

Lake Rockport Estates POA
Balance Sheet
As of April 30, 2022

	As of Apr 30, 2022	As of Dec 31, 2021	Change	% Change
ASSETS				
Current Assets				
Bank Accounts				
RESERVE - WF Savings 8986	108,874.00	108,870.42	3.58	0.00%
Wells Fargo - Checking 0153	506,024.49	343,495.01	162,529.48	47.32%
Total Bank Accounts	\$ 614,898.49	\$ 452,365.43	\$ 162,533.06	35.93%
Accounts Receivable				
Accounts Receivable	10.00	10.00	0.00	0.00%
Total Accounts Receivable	\$ 10.00	\$ 10.00	\$ 0.00	0.00%
Other Current Assets				
Deposit	200.00	200.00	0.00	0.00%
Inventory Asset	3,401.26	3,401.26	0.00	0.00%
Undeposited Funds	7,512.20	9,786.50	-2,274.30	-23.24%
Total Other Current Assets	\$ 11,113.46	\$ 13,387.76	-\$ 2,274.30	-16.99%
Total Current Assets	\$ 626,021.95	\$ 465,763.19	\$ 160,258.76	34.41%
Fixed Assets				
Accumulated Depreciation	-940,982.00	-940,982.00	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	1,686,164.62	1,686,164.62	0.00	0.00%
Weed Sprayer - Purchased 7/12/17	2,591.19	2,591.19	0.00	0.00%
Total Fixed Assets	\$ 1,168,643.87	\$ 1,168,643.87	\$ 0.00	0.00%
TOTAL ASSETS	\$ 1,794,665.82	\$ 1,634,407.06	\$ 160,258.76	9.81%
LIABILITIES AND EQUITY				
Liabilities				
Current Liabilities				
Other Current Liabilities				
Customer Deposits/Refundable Fees	16,621.00	15,675.00	946.00	6.04%
Overpayments by Customers	440.03	154,682.49	-154,242.46	-99.72%
Payable to Architectural Member	7,250.00	8,250.00	-1,000.00	-12.12%
Total Other Current Liabilities	\$ 24,311.03	\$ 178,607.49	-\$ 154,296.46	-86.39%
Total Current Liabilities	\$ 24,311.03	\$ 178,607.49	-\$ 154,296.46	-86.39%
Long-Term Liabilities				
Loan Payable - DDW	407,000.00	433,000.00	-26,000.00	-6.00%
Total Long-Term Liabilities	\$ 407,000.00	\$ 433,000.00	-\$ 26,000.00	-6.00%
Total Liabilities	\$ 431,311.03	\$ 611,607.49	-\$ 180,296.46	-29.48%
Equity				
Fund Balance	1,022,799.57	1,022,799.57	0.00	0.00%
Net Income	340,555.22		340,555.22	
Total Equity	\$ 1,363,354.79	\$ 1,022,799.57	\$ 340,555.22	33.30%
TOTAL LIABILITIES AND EQUITY	\$ 1,794,665.82	\$ 1,634,407.06	\$ 160,258.76	9.81%

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Profit and Loss Summary

January - December 2021

	Jan - Dec 2021	Jan - Dec 2020	Change	% Change
Income				
0600W ANNUAL ASSESSMENT	203,449.27	196,357.47	7,091.80	3.61%
ADDITIONAL ASSESSMENTS	97,754.92	81,882.77	15,872.15	19.38%
Services	76.00		76.00	
Unapplied Cash Payment Income	-1,829.76	-555.00	-1,274.76	-229.69%
Total Income	\$ 299,450.43	\$ 277,685.24	\$ 21,765.19	7.84%
Gross Profit	\$ 299,450.43	\$ 277,685.24	\$ 21,765.19	7.84%
Expenses				
A100 ADMINISTRATION	28,578.98	28,538.99	39.99	0.14%
A200 AUTOMOBILE EXPENSE	2,323.48	2,536.56	-213.08	-8.40%
B100 BANK SERVICE CHARGES	6,823.18	4,645.81	2,177.37	46.87%
B110 BEAUTIFICATION	104.99		104.99	
B200 BUILDING MAINTENANCE	3,322.00		3,322.00	
C100 CAPITAL PURCHASE	113,097.00	112,002.00	1,095.00	0.98%
C200 COMMUNICATION	705.34	737.32	-31.98	-4.34%
D100 DUES & SUBSCRIPTIONS	512.17	388.24	123.93	31.92%
F200 FUEL/OIL FLEET	183.05	28.68	154.37	538.25%
G100 GATE EXPENSE	8,682.16	1,489.09	7,193.07	483.05%
G200 GROUND SUPPLIES		167.23	-167.23	-100.00%
I100 INSURANCE	16,074.00	13,733.00	2,341.00	17.05%
L200 LIEN ASSESSMENT RECORDING FEES	120.00	280.00	-160.00	-57.14%
M100 MISCELLANEOUS	641.20		641.20	
N100 NEWSLETTER EXPENSE		127.72	-127.72	-100.00%
O100 OFFICE EXPENSE	1,207.40	416.86	790.54	189.64%
P100 PROFESSIONAL FEES	3,441.10	5,552.00	-2,110.90	-38.02%
R100 ROADS	24,880.69	30,576.47	-5,695.78	-18.63%
S200 SIGNAGE		921.00	-921.00	-100.00%
T100 TAXES	427.51	456.60	-29.09	-6.37%
U100 UTILITIES	7,032.88	9,555.87	-2,522.99	-26.40%
W100 WATER METER EXPENSE	10,816.83	2,544.26	8,272.57	325.15%
W200 WATER PARTS & SUPPLIES (SA5 Reimbursable)	209.46	467.68	-258.22	-55.21%
W300 WATER SHARES	15,967.71	15,967.71	0.00	0.00%
W400 WATER SYSTEM	27,999.69	2,729.42	25,270.27	925.85%
W405 DDW Reimbursable	19,510.80	20,533.20	-1,022.40	-4.98%
W500 WATER TESTING	135.00	141.00	-6.00	-4.26%
W800 WINTER WATER SYSTEM	80.11	130.37	-50.26	-38.55%
Total Expenses	\$ 292,876.73	\$ 254,667.08	\$ 38,209.65	15.00%
Net Operating Income	\$ 6,573.70	\$ 23,018.16	-\$ 16,444.46	-71.44%
Other Income				
Z100 Other Income	10.88	26.30	-15.42	-58.63%
Total Other Income	\$ 10.88	\$ 26.30	-\$ 15.42	-58.63%
Other Expenses				
Z500 Tax Expense		41.71	-41.71	-100.00%
Total Other Expenses	\$ 0.00	\$ 41.71	-\$ 41.71	-100.00%
Net Other Income	\$ 10.88	-\$ 15.41	\$ 26.29	170.60%
Net Income	\$ 6,584.58	\$ 23,002.75	-\$ 16,418.17	-71.37%

