

Shadow Creek Homeowners Assn., Inc.

Balance Sheet
As of 07/31/17

ASSETS

1010-000	Mutual of Omaha Bank Operating	\$	36,624.93	
1050-000	Mutual Of Omaha Bank Reserve		198,386.48	
1300-000	Accounts Receivable		1,973.25	
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	TOTAL ASSETS			\$ 236,984.66
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

2000-000	Accounts Payable	\$	8,379.50	
2500-000	Prepaid Assessments		12,590.80	
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	Subtotal Current Liab.			\$ 20,970.30

RESERVES:

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

3200-000	Retained Earnings	\$	178,762.72	
	Current Year Net Income/(Loss)		37,251.64	
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	Subtotal Equity			\$ 216,014.36
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	TOTAL LIABILITIES & EQUITY			\$ 236,984.66
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Shadow Creek Homeowners Assn., Inc.

Income/Expense Statement
Period: 07/01/17 to 07/31/17

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:								
04000-000	Assessment Income	19,248.40	18,630.00	618.40	130,697.42	130,410.00	287.42	223,560.00
04100-000	Late Fee Income	10.00	.00	10.00	80.00	.00	80.00	.00
04400-000	Miscellaneous Income	95.50	.00	95.50	540.50	.00	540.50	.00
04450-000	Interest Income - Operating	1.91	.00	1.91	10.58	.00	10.58	.00
04500-000	Reserve Income	(3,433.92)	(3,433.92)	.00	(24,037.44)	(24,037.44)	.00	(41,207.00)
04510-000	Reserve Contribution New Owne	1,500.00	.00	1,500.00	5,500.00	.00	5,500.00	.00
	Subtotal Income	17,421.89	15,196.08	2,225.81	112,791.06	106,372.56	6,418.50	182,353.00
 EXPENSES								
Utilities Expense								
05000-000	Electric	170.80	112.50	(58.30)	417.50	787.50	370.00	1,350.00
05100-000	Water/Sewer	4,880.82	1,483.33	(3,397.49)	6,263.36	10,383.31	4,119.95	17,800.00
	Utilities Expense	5,051.62	1,595.83	(3,455.79)	6,680.86	11,170.81	4,489.95	19,150.00
 Maintenance Expenses								
05900-000	Pond Maintenance	.00	225.00	225.00	1,993.00	1,575.00	(418.00)	2,700.00
06000-000	Building Maintenance	.00	458.33	458.33	.00	3,208.31	3,208.31	5,500.00
06100-000	Roof and Gutter Repairs	.00	.00	.00	502.50	.00	(502.50)	.00
06300-000	Painting	.00	1,491.67	1,491.67	19,200.00	10,441.69	(8,758.31)	17,900.00
06400-000	Pest Control	.00	125.00	125.00	636.00	875.00	239.00	1,500.00
06500-000	Landscape Contract	3,632.00	2,421.00	(1,211.00)	14,528.00	16,947.00	2,419.00	29,052.00
06525-000	Irrigation Repairs	468.00	258.33	(209.67)	2,060.36	1,808.31	(252.05)	3,100.00
06550-000	Plants/Trees Replacement	.00	208.33	208.33	200.00	1,458.31	1,258.31	2,500.00
06555-000	Tree Pruning	.00	350.00	350.00	4,830.00	2,450.00	(2,380.00)	4,200.00
06650-000	Concrete Maintenance	.00	375.00	375.00	5,885.00	2,625.00	(3,260.00)	4,500.00
06700-000	Snow Removal	.00	1,916.67	1,916.67	5,326.25	13,416.69	8,090.44	23,000.00
06800-000	Misc Grounds Maint	.00	833.33	833.33	3,640.36	5,833.31	2,192.95	10,000.00
06900-000	Contingency	.00	41.67	41.67	.00	291.69	291.69	500.00
	Maintenance Expenses	4,100.00	8,704.33	4,604.33	58,801.47	60,930.31	2,128.84	104,452.00
 Administrative/Business								
07000-000	Management	1,373.36	1,351.75	(21.61)	9,531.88	9,462.25	(69.63)	16,221.00
07100-000	Administration	126.60	166.67	40.07	1,023.86	1,166.69	142.83	2,000.00
07200-000	Insurance	4,099.00	2,777.50	(1,321.50)	19,727.98	19,442.50	(285.48)	33,330.00
07300-000	Audit/Tax Return	.00	31.25	31.25	375.00	218.75	(156.25)	375.00
07340-000	Reserve Study	.00	250.00	250.00	2,780.00	1,750.00	(1,030.00)	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	1,750.00	1,715.00	3,000.00
07510-000	Legal Passthrough	.00	.00	.00	475.00	.00	(475.00)	.00

Shadow Creek Homeowners Assn., Inc.

Income/Expense Statement
 Period: 07/01/17 to 07/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
07560-000	Property Taxes	.00	27.08	27.08	253.97	189.56	(64.41)	325.00
07600-000	Miscellaneous	.00	.00	.00	75.00	.00	(75.00)	.00
07800-000	Community Activities	.00	41.67	41.67	.00	291.69	291.69	500.00
	Administrative/Business	5,598.96	4,895.92	(703.04)	34,287.69	34,271.44	(16.25)	58,751.00
	TOTAL EXPENSES	(14,750.58)	(15,196.08)	445.50	(99,770.02)	(106,372.56)	6,602.54	(182,353.00)
	Current Year Net Income/(loss)	2,671.31	.00	2,671.31	13,021.04	.00	13,021.04	.00