

**FINANCIAL SCHEDULES
AND
ACCOUNTANT'S COMPILATION REPORT**

**STONE BRIDGE CREEK HOA
DECEMBER 31, 2018**

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INDEPENDENT ACCOUNTANT'S COMPILATION REPORT

Stone Bridge Creek HOA
c/o GBE CPA
135 N 5th St
Seward NE 68434

Management is responsible for the accompanying balance sheet – modified cash basis of the Stone Bridge Creek HOA (Entity) as of December 31, 2018, and the related schedule of receipts and expenses – modified cash basis for the period then ended, and for determining that the modified cash basis of accounting is an acceptable financial reporting framework. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The other information is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management. The other information was subject to our compilation engagement. We have not audited or reviewed the other information and do not express an opinion, a conclusion, nor provide any assurance on such information.

Management has elected to omit substantially all the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Entity's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

GBE CPA PC
Seward, Nebraska
January 11, 2018

STONE BRIDGE CREEK HOA
BALANCE SHEET - MODIFIED CASH BASIS (UNAUDITED)
December 31, 2018

ASSETS	
CURRENT ASSETS	
Checking	\$ 136,213
TOTAL CURRENT ASSETS	<u>136,213</u>
CAPITAL ASSETS	
Basketball Court	12,000
Computers	1,700
Accumulated Depreciation	<u>(1,700)</u>
TOTAL CAPITAL ASSETS	<u>12,000</u>
TOTAL ASSETS	<u><u>\$ 148,213</u></u>
LIABILITIES	\$ 4,096
RETAINED EARNINGS	\$ 144,117
TOTAL LIABILITIES AND RETAINED EARNINGS	<u><u>\$ 148,213</u></u>

See accountant's compilation report.

STONE BRIDGE CREEK HOA
 SCHEDULE OF RECEIPTS AND EXPENSES - MODIFIED CASH BASIS (UNAUDITED)
 January 1 through December 31, 2018

INCOME

Homeowner Dues	\$ 52,269
Builder Dues	3,831
Late Fees	165
Fee/Fine Income	980
Easement	76,820
Interest Income	211
TOTAL INCOME	<u>134,276</u>

EXPENSES

Bank Service Fee	\$ 294
Collection Fees	2,530
Directors Fee	1,190
Events	
Easter	328
Insurance	1,284
Landscaping and Commons Maintenance	40,814
Meetings	180
Mowing	14,727
Office Expenses	1,366
Postage	2,078
Professional Fees	6,380
Signage	354
Snow Removal	-
Supplies	123
Taxes-Nebraska Occupation	-
Telephone	-
Trash Removal	-
Website	990
Welcoming	-
Depreciation	71
TOTAL EXPENSES	<u>\$ 76,438</u>

NET INCOME OVER EXPENSES	<u><u>\$ 57,838</u></u>
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See accountant's compilation report.

STONE BRIDGE CREEK HOA
OTHER INFORMATION
December 31, 2018

Accounts Receivable - Unpaid Association Dues:	\$ 11,723
Total Liens Filed with Assessor Against Property Owners:	50
Liens Released After Payment from Property Owners:	29
Properties Currently Under Lien with County Assessor:	<u>21</u>
Total Accounts Receivable Covered by Liens:	\$ 11,140

Note: All owners with late dues of two years or more have a lien from Stone Bridge Creek HOA applied against their property.

Land Owned by Association through Quit Claim Deed:

16.3 Acres - 8th Addition, Outlot A
7.5 Acres - 8th Addition, Outlot B
1.5 Acres - 8th Addition, Outlot C
1.3 Acres - 8th Addition, Outlot D
0.1 Acres - 3rd Addition, Outlot A
0.1 Acres - 3rd Addition, Outlot B
5.1 Acres - 3rd Addition, Outlot C
<u>31.9</u> Total Acres

See accountant's compilation report.