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Budget vs. Actuals: 2022 Budget - FY22 P&L
 January - December 2022

	Actual	Budget	over Budget	% of Budget
Income				
0600W ANNUAL ASSESSMENT	337,172.86	346,235.64	-9,062.78	97.38%
ADDITIONAL ASSESSMENTS	57,564.58	132,908.37	-75,343.79	43.31%
Services		76.00	-76.00	0.00%
Unapplied Cash Payment Income	182.30	500.00	-317.70	36.46%
Uncategorized Income	1,030.00	1,500.00	-470.00	68.67%
Total Income	\$ 395,949.74	\$ 481,220.01	-\$ 85,270.27	82.28%
Gross Profit	\$ 395,949.74	\$ 481,220.01	-\$ 85,270.27	82.28%
Expenses				
A100 ADMINISTRATION	6,505.90	28,578.98	-22,073.08	22.76%
A200 AUTOMOBILE EXPENSE	605.57	2,323.48	-1,717.91	26.06%
B100 BANK SERVICE CHARGES	3,278.28	6,849.18	-3,570.90	47.86%
B110 BEAUTIFICATION	76.00	104.99	-28.99	72.39%
B200 BUILDING MAINTENANCE	224.16	3,422.00	-3,197.84	6.55%
C200 COMMUNICATION	260.34	705.34	-445.00	36.91%
D100 DUES & SUBSCRIPTIONS	100.29	512.17	-411.88	19.58%
F200 FUEL/OIL FLEET		183.05	-183.05	0.00%
G100 GATE EXPENSE		8,682.16	-8,682.16	0.00%
I100 INSURANCE		16,074.00	-16,074.00	0.00%
L100 LICENSES & PERMITS	10.00		10.00	
L200 LIEN ASSESSMENT RECORDING FEES		120.00	-120.00	0.00%
M100 MISCELLANEOUS		641.20	-641.20	0.00%
N100 NEWSLETTER EXPENSE	190.54	250.00	-59.46	76.22%
O100 OFFICE EXPENSE	359.62	1,207.40	-847.78	29.78%
P100 PROFESSIONAL FEES		3,441.10	-3,441.10	0.00%
QuickBooks Payments Fees	174.47	0.00	174.47	
R100 ROADS	7,225.81	32,295.69	-25,069.88	22.37%
T100 TAXES		427.51	-427.51	0.00%
U100 UTILITIES	2,891.74	7,032.88	-4,141.14	41.12%
W100 WATER METER EXPENSE		10,816.83	-10,816.83	0.00%
W200 WATER PARTS & SUPPLIES (SA5 Reimbursable)	288.01	209.46	78.55	137.50%
W300 WATER SHARES		15,967.71	-15,967.71	0.00%
W400 WATER SYSTEM	3,423.98	32,904.69	-29,480.71	10.41%
W405 DDW Reimbursable	18,445.80	19,510.80	-1,065.00	94.54%
W500 WATER TESTING	140.00	135.00	5.00	103.70%
W700 WATER CAPITAL IMPROVEMENTS	6,965.00	260,000.00	-253,035.00	2.68%
W800 WINTER WATER SYSTEM		80.11	-80.11	0.00%
Total Expenses	\$ 51,165.51	\$ 452,475.73	-\$ 401,310.22	11.31%
Net Operating Income	\$ 344,784.23	\$ 28,744.28	\$ 316,039.95	1199.49%
Other Income				
Z100 Other Income	3.58	10.88	-7.30	32.90%
Total Other Income	\$ 3.58	\$ 10.88	-\$ 7.30	32.90%
Net Other Income	\$ 3.58	\$ 10.88	-\$ 7.30	32.90%
Net Income	\$ 344,787.81	\$ 28,755.16	\$ 316,032.65	1199.05%