

Shadow Creek Homeowners Assn., Inc.

Balance Sheet As of 10/31/17

ASSETS

1010-000	Mutual of Omaha Bank Operating	\$	11,799.93
1050-000	Mutual Of Omaha Bank Reserve		209,780.47
1300-000	Accounts Receivable		3,383.25
	TOTAL ASSETS		<u>\$ 224,963.65</u> =====

LIABILITIES & EQUITY

CURRENT LIABILITIES:

2000-000	Accounts Payable	\$	4,459.00
2500-000	Prepaid Assessments		9,650.80
	Subtotal Current Liab.		<u>\$ 14,109.80</u>

RESERVES:

	Subtotal Reserves		<u>\$.00</u>
--	--------------------------	--	---------------

EQUITY:

3200-000	Retained Earnings	\$	178,762.72
	Current Year Net Income/(Loss)		32,091.13
	Subtotal Equity		<u>\$ 210,853.85</u>
	TOTAL LIABILITIES & EQUITY		<u>\$ 224,963.65</u> =====

Shadow Creek Homeowners Assn., Inc.

Income/Expense Statement
Period: 10/01/17 to 10/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04000-000	Assessment Income	19,440.00	18,630.00	810.00	189,017.42	186,300.00	2,717.42	223,560.00
04100-000	Late Fee Income	20.00	.00	20.00	120.00	.00	120.00	.00
04400-000	Miscellaneous Income	575.00	.00	575.00	1,215.50	.00	1,215.50	.00
04450-000	Interest Income - Operating	.93	.00	.93	16.70	.00	16.70	.00
04500-000	Reserve Income	(3,433.92)	(3,433.92)	.00	(34,339.20)	(34,339.20)	.00	(41,207.00)
04510-000	Reserve Contribution New Owne	.00	.00	.00	6,000.00	.00	6,000.00	.00
	Subtotal Income	16,602.01	15,196.08	1,405.93	162,030.42	151,960.80	10,069.62	182,353.00
 EXPENSES								
Utilities Expense								
05000-000	Electric	164.43	112.50	(51.93)	917.57	1,125.00	207.43	1,350.00
05100-000	Water/Sewer	2,490.38	1,483.33	(1,007.05)	17,471.55	14,833.30	(2,638.25)	17,800.00
	Utilities Expense	2,654.81	1,595.83	(1,058.98)	18,389.12	15,958.30	(2,430.82)	19,150.00
 Maintenance Expenses								
05900-000	Pond Maintenance	.00	225.00	225.00	2,621.00	2,250.00	(371.00)	2,700.00
06000-000	Building Maintenance	518.27	458.33	(59.94)	3,718.27	4,583.30	865.03	5,500.00
06100-000	Roof and Gutter Repairs	.00	.00	.00	3,277.50	.00	(3,277.50)	.00
06300-000	Painting	.00	1,491.67	1,491.67	19,200.00	14,916.70	(4,283.30)	17,900.00
06400-000	Pest Control	.00	125.00	125.00	835.00	1,250.00	415.00	1,500.00
06500-000	Landscape Contract	3,632.00	2,421.00	(1,211.00)	25,424.00	24,210.00	(1,214.00)	29,052.00
06525-000	Irrigation Repairs	395.20	258.33	(136.87)	4,781.29	2,583.30	(2,197.99)	3,100.00
06550-000	Plants/Trees Replacement	.00	208.33	208.33	2,637.00	2,083.30	(553.70)	2,500.00
06555-000	Tree Pruning	.00	350.00	350.00	4,830.00	3,500.00	(1,330.00)	4,200.00
06650-000	Concrete Maintenance	.00	375.00	375.00	11,575.00	3,750.00	(7,825.00)	4,500.00
06700-000	Snow Removal	.00	1,916.67	1,916.67	5,326.25	19,166.70	13,840.45	23,000.00
06800-000	Misc Grounds Maint	475.70	833.33	357.63	13,521.06	8,333.30	(5,187.76)	10,000.00
06900-000	Contingency	.00	41.67	41.67	.00	416.70	416.70	500.00
	Maintenance Expenses	5,021.17	8,704.33	3,683.16	97,746.37	87,043.30	(10,703.07)	104,452.00
 Administrative/Business								
07000-000	Management	1,412.54	1,351.75	(60.79)	13,769.50	13,517.50	(252.00)	16,221.00
07100-000	Administration	106.54	166.67	60.13	1,612.34	1,666.70	54.36	2,000.00
07200-000	Insurance	3,098.20	2,777.50	(320.70)	28,945.38	27,775.00	(1,170.38)	33,330.00
07300-000	Audit/Tax Return	.00	31.25	31.25	375.00	312.50	(62.50)	375.00
07340-000	Reserve Study	.00	250.00	250.00	2,780.00	2,500.00	(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	2,500.00	2,465.00	3,000.00
07510-000	Legal Passthrough	95.00	.00	(95.00)	570.00	.00	(570.00)	.00

Shadow Creek Homeowners Assn., Inc.

Reserve Statement As of 10/31/17

	BEGINNING OF YEAR	YTD NET INCR/(DECR)		AVAILABLE BALANCE
RESERVES INCOME:				
8001-000 2017 Reserve Contributions	0.00	34,339.20		34,339.20
8010-000 Reserve Interest Earned	0.00	283.19		283.19
Subtotal Reserves	0.00	34,622.39		34,622.39
RESERVE EXPENSES				
Subtotal Reserve Expenses	0.00	0.00		0.00
TOTAL RESERVES	0.00	34,622.39		34,622.39