

Lake Rockport Estates POA
Balance Sheet Comparison
As of April 30, 2023

	Total			
	As of Apr 30, 2023	As of Dec 31, 2022	Change	% of Column
ASSETS				
Current Assets				
Bank Accounts				
RESERVE - WF Savings 8986	685,480.17	108,899.27	576,580.90	0.36
Wells Fargo - Checking 0153	105,022.94	564,113.81	(459,090.87)	0.06
Total Bank Accounts	790,503.11	673,013.08	117,490.03	0.42
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	13,245.66	10,516.50	2,729.16	0.01
Total Other Current Assets	16,846.92	14,117.76	2,729.16	0.01
Total Current Assets	807,360.03	687,140.84	120,219.19	0.43
Fixed Assets				
Accumulated Depreciation	(1,054,968.00)	(1,054,968.00)	0.00	(0.56)
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	0.08
Mid-Mountain Booster Station - Purchased 2016 & 2	206,224.60	206,224.60	0.00	0.11
Top Tank Fence - Purchased 2016 & 2017	22,795.50	22,795.50	0.00	0.01
Tractor - John Deere - Purchased 5/31/02	33,365.80	33,365.80	0.00	0.02
Water System Improvements	1,716,278.70	1,716,278.70	0.00	0.91
Weed Sprayer - Purchased 7/12/17	2,591.19	2,591.19	0.00	0.00
Total Fixed Assets	1,084,771.95	1,084,771.95	0.00	0.57
TOTAL ASSETS	1,892,131.98	1,771,912.79	120,219.19	1.00
LIABILITIES AND EQUITY				
Liabilities				
Other Current Liabilities				
Customer Deposits/Refundable Fees	13,605.00	13,605.00	0.00	0.01
Overpayments by Customers	1,296.21	191,495.64	(190,199.43)	0.00
Payable to Architectural Member	8,000.00	7,750.00	250.00	0.00
Total Other Current Liabilities	22,901.21	212,850.64	(189,949.43)	0.01
Total Current Liabilities	22,901.21	212,850.64	(189,949.43)	0.01
Long-Term Liabilities				
Loan Payable - DDW	380,000.00	380,000.00	0.00	0.20
Total Long-Term Liabilities	380,000.00	380,000.00	0.00	0.20
Total Liabilities	402,901.21	592,850.64	(189,949.43)	0.21
Equity				
Fund Balance	1,179,062.15	1,179,062.15	0.00	0.62
Net Income	310,168.62		310,168.62	0.16
Total Equity	1,489,230.77	1,179,062.15	310,168.62	0.79
TOTAL LIABILITIES AND EQUITY	1,892,131.98	1,771,912.79	120,219.19	1.00

Lake Rockport Estates POA
Profit and Loss Comparison
January - December 2022

	Total			
	Jan - Dec 2022	Jan - Dec 2021	Change	% Change
Income				
0600W ANNUAL ASSESSMENT				
0610W ANNUAL PROPERTY OWNERS ASSESSMENT	182434.47	183181.08	-746.61	-0.41%
0615W WATER SYSTEM IMPROVEMENT INCOME	152398.13	2213.63	150184.5	6784.53%
0650W WATER CONNECTION ASSESSMENT	17539.76	18054.56	-514.8	-2.85%
Total 0600W ANNUAL ASSESSMENT	352372.36	203449.27	148923.09	73.20%
Total ADDITIONAL ASSESSMENTS	124991.01	97754.92	27236.09	27.00%
Services	100	76	24	3158.00%
Unapplied Cash Payment Income	-5948.26	-1829.76	-4118.5	-225.08%
Total Income	471515.11	299450.43	172064.68	57.46%
Gross Profit	471515.11	299450.43	172064.68	57.46%
Expenses				
A100 ADMINISTRATION				
Total A100 ADMINISTRATION	23949.08	28578.98	-4629.9	-16.20%
Total A200 AUTOMOBILE EXPENSE	2545.55	2323.48	222.07	9.56%
Total B100 BANK SERVICE CHARGES	9013.07	6823.18	2189.89	32.09%
Total B110 BEAUTIFICATION	76	104.99	-28.99	-27.61%
Total B200 BUILDING MAINTENANCE	2589.16	3322	-732.84	-22.06%
Total C100 CAPITAL PURCHASE	113986	113097	889	0.79%
Total C200 COMMUNICATION	605.34	705.34	-100	-14.18%
D100 DUES & SUBSCRIPTIONS	682.98	512.17	170.81	33.35%
Total G100 GATE EXPENSE		8682.16	-8682.16	
G200 GROUND SUPPLIES	53.62		53.62	
Total I100 INSURANCE	17447	16074	1373	8.54%
L100 LICENSES & PERMITS	10		10	
L200 LIEN ASSESSMENT RECORDING FEES	160	120	40	33.33%
M100 MISCELLANEOUS		641.2	-641.2	
Total M200 MOUNTAIN CLEANUP	176.15		176.15	
Total N100 NEWSLETTER EXPENSE	190.54		190.54	
Total O100 OFFICE EXPENSE	1026.54	1207.4	-180.86	-14.98%
Total P100 PROFESSIONAL FEES	346.4	3441.1	-3094.7	-89.93%
Total R100 ROADS	54303.32	24880.69	29422.63	118.25%
S300 SMALL TOOLS	25.76		25.76	
Total T100 TAXES	347.26	427.51	-80.25	-18.77%
Total U100 UTILITIES	9319.83	7032.88	2286.95	32.52%
W200 WATER PARTS & SUPPLIES (SA5 Reimbursable)	288.01	209.46	78.55	37.50%
W300 WATER SHARES	16010.85	15967.71	43.14	0.27%
Total W405 DDW Reimbursable	35784.01	19510.8	16273.21	83.41%
Total W500 WATER TESTING	441	135	306	226.67%
Total Expenses	315281.38	292876.73	22404.65	7.65%
Net Operating Income	156233.73	6573.7	149660.03	2276.65%
Other Income				
Total Other Income	28.85	10.88	17.97	165.17%
Net Other Income	28.85	10.88	17.97	165.17%
Net Income	156262.58	6584.58	149678	

