

Shadow Creek Homeowners Assn., Inc.

Balance Sheet
As of 02/28/17

ASSETS

1010-000	Mutual of Omaha Bank Operating	\$	37,088.99	
1050-000	Mutual Of Omaha Bank Reserve		178,076.03	
1300-000	Accounts Receivable		(61.75)	
1400-000	Due from Reserves		810.00	
1450-000	Due to Reserves from Operating		500.00	
TOTAL ASSETS				\$ 216,413.27

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LIABILITIES & EQUITY

CURRENT LIABILITIES:

2000-000	Accounts Payable	\$	(632.43)	
2500-000	Prepaid Assessments		12,500.00	
2900-000	Suspense		1,310.00	
Subtotal Current Liab.				\$ 13,177.57

RESERVES:

Subtotal Reserves				\$.00
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EQUITY:

3200-000	Retained Earnings	\$	178,855.15	
	Current Year Net Income/(Loss)		24,380.55	
Subtotal Equity				\$ 203,235.70
TOTAL LIABILITIES & EQUITY				\$ 216,413.27

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Shadow Creek Homeowners Assn., Inc.

Income/Expense Statement
Period: 02/01/17 to 02/28/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04000-000	Assessment Income	18,360.00	18,630.00	(270.00)	36,180.00	37,260.00	(1,080.00)	223,560.00
04100-000	Late Fee Income	10.00	.00	10.00	30.00	.00	30.00	.00
04450-000	Interest Income - Operating	1.36	.00	1.36	2.63	.00	2.63	.00
04500-000	Reserve Income	(3,433.92)	(3,433.92)	.00	(6,867.84)	(6,867.84)	.00	(41,207.00)
04510-000	Reserve Contribution New Owne	1,000.00	.00	1,000.00	2,000.00	.00	2,000.00	.00
	Subtotal Income	15,937.44	15,196.08	741.36	31,344.79	30,392.16	952.63	182,353.00
 EXPENSES								
Utilities Expense								
05000-000	Electric	.00	112.50	112.50	45.27	225.00	179.73	1,350.00
05100-000	Water/Sewer	26.10	1,483.33	1,457.23	46.00	2,966.66	2,920.66	17,800.00
	Utilities Expense	26.10	1,595.83	1,569.73	91.27	3,191.66	3,100.39	19,150.00
 Maintenance Expenses								
05900-000	Pond Maintenance	.00	225.00	225.00	.00	450.00	450.00	2,700.00
06000-000	Building Maintenance	.00	458.33	458.33	.00	916.66	916.66	5,500.00
06300-000	Painting	.00	1,491.67	1,491.67	.00	2,983.34	2,983.34	17,900.00
06400-000	Pest Control	.00	125.00	125.00	249.00	250.00	1.00	1,500.00
06500-000	Landscape Contract	.00	2,421.00	2,421.00	.00	4,842.00	4,842.00	29,052.00
06525-000	Irrigation Repairs	.00	258.33	258.33	.00	516.66	516.66	3,100.00
06550-000	Plants/Trees Replacement	.00	208.33	208.33	.00	416.66	416.66	2,500.00
06555-000	Tree Pruning	.00	350.00	350.00	.00	700.00	700.00	4,200.00
06650-000	Concrete Maintenance	.00	375.00	375.00	.00	750.00	750.00	4,500.00
06700-000	Snow Removal	.00	1,916.67	1,916.67	4,526.25	3,833.34	(692.91)	23,000.00
06800-000	Misc Grounds Maint	.00	833.33	833.33	.00	1,666.66	1,666.66	10,000.00
06900-000	Contingency	.00	41.67	41.67	.00	83.34	83.34	500.00
	Maintenance Expenses	.00	8,704.33	8,704.33	4,775.25	17,408.66	12,633.41	104,452.00
 Administrative/Business								
07000-000	Management	1,315.59	1,351.75	36.16	2,610.59	2,703.50	92.91	16,221.00
07100-000	Administration	236.63	166.67	(69.96)	416.45	333.34	(83.11)	2,000.00
07200-000	Insurance	2,482.33	2,777.50	295.17	5,699.66	5,555.00	(144.66)	33,330.00
07300-000	Audit/Tax Return	.00	31.25	31.25	.00	62.50	62.50	375.00
07340-000	Reserve Study	.00	250.00	250.00	.00	500.00	500.00	3,000.00
07500-000	Legal	.00	250.00	250.00	35.00	500.00	465.00	3,000.00
07560-000	Property Taxes	.00	27.08	27.08	253.97	54.16	(199.81)	325.00
07800-000	Community Activities	.00	41.67	41.67	.00	83.34	83.34	500.00
	Administrative/Business	4,034.55	4,895.92	861.37	9,015.67	9,791.84	776.17	58,751.00

Shadow Creek Homeowners Assn., Inc.

Income/Expense Statement
 Period: 02/01/17 to 02/28/17

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
	TOTAL EXPENSES	(4,060.65)	(15,196.08)	11,135.43	(13,882.19)	(30,392.16)	16,509.97	(182,353.00)
	Current Year Net Income/(loss)	11,876.79	.00	11,876.79	17,462.60	.00	17,462.60	.00
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