

## Balance Sheet Report

### Bear Creek Ranch Homeowners

As of February 28, 2019

|                                       | <u>Balance<br/>Feb 28, 2019</u> | <u>Balance<br/>Jan 31, 2019</u> | <u>Change</u>      |
|---------------------------------------|---------------------------------|---------------------------------|--------------------|
| <b><u>Assets</u></b>                  |                                 |                                 |                    |
| <b>Assets</b>                         |                                 |                                 |                    |
| 1010 - Mutual of Omaha Operating Acct | 183,726.80                      | 156,359.33                      | 27,367.47          |
| 1011 - Mutual of Omaha-Reserve        | 33,706.19                       | 33,695.85                       | 10.34              |
| <b>Total Assets</b>                   | <b>217,432.99</b>               | <b>190,055.18</b>               | <b>27,377.81</b>   |
| <b>Receivables</b>                    |                                 |                                 |                    |
| 1400 - Accounts Receivable            | 259,343.45                      | 292,231.99                      | (32,888.54)        |
| <b>Total Receivables</b>              | <b>259,343.45</b>               | <b>292,231.99</b>               | <b>(32,888.54)</b> |
| <b>Total Assets</b>                   | <b>476,776.44</b>               | <b>482,287.17</b>               | <b>(5,510.73)</b>  |
| <b><u>Liabilities</u></b>             |                                 |                                 |                    |
| <b>Liabilities</b>                    |                                 |                                 |                    |
| 2000 - Accounts Payable               | 10,869.38                       | 6,486.25                        | 4,383.13           |
| <b>Total Liabilities</b>              | <b>10,869.38</b>                | <b>6,486.25</b>                 | <b>4,383.13</b>    |
| <b>Total Liabilities</b>              | <b>10,869.38</b>                | <b>6,486.25</b>                 | <b>4,383.13</b>    |
| <b><u>Owners' Equity</u></b>          |                                 |                                 |                    |
| <b>Equity</b>                         |                                 |                                 |                    |
| 3000 - Opening Bal Equity             | 30,322.18                       | 30,322.18                       | 0.00               |
| 3900 - Retained Earnings              | 214,765.70                      | 214,765.70                      | 0.00               |
| <b>Total Equity</b>                   | <b>245,087.88</b>               | <b>245,087.88</b>               | <b>0.00</b>        |
| <b>Total Owners' Equity</b>           | <b>245,087.88</b>               | <b>245,087.88</b>               | <b>0.00</b>        |
| <b>Net Income / (Loss)</b>            | <b>220,819.18</b>               | <b>230,713.04</b>               | <b>(9,893.86)</b>  |
| <b>Total Liabilities and Equity</b>   | <b>476,776.44</b>               | <b>482,287.17</b>               | <b>(5,510.73)</b>  |

