

**McAllen Tres Lagos Public Improvement District**  
**Balance Sheet**  
**As of August 31, 2022**

**Assets**

Cash	\$	62,491
Accounts Receivable		93,038
Fixed Assets		<u>22,907,767</u>

**Total Assets** \$ 23,063,296

**Liabilities**

Accounts Payable	\$	72,151
Due to Rhodes Enterprises		<u>3,830,476</u>

**Total Liabilities** \$ 3,902,627

**Equity**

Retained Earnings	\$	20,043,745
Net Income		<u>(883,075)</u>

**Total Equity** \$ 19,160,669

**Total Liabilities and Equity** \$ 23,063,296

**McAllen Tres Lagos Public Improvement District**  
**Profit and Loss for the Period of October 31, 2021 thru August 31, 2022**

**REVENUE**

PID Assessments	\$	264,664
Street lights reimbursements		87,964
Developer Loan		-
<b>Total PID Revenue</b>	<b>\$</b>	<b>352,628</b>

**OPERATING EXPENSES**

Management Fee Contract	\$	79,292
Security and Monitoring		138,450
Landscape Maintenance		371,410
Community Events		17,260
Pool Supplies & Repairs		36,314
Lakes Management		62,530
Lake Water		12,050
Amenities Maintenance & Repairs		296,776
Insurance		15,139
Professional Fees		37,334
Office Expense		22,739
Utilities		146,409

**Total Operating Expenses** **\$ 1,235,704**

**Other Income (Expense)**

Capital improvements reserves	\$	-
Debt repayment		-
<b>Total Other Income (Expense)</b>	<b>\$</b>	<b>-</b>

Excess of revenues over (under) expenses **\$ (883,075)**

*number of homes* 707

NOTE: Developer helps the PID with the revenue shortage and such proceeds are reflected in the balance sheet as "Due to Rhodes Enterprises." Developer loans for period noted above totaled \$1,057,000.00