

Balance Sheet Report

Bear Creek Ranch Homeowners

As of January 31, 2019

	<u>Balance Jan 31, 2019</u>	<u>Balance Dec 31, 2018</u>	<u>Change</u>
<u>Assets</u>			
Assets			
1010 - Mutual of Omaha Operating Acct	156,359.33	106,971.39	49,387.94
1011 - Mutual of Omaha-Reserve	33,695.85	33,684.40	11.45
Total Assets	190,055.18	140,655.79	49,399.39
Receivables			
1400 - Accounts Receivable	292,231.99	124,859.49	167,372.50
Total Receivables	292,231.99	124,859.49	167,372.50
Total Assets	482,287.17	265,515.28	216,771.89
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	6,486.25	20,427.40	(13,941.15)
Total Liabilities	6,486.25	20,427.40	(13,941.15)
Total Liabilities	6,486.25	20,427.40	(13,941.15)
<u>Owners' Equity</u>			
Equity			
3000 - Opening Bal Equity	30,322.18	30,322.18	0.00
3900 - Retained Earnings	214,765.70	214,765.70	0.00
Total Equity	245,087.88	245,087.88	0.00
Total Owners' Equity	245,087.88	245,087.88	0.00
Net Income / (Loss)	230,713.04	0.00	230,713.04
Total Liabilities and Equity	482,287.17	265,515.28	216,771.89

Income Statement Report

Bear Creek Ranch Homeowners

Consolidated

January 01, 2019 thru January 31, 2019

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Income								
Income								
4100 - Assessments	234,235.00	235,025.00	(790.00)	234,235.00	235,025.00	(790.00)	235,025.00	790.00
4200 - Late/NSF Fee	5,525.00	1,500.00	4,025.00	5,525.00	1,500.00	4,025.00	18,000.00	12,475.00
4250 - Collection Fee Charge	3,890.00	1,333.00	2,557.00	3,890.00	1,333.00	2,557.00	16,000.00	12,110.00
4410 - Demand Letter Income	15.00	208.00	(193.00)	15.00	208.00	(193.00)	2,500.00	2,485.00
4500 - Interest Income	16.86	9.00	7.86	16.86	9.00	7.86	111.00	94.14
4801 - CAP Fees	450.00	500.00	(50.00)	450.00	500.00	(50.00)	6,000.00	5,550.00
4831 - Pool Key Revenue	0.00	4.00	(4.00)	0.00	4.00	(4.00)	50.00	50.00
Total Income	244,131.86	238,579.00	5,552.86	244,131.86	238,579.00	5,552.86	277,686.00	33,554.14
Total Income	244,131.86	238,579.00	5,552.86	244,131.86	238,579.00	5,552.86	277,686.00	33,554.14
Expense								
General & Administrative								
5100 - Administrative Expenses	0.00	38.00	(38.00)	0.00	38.00	(38.00)	450.00	450.00
5101 - Postage	595.60	333.00	262.60	595.60	333.00	262.60	4,000.00	3,404.40
5104 - Printing and Reproducion	104.85	600.00	(495.15)	104.85	600.00	(495.15)	3,000.00	2,895.15
5105 - Website Expense	75.00	38.00	37.00	75.00	38.00	37.00	450.00	375.00
5106 - Homeowner Functions	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00	4,000.00
5109 - Licenses, Permits, & Fees	0.00	0.00	0.00	0.00	0.00	0.00	150.00	150.00
5110 - Professional Management	0.00	2,975.00	(2,975.00)	0.00	2,975.00	(2,975.00)	35,700.00	35,700.00
5120 - Collection Fees Billed Back	3,920.00	1,333.00	2,587.00	3,920.00	1,333.00	2,587.00	16,000.00	12,080.00
5121 - Property Inspections	277.35	117.00	160.35	277.35	117.00	160.35	1,400.00	1,122.65
5122 - Annual Meeting Expenses	0.00	600.00	(600.00)	0.00	600.00	(600.00)	600.00	600.00
5170 - Bank Fees	20.00	10.00	10.00	20.00	10.00	10.00	120.00	100.00
5176 - Legal Fees	0.00	225.00	(225.00)	0.00	225.00	(225.00)	900.00	900.00
5180 - Audit & Accounting	0.00	0.00	0.00	0.00	0.00	0.00	65.00	65.00
5181 - Tax Preparation	0.00	0.00	0.00	0.00	0.00	0.00	300.00	300.00
Total General & Administrative	4,992.80	6,269.00	(1,276.20)	4,992.80	6,269.00	(1,276.20)	67,135.00	62,142.20