Lake Rockport Estates POA
Budget vs. Actuals: 2023 Budget - FY23 P&L
January - December 2023*

*Report generated April 30, 2023

	Actual	Budget	over Budget	% of Budget
Income				
Total 0600W ANNUAL ASSESSMENT	\$ 325,584.36	\$ 352,372.36	\$ (26,788.00)	92.40%
ADDITIONAL ASSESSMENTS				
Total ADDITIONAL ASSESSMENTS	\$ 3,845.16	\$ 124,991.01	\$ (121,145.85)	3.08%
Unapplied Cash Payment Income				
Total Income	\$ 329,429.52	\$ 477,363.37	\$ (147,933.85)	69.01%
Gross Profit	\$ 329,429.52	\$ 477,363.37	\$ (147,933.85)	69.01%
Expenses				
A100 ADMINISTRATION	\$ 3,334.75	\$ 23,949.08	\$ (20,614.33)	13.92%
A200 AUTOMOBILE EXPENSE	\$ 289.10	\$ 2,545.55	\$ (2,256.45)	11.36%
B100 BANK SERVICE CHARGES	\$ 64.26	\$ 75.00	\$ (10.74)	85.68%
B101 Merchant Acct & IPN Fees	\$ 2,098.36	\$ 9,013.07	\$ (6,914.71)	23.28%
B100 BANK SERVICE CHARGES	\$ 2,162.62	\$ 9,088.07	\$ (6,925.45)	23.80%
B200 BUILDING MAINTENANCE		\$ 2,589.16	\$ (2,589.16)	
C200 COMMUNICATION	\$ 110.00	\$ 605.34	\$ (495.34)	18.17%
D100 DUES & SUBSCRIPTIONS	\$ 21.44	\$ 682.98	\$ (661.54)	3.14%
I100 INSURANCE		\$ 17,447.00	\$ (17,447.00)	
L100 LICENSES & PERMITS		\$ 10.00	\$ (10.00)	
L200 LIEN ASSESSMENT RECORDING FEES	\$ 40.00	\$ 160.00	\$ (120.00)	25.00%
N100 NEWSLETTER EXPENSE		\$ 190.54	\$ (190.54)	
O100 OFFICE EXPENSE	\$ 359.46	\$ 1,026.54	\$ (667.08)	35.02%
P100 PROFESSIONAL FEES		\$ 346.40	\$ (346.40)	
QuickBooks Payments Fees	\$ 40.27		\$ 40.27	
R100 ROADS	\$ 812.65	\$ 54,303.32	\$ (53,490.67)	1.50%
T100 TAXES		\$ 347.26	\$ (347.26)	
U100 UTILITIES	\$ 2,184.69	\$ 9,319.83	\$ (7,135.14)	23.44%
V100 LRE Reserve Fund Expense		\$ 40,000.00	\$ (40,000.00)	
W200 WATER PARTS & SUPPLIES (SA5 Reimbursable)	\$ 1,161.01	\$ 288.01	\$ 873.00	403.11%
W300 WATER SHARES		\$ 16,010.85	\$ (16,010.85)	
W400 WATER SYSTEM	\$ 95.00	\$ 25,903.91	\$ (25,808.91)	0.37%
W405 DDW Reimbursable		\$ 35,784.01	\$ (35,784.01)	
W500 WATER TESTING	\$ 25.00	\$ 441.00	\$ (416.00)	5.67%
W700 WATER CAPITAL IMPROVEMENTS	\$ 8,008.64	\$ 30,114.08	\$ (22,105.44)	26.59%
W800 WINTER WATER SYSTEM	\$ 268.17		\$ 268.17	
Total Expenses	\$ 18,912.80	\$ 361,026.06	\$ (342,113.26)	5.24%
Net Operating Income	\$ 310,516.72	\$ 116,337.31	\$ 194,179.41	266.91%
Other Income				
Z100 Other Income				
Total Other Income	\$ 146.90	\$ 28.85	\$ 118.05	509.19%
Net Other Income	\$ 146.90	\$ 28.85	\$ 118.05	509.19%
Net Income	\$ 310,663.62	\$ 116,366.16	\$ 194,297.46	266.97%