

Shadow Creek Homeowners Assn., Inc.

Balance Sheet
As of 11/30/16

ASSETS

1010-000	Mutual of Omaha Bank Operating	\$ (9,522.59)	
1050-000	Mutual Of Omaha Bank Reserve	180,856.36	
1300-000	Accounts Receivable	1,527.28	
	TOTAL ASSETS		\$ 172,861.05

LIABILITIES & EQUITY

CURRENT LIABILITIES:

2000-000	Accounts Payable	\$ 375.00	
2500-000	Prepaid Assessments	10,250.00	
	Subtotal Current Liab.		\$ 10,625.00

RESERVES:

	Subtotal Reserves		\$.00
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EQUITY:

3200-000	Retained Earnings	\$ 142,643.91	
	Current Year Net Income/(Loss)	19,592.14	
	Subtotal Equity		\$ 162,236.05
	TOTAL LIABILITIES & EQUITY		\$ 172,861.05

Shadow Creek Homeowners Assn., Inc.

Income/Expense Statement
Period: 11/01/16 to 11/30/16

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04000-000	Assessment Income	16,900.00	15,600.00	1,300.00	178,360.00	171,600.00	6,760.00	187,200.00
04100-000	Late Fee Income	10.00	.00	10.00	252.00	.00	252.00	.00
04400-000	Miscellaneous Income	.00	41.00	(41.00)	1,205.75	451.00	754.75	492.00
04450-000	Interest Income - Operating	.00	.00	.00	1.66	.00	1.66	.00
04500-000	Reserve Income	.00	.00	.00	34,884.20	.00	34,884.20	.00
04510-000	Reserve Contribution New Owne	.00	.00	.00	5,500.00	.00	5,500.00	.00
04600-000	Reserve Interest Income	26.76	20.83	5.93	308.11	229.13	78.98	250.00
04650-000	Operating Interest Income	.62	.00	.62	8.34	.00	8.34	.00
	Subtotal Income	16,937.38	15,661.83	1,275.55	220,520.06	172,280.13	48,239.93	187,942.00
 EXPENSES								
Utilities Expense								
05000-000	Electric	.00	95.83	95.83	967.59	1,054.13	86.54	1,150.00
05100-000	Water/Sewer	868.16	1,416.67	548.51	20,282.72	15,583.37	(4,699.35)	17,000.00
	Utilities Expense	868.16	1,512.50	644.34	21,250.31	16,637.50	(4,612.81)	18,150.00
 Maintenance Expenses								
05900-000	Pond Maintenance	242.00	200.00	(42.00)	1,694.00	2,200.00	506.00	2,400.00
06000-000	Building Maintenance	.00	375.00	375.00	6,926.01	4,125.00	(2,801.01)	4,500.00
06300-000	Painting	19,200.00	917.00	(18,283.00)	19,426.74	10,087.00	(9,339.74)	11,004.00
06400-000	Pest Control	.00	125.00	125.00	263.54	1,375.00	1,111.46	1,500.00
06500-000	Landscape Contract	3,182.00	2,121.00	(1,061.00)	25,364.00	23,331.00	(2,033.00)	25,452.00
06525-000	Irrigation Repairs	.00	133.00	133.00	4,304.38	1,463.00	(2,841.38)	1,596.00
06550-000	Plants/Trees Replacement	.00	208.00	208.00	2,690.66	2,288.00	(402.66)	2,496.00
06650-000	Concrete Maintenance	.00	375.00	375.00	10,063.94	4,125.00	(5,938.94)	4,500.00
06700-000	Snow Removal	.00	1,125.00	1,125.00	19,408.82	12,375.00	(7,033.82)	13,500.00
06800-000	Misc Grounds Maint	334.76	833.00	498.24	6,342.55	9,163.00	2,820.45	9,996.00
06900-000	Contingency	.00	42.00	42.00	150.14	462.00	311.86	504.00
06975-000	New Construction Repairs	.00	.00	.00	741.50	.00	(741.50)	.00
	Maintenance Expenses	22,958.76	6,454.00	(16,504.76)	97,376.28	70,994.00	(26,382.28)	77,448.00
 Administrative/Business								
07000-000	Management	1,255.00	1,175.67	(79.33)	13,379.00	12,932.37	(446.63)	14,108.00
07100-000	Administration	169.62	167.00	(2.62)	1,620.20	1,837.00	216.80	2,004.00
07200-000	Insurance	2,482.33	2,525.00	42.67	27,634.69	27,775.00	140.31	30,300.00
07300-000	Audit/Tax Return	.00	31.00	31.00	375.00	341.00	(34.00)	372.00
07500-000	Legal	.00	250.00	250.00	162.50	2,750.00	2,587.50	3,000.00
07560-000	Property Taxes	.00	16.00	16.00	318.03	176.00	(142.03)	192.00
07600-000	Miscellaneous	.00	.00	.00	33.39	.00	(33.39)	.00

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Income/Expense Statement
 Period: 11/01/16 to 11/30/16

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
07800-000	Community Activities	405.90	42.00	(363.90)	405.90	462.00	56.10	504.00
	Administrative/Business	4,312.85	4,206.67	(106.18)	43,928.71	46,273.37	2,344.66	50,480.00
Reserves								
08000-000	Reserve Contributions	3,488.42	3,489.00	.58	38,372.62	38,379.00	6.38	41,868.00
	Reserves	3,488.42	3,489.00	.58	38,372.62	38,379.00	6.38	41,868.00
	TOTAL EXPENSES	31,628.19	15,662.17	(15,966.02)	200,927.92	172,283.87	(28,644.05)	187,946.00
	Current Year Net Income/(loss)	(14,690.81)	(.34)	(14,690.47)	19,592.14	(3.74)	19,595.88	(4.00)