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	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Taxes								
5201 - Property Taxes	0.00	13.00	(13.00)	0.00	13.00	(13.00)	150.00	150.00
5203 - Corporate Franchise Tax	0.00	13.00	(13.00)	0.00	13.00	(13.00)	150.00	150.00
Total Taxes	0.00	26.00	(26.00)	0.00	26.00	(26.00)	300.00	300.00
Insurance								
5310 - General Liability (incl Crime Ins)	506.83	740.00	(233.17)	506.83	740.00	(233.17)	7,400.00	6,893.17
Total Insurance	506.83	740.00	(233.17)	506.83	740.00	(233.17)	7,400.00	6,893.17
Utilities								
6000 - Telephone	148.23	142.00	6.23	148.23	142.00	6.23	1,700.00	1,551.77
6010 - Electric	1,344.74	1,125.00	219.74	1,344.74	1,125.00	219.74	13,500.00	12,155.26
6020 - Water/Sewer	51.57	75.00	(23.43)	51.57	75.00	(23.43)	900.00	848.43
Total Utilities	1,544.54	1,342.00	202.54	1,544.54	1,342.00	202.54	16,100.00	14,555.46
Infrastructure & Maintenance								
5192 - Signs	0.00	0.00	0.00	0.00	0.00	0.00	400.00	400.00
6250 - Pest Control	0.00	50.00	(50.00)	0.00	50.00	(50.00)	200.00	200.00
6260 - Electrical Repairs & Maintenance	0.00	83.00	(83.00)	0.00	83.00	(83.00)	1,000.00	1,000.00
6264 - Holiday Decoration	0.00	175.00	(175.00)	0.00	175.00	(175.00)	2,100.00	2,100.00
6270 - Gate Repairs	0.00	42.00	(42.00)	0.00	42.00	(42.00)	500.00	500.00
6280 - Fence/Wall Maintenance & Repairs	0.00	125.00	(125.00)	0.00	125.00	(125.00)	1,500.00	1,500.00
6290 - Common Area Maintenance (All Service)	280.16	192.00	88.16	280.16	192.00	88.16	2,300.00	2,019.84
6291 - Playground Maintenance & Repair	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00	3,000.00
6292 - Street Light Maintenance	0.00	417.00	(417.00)	0.00	417.00	(417.00)	5,000.00	5,000.00
6293 - Common Area Porter Service	866.00	667.00	199.00	866.00	667.00	199.00	8,000.00	7,134.00
6510 - Monument Fountain Maintenance & Re	0.00	42.00	(42.00)	0.00	42.00	(42.00)	500.00	500.00
6600 - Security	248.98	250.00	(1.02)	248.98	250.00	(1.02)	3,000.00	2,751.02
Total Infrastructure & Maintenance	1,395.14	2,043.00	(647.86)	1,395.14	2,043.00	(647.86)	27,500.00	26,104.86

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	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Pool								
6304 - Winterize/De-Winterize	0.00	92.00	(92.00)	0.00	92.00	(92.00)	1,100.00	1,100.00
6310 - Pool Gate & Access System	0.00	125.00	(125.00)	0.00	125.00	(125.00)	1,500.00	1,500.00
6320 - Pool Contract Services	2,489.75	2,525.00	(35.25)	2,489.75	2,525.00	(35.25)	30,300.00	27,810.25
6330 - Pool Maintenance (Non-Contractual)	0.00	83.00	(83.00)	0.00	83.00	(83.00)	1,000.00	1,000.00
6340 - Pool Repairs	0.00	750.00	(750.00)	0.00	750.00	(750.00)	9,000.00	9,000.00
6342 - Pool Area/Cabana Repair & Maint	0.00	1,250.00	(1,250.00)	0.00	1,250.00	(1,250.00)	15,000.00	15,000.00
6345 - Porter Service	0.00	333.00	(333.00)	0.00	333.00	(333.00)	4,000.00	4,000.00
6350 - Pool Furniture and Fixtures	0.00	417.00	(417.00)	0.00	417.00	(417.00)	5,000.00	5,000.00
6360 - Pool Monitoring	0.00	0.00	0.00	0.00	0.00	0.00	32,700.00	32,700.00
Total Pool	2,489.75	5,575.00	(3,085.25)	2,489.75	5,575.00	(3,085.25)	99,600.00	97,110.25
Landscaping								
6400 - Landscape Contract Services	2,219.13	2,500.00	(280.87)	2,219.13	2,500.00	(280.87)	30,000.00	27,780.87
6401 - Landscape Maint & Improv(Non-Contra	0.00	1,250.00	(1,250.00)	0.00	1,250.00	(1,250.00)	15,000.00	15,000.00
6402 - Walking Trail Improvements	270.63	625.00	(354.37)	270.63	625.00	(354.37)	7,500.00	7,229.37
6500 - Irrigation Maintenance & Repairs	0.00	500.00	(500.00)	0.00	500.00	(500.00)	6,000.00	6,000.00
Total Landscaping	2,489.76	4,875.00	(2,385.24)	2,489.76	4,875.00	(2,385.24)	58,500.00	56,010.24
Reserves								
6001 - Reserve Contributions	0.00	0.00	0.00	0.00	0.00	0.00	1,151.00	1,151.00
Total Reserves	0.00	0.00	0.00	0.00	0.00	0.00	1,151.00	1,151.00
Total Expense	13,418.82	20,870.00	(7,451.18)	13,418.82	20,870.00	(7,451.18)	277,686.00	264,267.18
Net Income / (Loss)	230,713.04	217,709.00	13,004.04	230,713.04	217,709.00	13,004.04	0.00	(230,713.04)