

# Shadow Creek Homeowners Assn., Inc.

Balance Sheet

As of 06/30/17

## ASSETS

1010-000	Mutual of Omaha Bank Operating	\$	36,161.32	
1050-000	Mutual Of Omaha Bank Reserve		193,922.81	
1300-000	Accounts Receivable		1,693.25	
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	TOTAL ASSETS			\$ 231,777.38
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## LIABILITIES & EQUITY

### CURRENT LIABILITIES:

2000-000	Accounts Payable	\$	8,368.00	
2500-000	Prepaid Assessments		13,530.00	
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	Subtotal Current Liab.			\$ 21,898.00

### RESERVES:

	Subtotal Reserves		<hr/>	\$ .00
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### EQUITY:

3200-000	Retained Earnings	\$	178,762.72	
	Current Year Net Income/(Loss)		31,116.66	
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	Subtotal Equity			\$ 209,879.38
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	TOTAL LIABILITIES & EQUITY			\$ 231,777.38
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# Shadow Creek Homeowners Assn., Inc.

Income/Expense Statement  
Period: 06/01/17 to 06/30/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME:</b>								
04000-000	Assessment Income	18,900.00	18,630.00	270.00	111,449.02	111,780.00	(330.98)	223,560.00
04100-000	Late Fee Income	10.00	.00	10.00	70.00	.00	70.00	.00
04400-000	Miscellaneous Income	425.00	.00	425.00	445.00	.00	445.00	.00
04450-000	Interest Income - Operating	1.67	.00	1.67	8.67	.00	8.67	.00
04500-000	Reserve Income	(3,433.92)	(3,433.92)	.00	(20,603.52)	(20,603.52)	.00	(41,207.00)
04510-000	Reserve Contribution New Owne	1,000.00	.00	1,000.00	4,000.00	.00	4,000.00	.00
	Subtotal Income	16,902.75	15,196.08	1,706.67	95,369.17	91,176.48	4,192.69	182,353.00
<b>EXPENSES</b>								
<b>Utilities Expense</b>								
05000-000	Electric	49.45	112.50	63.05	246.70	675.00	428.30	1,350.00
05100-000	Water/Sewer	689.56	1,483.33	793.77	1,382.54	8,899.98	7,517.44	17,800.00
	Utilities Expense	739.01	1,595.83	856.82	1,629.24	9,574.98	7,945.74	19,150.00
<b>Maintenance Expenses</b>								
05900-000	Pond Maintenance	1,993.00	225.00	(1,768.00)	1,993.00	1,350.00	(643.00)	2,700.00
06000-000	Building Maintenance	.00	458.33	458.33	.00	2,749.98	2,749.98	5,500.00
06100-000	Roof and Gutter Repairs	300.00	.00	(300.00)	502.50	.00	(502.50)	.00
06300-000	Painting	.00	1,491.67	1,491.67	19,200.00	8,950.02	(10,249.98)	17,900.00
06400-000	Pest Control	.00	125.00	125.00	636.00	750.00	114.00	1,500.00
06500-000	Landscape Contract	3,632.00	2,421.00	(1,211.00)	10,896.00	14,526.00	3,630.00	29,052.00
06525-000	Irrigation Repairs	837.00	258.33	(578.67)	1,592.36	1,549.98	(42.38)	3,100.00
06550-000	Plants/Trees Replacement	.00	208.33	208.33	200.00	1,249.98	1,049.98	2,500.00
06555-000	Tree Pruning	.00	350.00	350.00	4,830.00	2,100.00	(2,730.00)	4,200.00
06650-000	Concrete Maintenance	5,885.00	375.00	(5,510.00)	5,885.00	2,250.00	(3,635.00)	4,500.00
06700-000	Snow Removal	.00	1,916.67	1,916.67	5,326.25	11,500.02	6,173.77	23,000.00
06800-000	Misc Grounds Maint	445.00	833.33	388.33	3,640.36	4,999.98	1,359.62	10,000.00
06900-000	Contingency	.00	41.67	41.67	.00	250.02	250.02	500.00
	Maintenance Expenses	13,092.00	8,704.33	(4,387.67)	54,701.47	52,225.98	(2,475.49)	104,452.00
<b>Administrative/Business</b>								
07000-000	Management	1,353.77	1,351.75	(2.02)	8,158.52	8,110.50	(48.02)	16,221.00
07100-000	Administration	164.92	166.67	1.75	897.26	1,000.02	102.76	2,000.00
07200-000	Insurance	2,482.33	2,777.50	295.17	15,628.98	16,665.00	1,036.02	33,330.00
07300-000	Audit/Tax Return	.00	31.25	31.25	375.00	187.50	(187.50)	375.00
07340-000	Reserve Study	2,780.00	250.00	(2,530.00)	2,780.00	1,500.00	(1,280.00)	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	1,500.00	1,465.00	3,000.00
07510-000	Legal Passthrough	475.00	.00	(475.00)	475.00	.00	(475.00)	.00

