

**Shadow Creek Homeowners Assn., Inc.**

**Balance Sheet  
As of 07/31/16**

**ASSETS**

|          |                                |    |            |                      |
|----------|--------------------------------|----|------------|----------------------|
| 1010-000 | Mutual of Omaha Bank Operating | \$ | 1,364.97   |                      |
| 1011-000 | Mutual of Omaha - Reserve Acct |    | 2,987.82   |                      |
| 1050-000 | Mutual Of Omaha Bank Reserve   |    | 181,778.29 |                      |
| 1300-000 | Accounts Receivable            |    | 1,792.22   |                      |
|          | <b>TOTAL ASSETS</b>            |    |            | <b>\$ 187,923.30</b> |

**LIABILITIES & EQUITY**

**CURRENT LIABILITIES:**

|          |                               |    |          |                     |
|----------|-------------------------------|----|----------|---------------------|
| 2500-000 | Prepaid Assessments           | \$ | 8,500.00 |                     |
| 2900-000 | Suspense                      |    | 2,987.82 |                     |
|          | <b>Subtotal Current Liab.</b> |    |          | <b>\$ 11,487.82</b> |

**RESERVES:**

|  |                          |  |  |               |
|--|--------------------------|--|--|---------------|
|  | <b>Subtotal Reserves</b> |  |  | <b>\$ .00</b> |
|--|--------------------------|--|--|---------------|

**EQUITY:**

|          |                                       |    |            |                      |
|----------|---------------------------------------|----|------------|----------------------|
| 3200-000 | Retained Earnings                     | \$ | 142,643.91 |                      |
|          | Current Year Net Income/(Loss)        |    | 33,791.57  |                      |
|          | <b>Subtotal Equity</b>                |    |            | <b>\$ 176,435.48</b> |
|          | <b>TOTAL LIABILITIES &amp; EQUITY</b> |    |            | <b>\$ 187,923.30</b> |

