

Shadow Creek Homeowners Assn., Inc.

Balance Sheet
As of 12/31/16

ASSETS

| | | | | |
|----------|--------------------------------|----|------------|----------------------|
| 1010-000 | Mutual of Omaha Bank Operating | \$ | 18,700.61 | |
| 1050-000 | Mutual Of Omaha Bank Reserve | | 169,158.08 | |
| 1300-000 | Accounts Receivable | | 3,917.28 | |
| 1450-000 | Due to Reserves from Operating | | (540.00) | |
| | TOTAL ASSETS | | | \$ 191,235.97 |

LIABILITIES & EQUITY

CURRENT LIABILITIES:

| | | | | |
|----------|-------------------------------|----|-----------|---------------------|
| 2000-000 | Accounts Payable | \$ | (632.43) | |
| 2500-000 | Prepaid Assessments | | 12,235.00 | |
| | Subtotal Current Liab. | | | \$ 11,602.57 |

RESERVES:

| | | | | |
|--|--------------------------|--|--|---------------|
| | Subtotal Reserves | | | \$.00 |
|--|--------------------------|--|--|---------------|

EQUITY:

| | | | | |
|----------|---------------------------------------|----|------------|----------------------|
| 3200-000 | Retained Earnings | \$ | 144,233.91 | |
| | Current Year Net Income/(Loss) | | 35,399.49 | |
| | Subtotal Equity | | | \$ 179,633.40 |
| | TOTAL LIABILITIES & EQUITY | | | \$ 191,235.97 |

Shadow Creek Homeowners Assn., Inc.

