
Monumnet	83.51
Streets	3,500.00
Walking Trails	5,155.00
Total Repairs	41,032.41
Signage	488.56
Upkeep/ Monthly Maintence	
Gate (Barden /Sittre)	270.62
Landscaping	
Brush Clean up	3,000.00
Trees	175.00
Total Landscaping	3,175.00
Mowing	52,302.00

Potranco Ranch Improvements District
Profit and Loss Standard
January through December 2020

	Jan – Dec...
Remove Dumped material	895.00
Replace Lightbulbs	395.00
Street Sweeping	1,623.75
Total Upkeep/ Monthly Maint...	58,661.37
Utilities	
CPS	
Barden (949)	879.51
Sittre (654)	466.41
Total CPS	1,345.92
Landline Phone for Gates	
Barden Parkway	1,296.35
Sittre	1,378.37
Total Landline Phone for Gat...	2,674.72
Water/Irrigation	9,836.45
Total Utilities	13,857.09
Total Expense	151122.36
Net Ordinary Income	53,041.87
Net Income	53,041.87