

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

**STONE BRIDGE CREEK HOA  
DECEMBER 31, 2019**

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ACCOUNTANT'S COMPILATION REPORT

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

Management is responsible for the accompanying balance sheet – modified cash basis of the Stone Bride Creek HOA (Entity) as of December 31, 2019, 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 13, 2020

STONE BRIDGE CREEK HOA  
BALANCE SHEET - MODIFIED CASH BASIS (UNAUDITED)  
December 31, 2019

<b>ASSETS</b>	
CURRENT ASSETS	
Checking	\$ 110,321
<b>TOTAL CURRENT ASSETS</b>	<u>110,321</u>
CAPITAL ASSETS	
Basketball Court	12,000
Computers	1,700
Accumulated Depreciation	<u>(1,700)</u>
<b>TOTAL CAPITAL ASSETS</b>	12,000
<b>TOTAL ASSETS</b>	<u><u>\$ 122,321</u></u>
<b>LIABILITIES</b>	\$ 959
<b>RETAINED EARNINGS</b>	\$ 121,362
<b>TOTAL LIABILITIES AND RETAINED EARNINGS</b>	<u><u>\$ 122,321</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, 2019

**INCOME**

Homeowner Dues	\$ 71,374
Builder Dues	1,528
Late Fees	45
Fee/Fine Income	800
Easement	-
Interest Income	433
<b>TOTAL INCOME</b>	<u>74,180</u>

**EXPENSES**

Collection Fees	\$ 2,975
Directors Fee	1,190
Events	
Easter	350
Ice Melt	7,014
Insurance	1,429
Landscaping and Commons Maintenance	58,279
Meetings	1,059
Mowing	15,495
Office Expenses	2,115
Paypal Service Fee	564
Postage	1,487
Professional Fees	6,200
Signage	851
Supplies	25
Taxes - Federal Income	33
Taxes - Nebraska Income	6
Taxes-Nebraska Occupation	23
Website	1,089
Depreciation	-
<b>TOTAL EXPENSES</b>	<u>\$ 100,184</u>
<b>NET INCOME OVER EXPENSES</b>	<u><u>\$ (26,004)</u></u>

See accountant's compilation report.

STONE BRIDGE CREEK HOA  
OTHER INFORMATION  
December 31, 2019

Accounts Receivable - Unpaid Association Dues:	\$ 15,807
Total Liens Filed with Assessor Against Property Owners:	64
Liens Released After Payment from Property Owners:	37
Property Owners Currently Under Lien with County Assessor:	<u>27</u>
Total Accounts Receivable Covered by Liens:	\$ 15,086

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.