Income/Expense Statement
Period: 12/01/16 to 12/31/16

| Account | Description | Current Period | | | Year-To-Date | | | Yearly Budget |
|------------------------------------|-------------------------------|------------------|------------------|-----------------|-------------------|-------------------|--------------------|-------------------|
| | | Actual | Budget | Variance | Actual | Budget | Variance | |
| INCOME: | | | | | | | | |
| 04000-000 | Assessment Income | 17,160.00 | 15,600.00 | 1,560.00 | 196,300.00 | 187,200.00 | 9,100.00 | 187,200.00 |
| 04100-000 | Late Fee Income | 20.00 | .00 | 20.00 | 302.00 | .00 | 302.00 | .00 |
| 04400-000 | Miscellaneous Income | .00 | 41.00 | (41.00) | 1,205.75 | 492.00 | 713.75 | 492.00 |
| 04450-000 | Interest Income - Operating | 1.69 | .00 | 1.69 | 3.35 | .00 | 3.35 | .00 |
| 04500-000 | Reserve Income | 6,976.84 | .00 | 6,976.84 | 41,861.04 | .00 | 41,861.04 | .00 |
| 04510-000 | Reserve Contribution New Owne | 540.00 | .00 | 540.00 | 6,040.00 | .00 | 6,040.00 | .00 |
| 04600-000 | Reserve Interest Income | 24.88 | 20.87 | 4.01 | 332.99 | 250.00 | 82.99 | 250.00 |
| 04650-000 | Operating Interest Income | .00 | .00 | .00 | 8.34 | .00 | 8.34 | .00 |
| | Subtotal income | 24,723.41 | 15,661.87 | 9,061.54 | 246,053.47 | 187,942.00 | 58,111.47 | 187,942.00 |
| EXPENSES | | | | | | | | |
| Utilities Expense | | | | | | | | |
| 05000-000 | Electric | 143.01 | 95.87 | (47.14) | 1,110.60 | 1,150.00 | 39.40 | 1,150.00 |
| 05100-000 | Water/Sewer | 261.57 | 1,416.63 | 1,155.06 | 20,544.29 | 17,000.00 | (3,544.29) | 17,000.00 |
| | Utilities Expense | 404.58 | 1,512.50 | 1,107.92 | 21,654.89 | 18,150.00 | (3,504.89) | 18,150.00 |
| Maintenance Expenses | | | | | | | | |
| 05900-000 | Pond Maintenance | .00 | 200.00 | 200.00 | 1,694.00 | 2,400.00 | 706.00 | 2,400.00 |
| 06000-000 | Building Maintenance | 16.93 | 375.00 | 358.07 | 6,942.94 | 4,500.00 | (2,442.94) | 4,500.00 |
| 06300-000 | Painting | .00 | 917.00 | 917.00 | 19,426.74 | 11,004.00 | (8,422.74) | 11,004.00 |
| 06400-000 | Pest Control | .00 | 125.00 | 125.00 | 263.54 | 1,500.00 | 1,236.46 | 1,500.00 |
| 06500-000 | Landscape Contract | .00 | 2,121.00 | 2,121.00 | 25,364.00 | 25,452.00 | 88.00 | 25,452.00 |
| 06525-000 | Irrigation Repairs | .00 | 133.00 | 133.00 | 4,304.38 | 1,596.00 | (2,708.38) | 1,596.00 |
| 06550-000 | Plants/Trees Replacement | .00 | 208.00 | 208.00 | 2,690.66 | 2,496.00 | (194.66) | 2,496.00 |
| 06650-000 | Concrete Maintenance | .00 | 375.00 | 375.00 | 10,063.94 | 4,500.00 | (5,563.94) | 4,500.00 |
| 06700-000 | Snow Removal | 1,320.07 | 1,125.00 | (195.07) | 20,728.89 | 13,500.00 | (7,228.89) | 13,500.00 |
| 06800-000 | Misc Grounds Maint | .00 | 833.00 | 833.00 | 6,342.55 | 9,996.00 | 3,653.45 | 9,996.00 |
| 06900-000 | Contingency | .00 | 42.00 | 42.00 | 150.14 | 504.00 | 353.86 | 504.00 |
| 06975-000 | New Construction Repairs | .00 | .00 | .00 | 741.50 | .00 | (741.50) | .00 |
| | Maintenance Expenses | 1,337.00 | 6,454.00 | 5,117.00 | 98,713.28 | 77,448.00 | (21,265.28) | 77,448.00 |
| Administrative/Business | | | | | | | | |
| 07000-000 | Management | 1,275.00 | 1,175.63 | (99.37) | 14,654.00 | 14,108.00 | (546.00) | 14,108.00 |
| 07100-000 | Administration | 648.73 | 167.00 | (481.73) | 2,268.93 | 2,004.00 | (264.93) | 2,004.00 |
| 07200-000 | Insurance | 2,482.33 | 2,525.00 | 42.67 | 30,117.02 | 30,300.00 | 182.98 | 30,300.00 |
| 07300-000 | Audit/Tax Return | .00 | 31.00 | 31.00 | 375.00 | 372.00 | (3.00) | 372.00 |
| 07500-000 | Legal | .00 | 250.00 | 250.00 | 162.50 | 3,000.00 | 2,837.50 | 3,000.00 |
| 07560-000 | Property Taxes | .00 | 16.00 | 16.00 | 318.03 | 192.00 | (126.03) | 192.00 |
| 07500-000 | Miscellaneous | .00 | .00 | .00 | 33.39 | .00 | (33.39) | .00 |

Shadow Creek Homeowners Assn., Inc.

Income/Expense Statement
 Period: 12/01/16 to 12/31/16

| Account | Description | Current Period | | | Year-To-Date | | | Yearly Budget |
|-----------|---------------------------------------|----------------|-----------|-----------|--------------|------------|-------------|---------------|
| | | Actual | Budget | Variance | Actual | Budget | Variance | |
| 07800-000 | Community Activities | 50.00 | 42.00 | (8.00) | 455.90 | 504.00 | 48.10 | 504.00 |
| | Administrative/Business | 4,456.06 | 4,206.63 | (249.43) | 48,384.77 | 50,480.00 | 2,095.23 | 50,480.00 |
| Reserves | | | | | | | | |
| 08000-000 | Reserve Contributions | 3,488.42 | 3,489.00 | .58 | 41,861.04 | 41,868.00 | 6.96 | 41,868.00 |
| 08100-000 | Reserve Expense | 40.00 | .00 | (40.00) | 40.00 | .00 | (40.00) | .00 |
| | Reserves | 3,528.42 | 3,489.00 | (39.42) | 41,901.04 | 41,868.00 | (33.04) | 41,868.00 |
| | TOTAL EXPENSES | 9,726.06 | 15,662.13 | 5,936.07 | 210,653.98 | 187,946.00 | (22,707.98) | 187,946.00 |
| | Current Year Net Income/(loss) | 14,997.35 | (.26) | 14,997.61 | 35,399.49 | (4.00) | 35,403.49 | (4.00) |
| | | ===== | | | | | | |