

Shadow Creek Homeowners Assn., Inc.

Balance Sheet
As of 05/31/17

ASSETS

1010-000	Mutual of Omaha Bank Operating	\$ 32,515.31	
1050-000	Mutual Of Omaha Bank Reserve	189,460.80	
1300-000	Accounts Receivable	2,192.76	
	TOTAL ASSETS		\$ 224,168.87

LIABILITIES & EQUITY

CURRENT LIABILITIES:

2000-000	Accounts Payable	\$ 2,387.22	
2500-000	Prepaid Assessments	11,105.00	
	Subtotal Current Liab.		\$ 13,492.22

RESERVES:

	Subtotal Reserves		\$.00
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EQUITY:

3200-000	Retained Earnings	\$ 178,762.72	
	Current Year Net Income/(Loss)	31,913.93	
	Subtotal Equity		\$ 210,676.65
	TOTAL LIABILITIES & EQUITY		\$ 224,168.87

Shadow Creek Homeowners Assn., Inc.

Income/Expense Statement
Period: 05/01/17 to 05/30/17

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:								
04000-000	Assessment Income	18,900.00	18,630.00	270.00	92,549.02	93,150.00	(600.98)	223,560.00
04100-000	Late Fee Income	.00	.00	.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	(17,169.60)	(17,169.60)	.00	(41,207.00)
04510-000	Reserve Contribution New Owne	.00	.00	.00	3,000.00	.00	3,000.00	.00
	Subtotal Income	15,466.08	15,196.08	270.00	78,433.88	75,980.40	2,453.48	182,353.00
EXPENSES								
Utilities Expense								
05000-000	Electric	34.68	112.50	77.82	197.25	562.50	365.25	1,350.00
05100-000	Water/Sewer	506.77	1,483.33	976.56	692.98	7,416.65	6,723.67	17,800.00
	Utilities Expense	541.45	1,595.83	1,054.38	890.23	7,979.15	7,088.92	19,150.00
Maintenance Expenses								
05900-000	Pond Maintenance	.00	225.00	225.00	.00	1,125.00	1,125.00	2,700.00
06000-000	Building Maintenance	.00	458.33	458.33	.00	2,291.65	2,291.65	5,500.00
06100-000	Roof and Gutter Repairs	202.50	.00	(202.50)	202.50	.00	(202.50)	.00
06300-000	Painting	19,200.00	1,491.67	(17,708.33)	19,200.00	7,458.35	(11,741.65)	17,900.00
06400-000	Pest Control	89.00	125.00	36.00	636.00	625.00	(11.00)	1,500.00
06500-000	Landscape Contract	3,632.00	2,421.00	(1,211.00)	7,264.00	12,105.00	4,841.00	29,052.00
06525-000	Irrigation Repairs	672.86	258.33	(414.53)	755.36	1,291.65	536.29	3,100.00
06550-000	Plants/Trees Replacement	.00	208.33	208.33	200.00	1,041.65	841.65	2,500.00
06555-000	Tree Pruning	4,830.00	350.00	(4,480.00)	4,830.00	1,750.00	(3,080.00)	4,200.00
06650-000	Concrete Maintenance	.00	375.00	375.00	.00	1,875.00	1,875.00	4,500.00
06700-000	Snow Removal	800.00	1,916.67	1,116.67	5,326.25	9,583.35	4,257.10	23,000.00
06800-000	Misc Grounds Maint	358.86	833.33	474.47	1,033.86	4,166.65	3,132.79	10,000.00
06900-000	Contingency	.00	41.67	41.67	.00	208.35	208.35	500.00
	Maintenance Expenses	29,785.22	8,704.33	(21,080.89)	39,447.97	43,521.65	4,073.68	104,452.00
Administrative/Business								
07000-000	Management	1,353.77	1,351.75	(2.02)	6,804.75	6,758.75	(46.00)	16,221.00
07100-000	Administration	174.15	166.67	(7.48)	732.34	833.35	101.01	2,000.00
07200-000	Insurance	2,482.33	2,777.50	295.17	13,146.65	13,887.50	740.85	33,330.00
07300-000	Audit/Tax Return	375.00	31.25	(343.75)	375.00	156.25	(218.75)	375.00
07340-000	Reserve Study	.00	250.00	250.00	.00	1,250.00	1,250.00	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	1,250.00	1,215.00	3,000.00
07560-000	Property Taxes	.00	27.08	27.08	253.97	135.40	(118.57)	325.00

Shadow Creek Homeowners Assn., Inc.

Income/Expense Statement
 Period: 05/01/17 to 05/30/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
07800-000	Community Activities	.00	41.67	41.67	.00	208.35	208.35	500.00
	Administrative/Business	4,385.25	4,895.92	510.67	21,357.71	24,479.60	3,121.89	58,751.00
	TOTAL EXPENSES	(34,711.92)	(15,196.08)	(19,515.84)	(61,695.91)	(75,980.40)	14,284.49	(182,353.00)
	Current Year Net Income/(loss)	(19,245.84)	.00	(19,245.84)	16,737.97	.00	16,737.97	.00