

**Mountain Springs Ranch POA  
Balance Sheet by Neighborhood**

As of December 31, 2018

(Unaudited)

	Gated Neighborhoods					Total
	General	Estates	Hills	Ridge	Vistas	
<b>ASSETS</b>						
<b>Current Assets</b>						
Broadway Bank - checking	(48,668)	2,478	5,905	5,507	53,499	18,721
Mutual of Omaha Bank - operating	49,278	820	9,027	5,443	18,786	83,354
Mutual of Omaha Bank - bond account	101,509	-	-	-	-	101,509
<b>Savings accounts</b>						
RBFCU savings	5	-	-	-	-	6
SSFCU savings	5	-	-	-	-	60
<b>subtotal</b>	10	-	-	-	-	66
RBFCU money market	18,822	312	3,447	2,079	7,174	31,834
<b>CDs</b>						
RBFCU CDs	133,559	2,223	24,466	14,752	50,916	225,916
SSFCU CDs	149,075	2,481	27,308	16,466	56,831	252,161
Broadway CDs	118,237	1,968	21,659	13,060	45,076	200,000
<b>subtotal</b>	400,871	6,672	73,433	44,278	152,823	678,077
Bank Accounts	555,955	9,462	82,785	51,863	213,497	\$ 913,562
Accounts Receivable	113,341	300	8,023	6,300	12,763	140,727
Allowance for bad debts	(10,172)	(150)	(400)	-	(1,269)	(11,991)
Other current assets	22,944	-	-	-	-	22,944
<b>TOTAL ASSETS</b>	<b>\$ 682,068</b>	<b>\$ 9,612</b>	<b>\$ 90,408</b>	<b>\$ 58,163</b>	<b>\$ 224,991</b>	<b>1,065,242</b>
<b>LIABILITIES AND EQUITY</b>						
<b>Liabilities</b>						
<b>Current Liabilities</b>						
Accrued Payables	2,849	-	458	228	549	4,084
<b>Other Current Liabilities</b>						
Billed 2019 Assessments	172,500	-	12,300	10,500	19,800	215,100
Builder Bonds	72,000	-	-	-	-	72,000
Landscaping Deposits	59,000	-	-	-	-	59,000
Total Other Current Liabilities	303,500	-	12,300	10,500	19,800	346,100
Total Current Liabilities	306,349	-	12,758	10,728	20,349	350,184
<b>Total Liabilities</b>						
<b>Members' Equity</b>						
<b>Unrestricted - operating fund</b>						
beginning of year	222,948	3,036	(615)	(256)	46,225	271,338
net income/(loss)	34,677	(408)	1,385	1,334	(1,581)	35,407
end of year	257,625	2,628	770	1,078	44,644	306,745
<b>Designated - major repairs &amp; replacement fund</b>						
beginning of year	138,986	4,984	71,880	39,856	146,498	402,204
net income/(loss)	(20,891)	2,000	5,000	6,500	13,500	6,109
end of year	118,095	6,984	76,880	46,356	159,998	408,313
Total Members' Equity	375,720	9,612	77,650	47,434	204,642	715,058
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 682,068</b>	<b>\$ 9,612</b>	<b>\$ 90,408</b>	<b>\$ 58,163</b>	<b>\$ 224,991</b>	<b>1,065,242</b>



**Mountain Springs Ranch POA**  
**Budget vs. Actuals: FY18 Estates**

January - December 2018

	Total			
	Actual	Budget	over Budget	% of Budget
<b>Income</b>				
Assessments	2,700	2,700	0	100.00%
Interest/Dividend Income	51	40	11	127.50%
<b>Total Income</b>	<b>\$ 2,751</b>	<b>\$ 2,740</b>	<b>\$ 11</b>	<b>100.40%</b>
<b>Gross Profit</b>	<b>\$ 2,751</b>	<b>\$ 2,740</b>	<b>\$ 11</b>	<b>100.40%</b>
<b>Expenses</b>				
Bad Debt Expense	150		150	
Electricity	203	200	3	101.51%
Grounds Maintenance	157	327	(170)	47.90%
Insurance Expense		35	(35)	0.00%
Taxes	(13)	30	(43)	-44.97%
Water	663	600	63	110.46%
z General Reserve Contribution	2,000	900	1,100	222.22%
<b>Total Expenses</b>	<b>\$ 3,159</b>	<b>\$ 2,092</b>	<b>\$ 1,067</b>	<b>151.00%</b>
<b>Net Operating Income</b>	<b>\$ (408)</b>	<b>\$ 648</b>	<b>\$ (1,056)</b>	<b>-62.95%</b>
<b>Other Income</b>				
Reserve Funding	2,000		2,000	
<b>Total Other Income</b>	<b>\$ 2,000</b>	<b>\$ -</b>	<b>\$ 2,000</b>	
<b>Net Other Income</b>	<b>\$ 2,000</b>	<b>\$ -</b>	<b>\$ 2,000</b>	
<b>Net Income</b>	<b>\$ 1,592</b>	<b>\$ 648</b>	<b>\$ 944</b>	<b>245.69%</b>

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## Mountain Springs Ranch POA Budget vs. Actuals: FY18 Hills

