

Shadow Creek Homeowners Assn., Inc.

Balance Sheet
As of 09/30/17

ASSETS

1010-000	Mutual of Omaha Bank Operating	\$	14,986.76	
1050-000	Mutual Of Omaha Bank Reserve		206,314.92	
1300-000	Accounts Receivable		2,633.25	
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	TOTAL ASSETS			\$ 223,934.93
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

2000-000	Accounts Payable	\$	6,811.50	
2500-000	Prepaid Assessments		10,175.80	
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	Subtotal Current Liab.			\$ 16,987.30

RESERVES:

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

3200-000	Retained Earnings	\$	178,762.72	
	Current Year Net Income/(Loss)		28,184.91	
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	Subtotal Equity			\$ 206,947.63
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	TOTAL LIABILITIES & EQUITY			\$ 223,934.93
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Shadow Creek Homeowners Assn., Inc.

Income/Expense Statement Period: 09/01/17 to 09/30/17

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	169,577.42	167,670.00	1,907.42	223,560.00
04100-000	Late Fee Income	10.00	.00	10.00	100.00	.00	100.00	.00
04400-000	Miscellaneous Income	100.00	.00	100.00	640.50	.00	640.50	.00
04450-000	Interest Income - Operating	3.39	.00	3.39	15.77	.00	15.77	.00
04500-000	Reserve Income	(3,433.92)	(3,433.92)	.00	(30,905.28)	(30,905.28)	.00	(41,207.00)
04510-000	Reserve Contribution New Owne	.00	.00	.00	6,000.00	.00	6,000.00	.00
	Subtotal Income	16,119.47	15,196.08	923.39	145,428.41	136,764.72	8,663.69	182,353.00
EXPENSES								
Utilities Expense								
05000-000	Electric	177.06	112.50	(64.56)	753.14	1,012.50	259.36	1,350.00
05100-000	Water/Sewer	3,533.07	1,483.33	(2,049.74)	14,981.17	13,349.97	(1,631.20)	17,800.00
	Utilities Expense	3,710.13	1,595.83	(2,114.30)	15,734.31	14,362.47	(1,371.84)	19,150.00
Maintenance Expenses								
05900-000	Pond Maintenance	.00	225.00	225.00	2,621.00	2,025.00	(596.00)	2,700.00
06000-000	Building Maintenance	3,200.00	458.33	(2,741.67)	3,200.00	4,124.97	924.97	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	13,425.03	(5,774.97)	17,900.00
06400-000	Pest Control	.00	125.00	125.00	636.00	1,125.00	489.00	1,500.00
06500-000	Landscape Contract	3,632.00	2,421.00	(1,211.00)	21,792.00	21,789.00	(3.00)	29,052.00
06525-000	Irrigation Repairs	858.65	258.33	(600.32)	3,587.01	2,324.97	(1,262.04)	3,100.00
06550-000	Plants/Trees Replacement	2,303.00	208.33	(2,094.67)	2,637.00	1,874.97	(762.03)	2,500.00
06555-000	Tree Pruning	.00	350.00	350.00	4,830.00	3,150.00	(1,680.00)	4,200.00
06650-000	Concrete Maintenance	5,690.00	375.00	(5,315.00)	11,575.00	3,375.00	(8,200.00)	4,500.00
06700-000	Snow Removal	.00	1,916.67	1,916.67	5,326.25	17,250.03	11,923.78	23,000.00
06800-000	Misc Grounds Maint	.00	833.33	833.33	13,045.36	7,499.97	(5,545.39)	10,000.00
06900-000	Contingency	.00	41.67	41.67	.00	375.03	375.03	500.00
	Maintenance Expenses	15,683.65	8,704.33	(6,979.32)	88,952.12	78,338.97	(10,613.15)	104,452.00
Administrative/Business								
07000-000	Management	1,412.54	1,351.75	(60.79)	12,356.96	12,165.75	(191.21)	16,221.00
07100-000	Administration	197.04	166.67	(30.37)	1,505.80	1,500.03	(5.77)	2,000.00
07200-000	Insurance	3,098.20	2,777.50	(320.70)	25,847.18	24,997.50	(849.68)	33,330.00
07300-000	Audit/Tax Return	.00	31.25	31.25	375.00	281.25	(93.75)	375.00
07340-000	Reserve Study	.00	250.00	250.00	2,780.00	2,250.00	(530.00)	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	2,250.00	2,215.00	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: 09/01/17 to 09/30/17

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	243.72	(10.25)	325.00
07600-000	Miscellaneous	.00	.00	.00	75.00	.00	(75.00)	.00
07800-000	Community Activities	.00	41.67	41.67	.00	375.03	375.03	500.00
	Administrative/Business	4,707.78	4,895.92	188.14	43,713.91	44,063.28	349.37	58,751.00
	TOTAL EXPENSES	(24,101.56)	(15,196.08)	(8,905.48)	(148,400.34)	(136,764.72)	(11,635.62)	(182,353.00)
	Current Year Net Income/(loss)	(7,982.09)	.00	(7,982.09)	(2,971.93)	.00	(2,971.93)	.00