

Shadow Creek Homeowners Assn., Inc.

Balance Sheet  
As of 08/31/16

ASSETS

1010-000	Mutual of Omaha Bank Operating	\$	(894.90)	
1050-000	Mutual Of Omaha Bank Reserve		185,796.20	
1300-000	Accounts Receivable		3,682.22	
	TOTAL ASSETS			\$ 188,583.52

 **DRAFT**

LIABILITIES & EQUITY

CURRENT LIABILITIES:

2500-000	Prepaid Assessments	\$	8,230.00	
	Subtotal Current Liab.			\$ 8,230.00

RESERVES:

	Subtotal Reserves			\$ .00
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EQUITY:

3200-000	Retained Earnings	\$	142,643.91	
	Current Year Net Income/(Loss)		37,709.61	
	Subtotal Equity			\$ 180,353.52
	TOTAL LIABILITIES & EQUITY			\$ 188,583.52

# Shadow Creek Homeowners Assn., Inc.

Income/Expense Statement  
Period: 08/01/16 to 08/31/16

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>INCOME:</b>								
04000-000	Assessment Income	16,380.00	15,600.00	780.00	128,180.00	124,800.00	3,380.00	187,200.00
04100-000	Late Fee Income	65.00	.00	65.00	192.00	.00	192.00	.00
04400-000	Miscellaneous Income	.00	41.00	(41.00)	586.00	328.00	258.00	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	27,907.36	.00	27,907.36	.00
04510-000	Reserve Contribution New Owne	.00	.00	.00	3,500.00	.00	3,500.00	.00
04600-000	Reserve Interest Income	29.50	20.83	8.67	224.79	166.64	58.15	250.00
04650-000	Operating Interest Income	.70	.00	.70	7.32	.00	7.32	.00
	<b>Subtotal Income</b>	<b>19,963.62</b>	<b>15,661.83</b>	<b>4,301.79</b>	<b>160,598.73</b>	<b>125,294.64</b>	<b>35,304.09</b>	<b>187,942.00</b>
<b>EXPENSES</b>								
<b>Utilities Expense</b>								
05000-000	Electric	123.01	95.83	(27.18)	630.24	766.64	136.40	1,150.00
05100-000	Water/Sewer	4,697.84	1,416.67	(3,281.17)	10,204.88	11,333.36	1,128.48	17,000.00
	<b>Utilities Expense</b>	<b>4,820.85</b>	<b>1,512.50</b>	<b>(3,308.35)</b>	<b>10,835.12</b>	<b>12,100.00</b>	<b>1,264.88</b>	<b>18,150.00</b>
<b>Maintenance Expenses</b>								
05900-000	Pond Maintenance	.00	200.00	200.00	968.00	1,600.00	632.00	2,400.00
06000-000	Building Maintenance	69.90	375.00	305.10	926.01	3,000.00	2,073.99	4,500.00
06300-000	Painting	.00	917.00	917.00	.00	7,336.00	7,336.00	11,004.00
06400-000	Pest Control	4.30	125.00	120.70	263.54	1,000.00	736.46	1,500.00
06500-000	Landscape Contract	3,182.00	2,121.00	(1,061.00)	15,818.00	16,968.00	1,150.00	25,452.00
06525-000	Irrigation Repairs	162.25	133.00	(29.25)	3,223.70	1,064.00	(2,159.70)	1,596.00
06550-000	Plants/Trees Replacement	.00	208.00	208.00	1,920.63	1,664.00	(256.63)	2,496.00
06650-000	Concrete Maintenance	.00	375.00	375.00	3,795.00	3,000.00	(795.00)	4,500.00
06700-000	Snow Removal	.00	1,125.00	1,125.00	19,408.82	9,000.00	(10,408.82)	13,500.00
06800-000	Misc Grounds Maint	242.00	833.00	591.00	5,524.92	6,664.00	1,139.08	9,996.00
06900-000	Contingency	.00	42.00	42.00	150.14	336.00	185.86	504.00
06975-000	New Construction Repairs	.00	.00	.00	741.50	.00	(741.50)	.00
	<b>Maintenance Expenses</b>	<b>3,660.45</b>	<b>6,454.00</b>	<b>2,793.55</b>	<b>52,740.26</b>	<b>51,632.00</b>	<b>(1,108.26)</b>	<b>77,448.00</b>
<b>Administrative/Business</b>								
07000-000	Management	1,235.00	1,175.67	(59.33)	9,574.00	9,405.36	(168.64)	14,108.00
07100-000	Administration	165.52	167.00	1.48	1,141.29	1,336.00	194.71	2,004.00
07200-000	Insurance	2,482.33	2,525.00	42.67	20,187.70	20,200.00	12.30	30,300.00
07300-000	Audit/Tax Return	.00	31.00	31.00	.00	248.00	248.00	372.00
07500-000	Legal	.00	250.00	250.00	162.50	2,000.00	1,837.50	3,000.00
07560-000	Property Taxes	.00	16.00	16.00	307.50	128.00	(179.50)	192.00
07600-000	Miscellaneous	.00	.00	.00	33.39	.00	(33.39)	.00

# Shadow Creek Homeowners Assn., Inc.

Income/Expense Statement  
 Period: 08/01/16 to 08/31/16

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
07800-000	Community Activities	.00	42.00	42.00	.00	336.00	336.00	504.00
	Administrative/Business	3,882.85	4,206.67	323.82	31,406.38	33,653.36	2,246.98	50,480.00
Reserves								
08000-000	Reserve Contributions	3,488.42	3,489.00	.58	27,907.36	27,912.00	4.64	41,868.00
	Reserves	3,488.42	3,489.00	.58	27,907.36	27,912.00	4.64	41,868.00
	<b>TOTAL EXPENSES</b>	15,852.57	15,662.17	(190.40)	122,889.12	125,297.36	2,408.24	187,946.00
	<b>Current Year Net Income/(loss)</b>	4,111.05	(.34)	4,111.39	37,709.61	(2.72)	37,712.33	(4.00)
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