January - December 2018

	Total			
	Actual	Budget	over Budget	% of Budget
<b>Income</b>				
<b>Assessments</b>	12,600	14,351	(1,751)	87.80%
<b>Interest/Dividend Income</b>	563	500	63	112.60%
<b>Other Income - Fees &amp; Fines</b>		500	(500)	0.00%
<b>Total Income</b>	<b>\$ 13,163</b>	<b>\$ 15,351</b>	<b>\$ (2,188)</b>	<b>85.75%</b>
<b>Gross Profit</b>	<b>\$ 13,163</b>	<b>\$ 15,351</b>	<b>\$ (2,188)</b>	<b>85.75%</b>
<b>Expenses</b>				
<b>Bad Debt Expense</b>	55		55	
<b>Electricity</b>	622	630	(8)	98.68%
<b>Gate Operations &amp; Maintenance</b>	1,587	1,600	(13)	99.17%
<b>Grounds Maintenance</b>	3,561	3,291	270	108.19%
<b>Insurance Expense</b>		80	(80)	0.00%
<b>Taxes</b>	18	40	(22)	45.10%
<b>Water</b>	936	1,200	(264)	78.02%
<b>z General Reserve Contribution</b>	5,000	8,510	(3,510)	58.75%
<b>Total Expenses</b>	<b>\$ 11,778</b>	<b>\$ 15,351</b>	<b>\$ (3,573)</b>	<b>76.73%</b>
<b>Net Operating Income</b>	<b>\$ 1,385</b>	<b>\$ -</b>	<b>\$ 1,385</b>	
<b>Other Income</b>				
<b>Reserve Funding</b>	5,000		5,000	
<b>Total Other Income</b>	<b>\$ 5,000</b>	<b>\$ -</b>	<b>\$ 5,000</b>	
<b>Net Other Income</b>	<b>\$ 5,000</b>	<b>\$ -</b>	<b>\$ 5,000</b>	
<b>Net Income</b>	<b>\$ 6,385</b>	<b>\$ -</b>	<b>\$ 6,385</b>	

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## Mountain Springs Ranch POA Budget vs. Actuals: FY18 Ridge

January - December 2018

	Total			
	Actual	Budget	over Budget	% of Budget
<b>Income</b>				
<b>Assessments</b>	10,500	10,500	0	100.00%
<b>Interest/Dividend Income</b>	307	200	107	153.50%
<b>Other Income - Fees &amp; Fines</b>		200	(200)	0.00%
<b>Total Income</b>	<b>\$ 10,807</b>	<b>\$ 10,900</b>	<b>\$ (93)</b>	<b>99.15%</b>
<b>Gross Profit</b>	<b>\$ 10,807</b>	<b>\$ 10,900</b>	<b>\$ (93)</b>	<b>99.15%</b>
<b>Expenses</b>				
<b>Administrative Expenses</b>	200		200	
<b>Electricity</b>	294	300	(6)	98.06%
<b>Gate Operations &amp; Maintenance</b>	1,610	2,000	(390)	80.51%
<b>Grounds Maintenance</b>	219	425	(206)	51.54%
<b>Insurance Expense</b>		125	(125)	0.00%
<b>Taxes</b>	13	30	(17)	44.93%
<b>Water</b>	636	600	36	105.94%
<b>z General Reserve Contribution</b>	6,500	7,420	(920)	87.60%
<b>Total Expenses</b>	<b>\$ 9,473</b>	<b>\$ 10,900</b>	<b>\$ (1,427)</b>	<b>86.90%</b>
<b>Net Operating Income</b>	<b>\$ 1,334</b>	<b>\$ -</b>	<b>\$ 1,334</b>	
<b>Other Income</b>				
<b>Reserve Funding</b>	6,500		6,500	
<b>Total Other Income</b>	<b>\$ 6,500</b>	<b>\$ -</b>	<b>\$ 6,500</b>	
<b>Net Other Income</b>	<b>\$ 6,500</b>	<b>\$ -</b>	<b>\$ 6,500</b>	
<b>Net Income</b>	<b>\$ 7,834</b>	<b>\$ -</b>	<b>\$ 7,834</b>	

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## Mountain Springs Ranch POA Budget vs. Actuals: FY18 Vistas

January - December 2018

	Total			
	Actual	Budget	over Budget	% of Budget
<b>Income</b>				
<b>Assessments</b>	19,800	19,800	0	100.00%
<b>Interest/Dividend Income</b>	1,483	1,250	233	118.64%
<b>Other Income - Fees &amp; Fines</b>		300	(300)	0.00%
<b>Total Income</b>	<b>\$ 21,283</b>	<b>\$ 21,350</b>	<b>\$ (67)</b>	<b>99.69%</b>
<b>Gross Profit</b>	<b>\$ 21,283</b>	<b>\$ 21,350</b>	<b>\$ (67)</b>	<b>99.69%</b>
<b>Expenses</b>				
<b>Bad Debt Expense</b>	1,269		1,269	
<b>Electricity</b>	443	500	(57)	88.52%
<b>Gate Operations &amp; Maintenance</b>	2,262	1,400	862	161.54%
<b>Grounds Maintenance</b>	3,452	3,898	(446)	88.55%
<b>Insurance Expense</b>		138	(138)	0.00%
<b>Taxes</b>	22	50	(28)	44.78%
<b>Water</b>	1,916	2,000	(84)	95.82%
<b>z General Reserve Contribution</b>	13,500	13,364	136	101.02%
<b>Total Expenses</b>	<b>\$ 22,864</b>	<b>\$ 21,350</b>	<b>\$ 1,514</b>	<b>107.09%</b>
<b>Net Operating Income</b>	<b>\$ (1,581)</b>	<b>\$ -</b>	<b>\$ (1,581)</b>	
<b>Other Income</b>				
<b>Reserve Funding</b>	13,500		13,500	
<b>Total Other Income</b>	<b>\$ 13,500</b>	<b>\$ -</b>	<b>\$ 13,500</b>	
<b>Net Other Income</b>	<b>\$ 13,500</b>	<b>\$ -</b>	<b>\$ 13,500</b>	
<b>Net Income</b>	<b>\$ 11,919</b>	<b>\$ -</b>	<b>\$ 11,919</b>	

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