

Shadow Creek Homeowners Assn., Inc.

Balance Sheet
As of 01/31/17

ASSETS

1010-000	Mutual of Omaha Bank Operating	\$	27,067.20
1050-000	Mutual Of Omaha Bank Reserve		173,617.91
1300-000	Accounts Receivable		708.25
TOTAL ASSETS			<u>\$ 201,393.36</u> =====

LIABILITIES & EQUITY

CURRENT LIABILITIES:

2000-000	Accounts Payable	\$	(632.43)
2500-000	Prepaid Assessments		12,500.00
2900-000	Suspense		1,085.00
Subtotal Current Liab.			<u>\$ 12,952.57</u>

RESERVES:

Subtotal Reserves			<u>\$.00</u>
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EQUITY:

3200-000	Retained Earnings	\$	179,395.15
	Current Year Net Income/(Loss)		9,045.64
Subtotal Equity			<u>\$ 188,440.79</u>
TOTAL LIABILITIES & EQUITY			<u>\$ 201,393.36</u> =====

Shadow Creek Homeowners Assn., Inc.

Income/Expense Statement

Period: 01/01/17 to 01/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04000-000	Assessment Income	17,820.00	18,630.00	(810.00)	17,820.00	18,630.00	(810.00)	223,560.00
04100-000	Late Fee Income	20.00	.00	20.00	20.00	.00	20.00	.00
04450-000	Interest Income - Operating	1.27	.00	1.27	1.27	.00	1.27	.00
04500-000	Reserve Income	(3,433.92)	(3,433.92)	.00	(3,433.92)	(3,433.92)	.00	(41,207.00)
	Subtotal Income	14,407.35	15,196.08	(788.73)	14,407.35	15,196.08	(788.73)	182,353.00
EXPENSES								
Utilities Expense								
05000-000	Electric	45.27	112.50	67.23	45.27	112.50	67.23	1,350.00
05100-000	Water/Sewer	19.90	1,483.33	1,463.43	19.90	1,483.33	1,463.43	17,800.00
	Utilities Expense	65.17	1,595.83	1,530.66	65.17	1,595.83	1,530.66	19,150.00
Maintenance Expenses								
05900-000	Pond Maintenance	.00	225.00	225.00	.00	225.00	225.00	2,700.00
06000-000	Building Maintenance	.00	458.33	458.33	.00	458.33	458.33	5,500.00
06300-000	Painting	.00	.00	.00	.00	.00	.00	17,900.00
06400-000	Pest Control	249.00	125.00	(124.00)	249.00	125.00	(124.00)	1,500.00
06500-000	Landscape Contract	.00	2,421.00	2,421.00	.00	2,421.00	2,421.00	29,052.00
06525-000	Irrigation Repairs	.00	258.33	258.33	.00	258.33	258.33	3,100.00
06550-000	Plants/Trees Replacement	.00	208.33	208.33	.00	208.33	208.33	2,500.00
06555-000	Tree Pruning	.00	350.00	350.00	.00	350.00	350.00	4,200.00
06650-000	Concrete Maintenance	.00	375.00	375.00	.00	375.00	375.00	4,500.00
06700-000	Snow Removal	4,526.25	1,916.67	(2,609.58)	4,526.25	1,916.67	(2,609.58)	23,000.00
06800-000	Misc Grounds Maint	.00	833.33	833.33	.00	833.33	833.33	10,000.00
06900-000	Contingency	.00	41.67	41.67	.00	41.67	41.67	500.00
	Maintenance Expenses	4,775.25	7,212.66	2,437.41	4,775.25	7,212.66	2,437.41	104,452.00
Administrative/Business								
07000-000	Management	1,295.00	1,351.75	56.75	1,295.00	1,351.75	56.75	16,221.00
07100-000	Administration	179.82	166.67	(13.15)	179.82	166.67	(13.15)	2,000.00
07200-000	Insurance	3,217.33	2,777.50	(439.83)	3,217.33	2,777.50	(439.83)	33,330.00
07300-000	Audit/Tax Return	.00	.00	.00	.00	.00	.00	375.00
07340-000	Reserve Study	.00	.00	.00	.00	.00	.00	3,000.00
07500-000	Legal	35.00	250.00	215.00	35.00	250.00	215.00	3,000.00
07560-000	Property Taxes	253.97	.00	(253.97)	253.97	.00	(253.97)	325.00
07800-000	Community Activities	.00	.00	.00	.00	.00	.00	500.00
	Administrative/Business	4,981.12	4,545.92	(435.20)	4,981.12	4,545.92	(435.20)	58,751.00

Shadow Creek Homeowners Assn., Inc.

Income/Expense Statement

Period: 01/01/17 to 01/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	TOTAL EXPENSES	(9,821.54)	(13,354.41)	3,532.87	(9,821.54)	(13,354.41)	3,532.87	(182,353.00)
	Current Year Net Income/(loss)	4,585.81	1,841.67	2,744.14	4,585.81	1,841.67	2,744.14	.00

Shadow Creek Homeowners Assn., Inc.

Reserve Statement

As of 01/31/17

	BEGINNING OF YEAR	YTD NET INCR/(DECR)	AVAILABLE BALANCE
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RESERVES INCOME:

8001-000	2017 Reserve Contributions	0.00	3,433.92	3,433.92
8010-000	Reserve Interest Earned	0.00	25.91	25.91
8015-000	RESERVE CONT - NEW OWNER	0.00	1,000.00	1,000.00
	Subtotal Reserves	0.00	4,459.83	4,459.83

RESERVE EXPENSES

	0.00	0.00	0.00
Subtotal Reserve Expenses	0.00	0.00	0.00
TOTAL RESERVES	0.00	4,459.83	4,459.83
	0.00	4,459.83	4,459.83