

Shadow Creek Homeowners Assn., Inc.

Balance Sheet
As of 04/30/17

ASSETS

1010-000	Mutual of Omaha Bank Operating	\$	53,271.89
1050-000	Mutual Of Omaha Bank Reserve		186,823.32
1300-000	Accounts Receivable		1,367.76
TOTAL ASSETS			<u>\$ 241,462.97</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES:

2000-000	Accounts Payable	\$	399.00
2500-000	Prepaid Assessments		11,650.00
2900-000	Suspense		825.00
Subtotal Current Liab.			<u>\$ 12,874.00</u>

RESERVES:

Subtotal Reserves			<u>\$.00</u>
-------------------	--	--	---------------

EQUITY:

3200-000	Retained Earnings	\$	178,762.72
	Current Year Net Income/(Loss)		49,826.25
Subtotal Equity			<u>\$ 228,588.97</u>
TOTAL LIABILITIES & EQUITY			<u>\$ 241,462.97</u>

Shadow Creek Homeowners Assn., Inc.

Income/Expense Statement Period: 04/01/17 to 04/30/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04000-000	Assessment Income	18,900.00	18,630.00	270.00	73,649.02	74,520.00	(870.98)	223,560.00
04100-000	Late Fee Income	(10.00)	.00	(10.00)	30.00	.00	30.00	.00
04400-000	Miscellaneous Income	.00	.00	.00	20.00	.00	20.00	.00
04450-000	Interest Income - Operating	.00	.00	.00	4.46	.00	4.46	.00
04500-000	Reserve Income	(3,433.92)	(3,433.92)	.00	(13,735.68)	(13,735.68)	.00	(41,207.00)
04510-000	Reserve Contribution New Owne	500.00	.00	500.00	3,000.00	.00	3,000.00	.00
	Subtotal Income	15,956.08	15,196.08	760.00	62,967.80	60,784.32	2,183.48	182,353.00
EXPENSES								
Utilities Expense								
05000-000	Electric	36.81	112.50	75.69	162.57	450.00	287.43	1,350.00
05100-000	Water/Sewer	114.11	1,483.33	1,369.22	186.21	5,933.32	5,747.11	17,800.00
	Utilities Expense	150.92	1,595.83	1,444.91	348.78	6,383.32	6,034.54	19,150.00
Maintenance Expenses								
05900-000	Pond Maintenance	.00	225.00	225.00	.00	900.00	900.00	2,700.00
06000-000	Building Maintenance	.00	458.33	458.33	.00	1,833.32	1,833.32	5,500.00
06300-000	Painting	.00	1,491.67	1,491.67	.00	5,966.68	5,966.68	17,900.00
06400-000	Pest Control	298.00	125.00	(173.00)	547.00	500.00	(47.00)	1,500.00
06500-000	Landscape Contract	3,632.00	2,421.00	(1,211.00)	3,632.00	9,684.00	6,052.00	29,052.00
06525-000	Irrigation Repairs	82.50	258.33	175.83	82.50	1,033.32	950.82	3,100.00
06550-000	Plants/Trees Replacement	200.00	208.33	8.33	200.00	833.32	633.32	2,500.00
06555-000	Tree Pruning	.00	350.00	350.00	.00	1,400.00	1,400.00	4,200.00
06650-000	Concrete Maintenance	.00	375.00	375.00	.00	1,500.00	1,500.00	4,500.00
06700-000	Snow Removal	.00	1,916.67	1,916.67	4,526.25	7,666.68	3,140.43	23,000.00
06800-000	Misc Grounds Maint	.00	833.33	833.33	675.00	3,333.32	2,658.32	10,000.00
06900-000	Contingency	.00	41.67	41.67	.00	166.68	166.68	500.00
	Maintenance Expenses	4,212.50	8,704.33	4,491.83	9,662.75	34,817.32	25,154.57	104,452.00
Administrative/Business								
07000-000	Management	1,353.77	1,351.75	(2.02)	5,450.98	5,407.00	(43.98)	16,221.00
07100-000	Administration	141.74	166.67	24.93	558.19	666.68	108.49	2,000.00
07200-000	Insurance	2,482.33	2,777.50	295.17	10,664.32	11,110.00	445.68	33,330.00
07300-000	Audit/Tax Return	.00	31.25	31.25	.00	125.00	125.00	375.00
07340-000	Reserve Study	.00	250.00	250.00	.00	1,000.00	1,000.00	3,000.00
07400-000	Bank Fees	.00	.00	.00	10.00	.00	(10.00)	.00
07500-000	Legal	.00	250.00	250.00	35.00	1,000.00	965.00	3,000.00
07560-000	Property Taxes	.00	27.08	27.08	253.97	108.32	(145.65)	325.00
07800-000	Community Activities	.00	41.67	41.67	.00	166.68	166.68	500.00