**Shadow Creek Homeowners Assn., Inc.**

**Income/Expense Statement  
Period: 07/01/16 to 07/31/16**

| Account                        | Description                   | Current Period   |                  |                   | Year-to-Date      |                   |                   | Yearly Budget     |
|--------------------------------|-------------------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
|                                |                               | Actual           | Budget           | Variance          | Actual            | Budget            | Variance          |                   |
| <b>INCOME:</b>                 |                               |                  |                  |                   |                   |                   |                   |                   |
| 04000-000                      | Assessment Income             | 16,380.00        | 15,600.00        | 780.00            | 111,800.00        | 109,200.00        | 2,600.00          | 187,200.00        |
| 04100-000                      | Late Fee Income               | 7.00             | .00              | 7.00              | 127.00            | .00               | 127.00            | .00               |
| 04400-000                      | Miscellaneous Income          | .00              | 41.00            | (41.00)           | 586.00            | 287.00            | 299.00            | 492.00            |
| 04450-000                      | Interest Income - Operating   | .00              | .00              | .00               | 1.26              | .00               | 1.26              | .00               |
| 04500-000                      | Reserve Income                | 3,488.42         | .00              | 3,488.42          | 24,418.94         | .00               | 24,418.94         | .00               |
| 04510-000                      | Reserve Contribution New Ownr | 500.00           | .00              | 500.00            | 3,500.00          | .00               | 3,500.00          | .00               |
| 04600-000                      | Reserve Interest Income       | 30.65            | 20.83            | 9.82              | 195.29            | 145.81            | 49.48             | 250.00            |
| 04650-000                      | Operating Interest Income     | 1.26             | .00              | 1.26              | 6.62              | .00               | 6.62              | .00               |
|                                | <b>Subtotal Income</b>        | <b>20,407.33</b> | <b>15,661.83</b> | <b>4,745.50</b>   | <b>140,635.11</b> | <b>109,632.81</b> | <b>31,002.30</b>  | <b>187,942.00</b> |
| <b>EXPENSES</b>                |                               |                  |                  |                   |                   |                   |                   |                   |
| <b>Utilities Expense</b>       |                               |                  |                  |                   |                   |                   |                   |                   |
| 05000-000                      | Electric                      | 171.89           | 95.83            | (76.06)           | 507.23            | 670.81            | 163.58            | 1,150.00          |
| 05100-000                      | Water/Sewer                   | 4,166.48         | 1,416.67         | (2,749.81)        | 5,507.04          | 9,916.69          | 4,409.65          | 17,000.00         |
|                                | <b>Utilities Expense</b>      | <b>4,338.37</b>  | <b>1,512.50</b>  | <b>(2,825.87)</b> | <b>6,014.27</b>   | <b>10,587.50</b>  | <b>4,573.23</b>   | <b>18,150.00</b>  |
| <b>Maintenance Expenses</b>    |                               |                  |                  |                   |                   |                   |                   |                   |
| 05900-000                      | Pond Maintenance              | 242.00           | 200.00           | (42.00)           | 968.00            | 1,400.00          | 432.00            | 2,400.00          |
| 06000-000                      | Building Maintenance          | .00              | 375.00           | 375.00            | 679.17            | 2,625.00          | 1,945.83          | 4,500.00          |
| 06300-000                      | Painting                      | .00              | 917.00           | 917.00            | .00               | 6,419.00          | 6,419.00          | 11,004.00         |
| 06400-000                      | Pest Control                  | .00              | 125.00           | 125.00            | 249.00            | 875.00            | 626.00            | 1,500.00          |
| 06500-000                      | Landscape Contract            | 3,182.00         | 2,121.00         | (1,061.00)        | 12,636.00         | 14,847.00         | 2,211.00          | 25,452.00         |
| 06525-000                      | Irrigation Repairs            | 360.77           | 133.00           | (227.77)          | 3,061.45          | 931.00            | (2,130.45)        | 1,596.00          |
| 06550-000                      | Plants/Trees Replacement      | .00              | 208.00           | 208.00            | 1,920.63          | 1,456.00          | (464.63)          | 2,496.00          |
| 06850-000                      | Concrete Maintenance          | .00              | 375.00           | 375.00            | 3,795.00          | 2,625.00          | (1,170.00)        | 4,500.00          |
| 06700-000                      | Snow Removal                  | (632.43)         | 1,125.00         | 1,757.43          | 19,408.82         | 7,875.00          | (11,533.82)       | 13,500.00         |
| 06800-000                      | Misc Grounds Maint            | .00              | 833.00           | 833.00            | 5,277.09          | 5,831.00          | 553.91            | 9,996.00          |
| 06900-000                      | Contingency                   | 150.14           | 42.00            | (108.14)          | 150.14            | 294.00            | 143.86            | 504.00            |
| 06975-000                      | New Construction Repairs      | .00              | .00              | .00               | 741.50            | .00               | (741.50)          | .00               |
|                                | <b>Maintenance Expenses</b>   | <b>3,302.48</b>  | <b>6,454.00</b>  | <b>3,151.52</b>   | <b>48,886.80</b>  | <b>45,178.00</b>  | <b>(3,708.80)</b> | <b>77,448.00</b>  |
| <b>Administrative/Business</b> |                               |                  |                  |                   |                   |                   |                   |                   |
| 07000-000                      | Management                    | 1,212.00         | 1,175.67         | (36.33)           | 8,339.00          | 8,229.69          | (109.31)          | 14,108.00         |
| 07100-000                      | Administration                | 130.05           | 167.00           | 36.95             | 975.77            | 1,169.00          | 193.23            | 2,004.00          |
| 07200-000                      | Insurance                     | 2,834.37         | 2,525.00         | (309.37)          | 17,705.37         | 17,675.00         | (30.37)           | 30,300.00         |
| 07300-000                      | Audit/Tax Return              | .00              | 31.00            | 31.00             | .00               | 217.00            | 217.00            | 372.00            |
| 07500-000                      | Legal                         | .00              | 250.00           | 250.00            | 162.50            | 1,750.00          | 1,587.50          | 3,000.00          |
| 07560-000                      | Property Taxes                | 33.66            | 16.00            | (17.66)           | 307.50            | 112.00            | (195.50)          | 192.00            |
| 07600-000                      | Miscellaneous                 | 33.39            | .00              | (33.39)           | 33.39             | .00               | (33.39)           | .00               |

**Shadow Creek Homeowners Assn., Inc.**

**Income/Expense Statement**  
**Period: 07/01/16 to 07/31/16**

| Account         | Description                           | Current Period   |                  |                 | Year-To-Date      |                   |                  | Total Budget      |
|-----------------|---------------------------------------|------------------|------------------|-----------------|-------------------|-------------------|------------------|-------------------|
|                 |                                       | Actual           | Budget           | Variance        | Actual            | Budget            | Variance         |                   |
| 07800-000       | Community Activities                  | .00              | 42.00            | 42.00           | .00               | 294.00            | 294.00           | 504.00            |
|                 | Administrative/Business               | 4,243.47         | 4,206.67         | (36.80)         | 27,523.53         | 29,446.69         | 1,923.16         | 50,480.00         |
| <b>Reserves</b> |                                       |                  |                  |                 |                   |                   |                  |                   |
| 08000-000       | Reserve Contributions                 | 3,488.42         | 3,489.00         | .58             | 24,418.94         | 24,423.00         | 4.06             | 41,868.00         |
|                 | Reserves                              | 3,488.42         | 3,489.00         | .58             | 24,418.94         | 24,423.00         | 4.06             | 41,868.00         |
|                 | <b>TOTAL EXPENSES</b>                 | <b>15,372.74</b> | <b>15,662.17</b> | <b>289.43</b>   | <b>106,843.54</b> | <b>109,635.19</b> | <b>2,791.65</b>  | <b>187,946.00</b> |
|                 | <b>Current Year Net Income/(loss)</b> | <b>5,034.59</b>  | <b>(.34)</b>     | <b>5,034.93</b> | <b>33,791.57</b>  | <b>(2.38)</b>     | <b>33,793.95</b> | <b>(4.00)</b>     |