

Shadow Creek Homeowners Assn., Inc.

Balance Sheet
As of 08/31/17

ASSETS

1010-000	Mutual of Omaha Bank Operating	\$ 22,183.55	
1050-000	Mutual Of Omaha Bank Reserve	202,850.90	
1300-000	Accounts Receivable	2,493.25	
TOTAL ASSETS		\$ 227,527.70	

LIABILITIES & EQUITY

CURRENT LIABILITIES:

2000-000	Accounts Payable	\$ 4,844.00	
2500-000	Prepaid Assessments	11,215.80	
Subtotal Current Liab.		\$ 16,059.80	

RESERVES:

	Subtotal Reserves	\$.00	
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EQUITY:

3200-000	Retained Earnings	\$ 178,762.72	
	Current Year Net Income/(Loss)	32,705.18	
Subtotal Equity		\$ 211,467.90	
TOTAL LIABILITIES & EQUITY		\$ 227,527.70	

Shadow Creek Homeowners Assn., Inc.

Income/Expense Statement
Period: 08/01/17 to 08/31/17

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:								
04000-000	Assessment Income	19,440.00	18,630.00	810.00	150,137.42	149,040.00	1,097.42	223,560.00
04100-000	Late Fee Income	10.00	.00	10.00	90.00	.00	90.00	.00
04400-000	Miscellaneous Income	.00	.00	.00	540.50	.00	540.50	.00
04450-000	Interest Income - Operating	1.80	.00	1.80	12.38	.00	12.38	.00
04500-000	Reserve Income	(3,433.92)	(3,433.92)	.00	(27,471.36)	(27,471.36)	.00	(41,207.00)
04510-000	Reserve Contribution New Owne	500.00	.00	500.00	6,000.00	.00	6,000.00	.00
	Subtotal Income	16,517.88	15,196.08	1,321.80	129,308.94	121,568.64	7,740.30	182,353.00
EXPENSES								
Utilities Expense								
05000-000	Electric	158.58	112.50	(46.08)	576.08	900.00	323.92	1,350.00
05100-000	Water/Sewer	5,184.74	1,483.33	(3,701.41)	11,448.10	11,866.64	418.54	17,800.00
	Utilities Expense	5,343.32	1,595.83	(3,747.49)	12,024.18	12,766.64	742.46	19,150.00
Maintenance Expenses								
05900-000	Pond Maintenance	628.00	225.00	(403.00)	2,621.00	1,800.00	(821.00)	2,700.00
06000-000	Building Maintenance	.00	458.33	458.33	.00	3,666.64	3,666.64	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	11,933.36	(7,266.64)	17,900.00
06400-000	Pest Control	.00	125.00	125.00	636.00	1,000.00	364.00	1,500.00
06500-000	Landscape Contract	3,632.00	2,421.00	(1,211.00)	18,160.00	19,368.00	1,208.00	29,052.00
06525-000	Irrigation Repairs	668.00	258.33	(409.67)	2,728.36	2,066.64	(661.72)	3,100.00
06550-000	Plants/Trees Replacement	134.00	208.33	74.33	334.00	1,666.64	1,332.64	2,500.00
06555-000	Tree Pruning	.00	350.00	350.00	4,830.00	2,800.00	(2,030.00)	4,200.00
06650-000	Concrete Maintenance	.00	375.00	375.00	5,885.00	3,000.00	(2,885.00)	4,500.00
06700-000	Snow Removal	.00	1,916.67	1,916.67	5,326.25	15,333.36	10,007.11	23,000.00
06800-000	Misc Grounds Maint	9,405.00	833.33	(8,571.67)	13,045.36	6,666.64	(6,378.72)	10,000.00
06900-000	Contingency	.00	41.67	41.67	.00	333.36	333.36	500.00
	Maintenance Expenses	14,467.00	8,704.33	(5,762.67)	73,268.47	69,634.64	(3,633.83)	104,452.00
Administrative/Business								
07000-000	Management	1,412.54	1,351.75	(60.79)	10,944.42	10,814.00	(130.42)	16,221.00
07100-000	Administration	284.90	166.67	(118.23)	1,308.76	1,333.36	24.60	2,000.00
07200-000	Insurance	3,021.00	2,777.50	(243.50)	22,748.98	22,220.00	(528.98)	33,330.00
07300-000	Audit/Tax Return	.00	31.25	31.25	375.00	250.00	(125.00)	375.00
07340-000	Reserve Study	.00	250.00	250.00	2,780.00	2,000.00	(780.00)	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	2,000.00	1,965.00	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: 08/01/17 to 08/31/17

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
07560-000	Property Taxes	.00	27.08	27.08	253.97	216.64	(37.33)	325.00
07600-000	Miscellaneous	.00	.00	.00	75.00	.00	(75.00)	.00
07800-000	Community Activities	.00	41.67	41.67	.00	333.36	333.36	500.00
	Administrative/Business	4,718.44	4,895.92	177.48	39,006.13	39,167.36	161.23	58,751.00
	TOTAL EXPENSES	(24,528.76)	(15,196.08)	(9,332.68)	(124,298.78)	(121,568.64)	(2,730.14)	(182,353.00)
	Current Year Net Income/(loss)	(8,010.88)	.00	(8,010.88)	5,010.16	.00	5,010.16	.00