# Income Statement Report

## Bear Creek Ranch Homeowners

### Consolidated

February 01, 2019 thru February 28, 2019

|   | Current Period  |                 |                 | Year to Date (2 months) |                   |                 | Annual Budget     | Budget Remaining |
|---|-----------------|-----------------|-----------------|-------------------------|-------------------|-----------------|-------------------|------------------|
|   | Actual          | Budget          | Variance        | Actual                  | Budget            | Variance        |                   |                  |
| <b><u>Income</u></b>                      |                 |                 |                 |                         |                   |                 |                   |                  |
| <b>Income</b>                             |                 |                 |                 |                         |                   |                 |                   |                  |
| 4100 - Assessments                        | 0.00            | 0.00            | 0.00            | 234,235.00              | 235,025.00        | (790.00)        | 235,025.00        | 790.00           |
| 4200 - Late/NSF Fee                       | 3,825.00        | 1,500.00        | 2,325.00        | 9,350.00                | 3,000.00          | 6,350.00        | 18,000.00         | 8,650.00         |
| 4250 - Collection Fee Charge              | 2,440.00        | 1,334.00        | 1,106.00        | 6,330.00                | 2,667.00          | 3,663.00        | 16,000.00         | 9,670.00         |
| 4410 - Demand Letter Income               | 15.00           | 209.00          | (194.00)        | 30.00                   | 417.00            | (387.00)        | 2,500.00          | 2,470.00         |
| 4500 - Interest Income                    | 16.62           | 10.00           | 6.62            | 33.48                   | 19.00             | 14.48           | 111.00            | 77.52            |
| 4801 - CAP Fees                           | 150.00          | 500.00          | (350.00)        | 600.00                  | 1,000.00          | (400.00)        | 6,000.00          | 5,400.00         |
| 4831 - Pool Key Revenue                   | 25.00           | 4.00            | 21.00           | 25.00                   | 8.00              | 17.00           | 50.00             | 25.00            |
| <b>Total Income</b>                       | <b>6,471.62</b> | <b>3,557.00</b> | <b>2,914.62</b> | <b>250,603.48</b>       | <b>242,136.00</b> | <b>8,467.48</b> | <b>277,686.00</b> | <b>27,082.52</b> |
| <b>Total Income</b>                       | <b>6,471.62</b> | <b>3,557.00</b> | <b>2,914.62</b> | <b>250,603.48</b>       | <b>242,136.00</b> | <b>8,467.48</b> | <b>277,686.00</b> | <b>27,082.52</b> |
| <b><u>Expense</u></b>                     |                 |                 |                 |                         |                   |                 |                   |                  |
| <b>General &amp; Administrative</b>       |                 |                 |                 |                         |                   |                 |                   |                  |
| 5100 - Administrative Expenses            | 35.00           | 37.00           | (2.00)          | 35.00                   | 75.00             | (40.00)         | 450.00            | 415.00           |
| 5101 - Postage                            | 1,290.78        | 334.00          | 956.78          | 1,886.38                | 667.00            | 1,219.38        | 4,000.00          | 2,113.62         |
| 5104 - Printing and Reproducion           | 49.25           | 0.00            | 49.25           | 154.10                  | 600.00            | (445.90)        | 3,000.00          | 2,845.90         |
| 5105 - Website Expense                    | 0.00            | 37.00           | (37.00)         | 75.00                   | 75.00             | 0.00            | 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            | 2,975.00        | 2,975.00        | 0.00            | 2,975.00                | 5,950.00          | (2,975.00)      | 35,700.00         | 32,725.00        |
| 5120 - Collection Fees Billed Back        | 2,485.00        | 1,334.00        | 1,151.00        | 6,405.00                | 2,667.00          | 3,738.00        | 16,000.00         | 9,595.00         |
| 5121 - Property Inspections               | 480.27          | 116.00          | 364.27          | 757.62                  | 233.00            | 524.62          | 1,400.00          | 642.38           |
| 5122 - Annual Meeting Expenses            | 145.00          | 0.00            | 145.00          | 145.00                  | 600.00            | (455.00)        | 600.00            | 455.00           |
| 5170 - Bank Fees                          | 30.00           | 10.00           | 20.00           | 50.00                   | 20.00             | 30.00           | 120.00            | 70.00            |
| 5176 - Legal Fees                         | 6.67            | 0.00            | 6.67            | 6.67                    | 225.00            | (218.33)        | 900.00            | 893.33           |
| 5180 - Audit & Accounting                 | 91.75           | 65.00           | 26.75           | 91.75                   | 65.00             | 26.75           | 65.00             | (26.75)          |
| 5181 - Tax Preparation                    | 0.00            | 0.00            | 0.00            | 0.00                    | 0.00              | 0.00            | 300.00            | 300.00           |
| <b>Total General &amp; Administrative</b> | <b>7,588.72</b> | <b>4,908.00</b> | <b>2,680.72</b> | <b>12,581.52</b>        | <b>11,177.00</b>  | <b>1,404.52</b> | <b>67,135.00</b>  | <b>54,553.48</b> |

# Income Statement Report

## Bear Creek Ranch Homeowners

### Consolidated

February 01, 2019 thru February 28, 2019

|   | Current Period  |                 |                 | Year to Date (2 months) |                 |                   | Annual Budget    | Budget Remaining |
|---|-----------------|-----------------|-----------------|-------------------------|-----------------|-------------------|------------------|------------------|
|   | Actual          | Budget          | Variance        | Actual                  | Budget          | Variance          |                  |                  |
| <b>Expense</b>                                |                 |                 |                 |                         |                 |                   |                  |                  |
| <b>Taxes</b>                                  |                 |                 |                 |                         |                 |                   |                  |                  |
| 5201 - Property Taxes                         | 0.00            | 12.00           | (12.00)         | 0.00                    | 25.00           | (25.00)           | 150.00           | 150.00           |
| 5203 - Corporate Franchise Tax                | 0.00            | 12.00           | (12.00)         | 0.00                    | 25.00           | (25.00)           | 150.00           | 150.00           |
| <b>Total Taxes</b>                            | <b>0.00</b>     | <b>24.00</b>    | <b>(24.00)</b>  | <b>0.00</b>             | <b>50.00</b>    | <b>(50.00)</b>    | <b>300.00</b>    | <b>300.00</b>    |
| <b>Insurance</b>                              |                 |                 |                 |                         |                 |                   |                  |                  |
| 5310 - General Liability (incl Crime Ins)     | 0.00            | 740.00          | (740.00)        | 506.83                  | 1,480.00        | (973.17)          | 7,400.00         | 6,893.17         |
| <b>Total Insurance</b>                        | <b>0.00</b>     | <b>740.00</b>   | <b>(740.00)</b> | <b>506.83</b>           | <b>1,480.00</b> | <b>(973.17)</b>   | <b>7,400.00</b>  | <b>6,893.17</b>  |
| <b>Utilities</b>                              |                 |                 |                 |                         |                 |                   |                  |                  |
| 6000 - Telephone                              | 159.44          | 141.00          | 18.44           | 307.67                  | 283.00          | 24.67             | 1,700.00         | 1,392.33         |
| 6010 - Electric                               | 1,319.17        | 1,125.00        | 194.17          | 2,663.91                | 2,250.00        | 413.91            | 13,500.00        | 10,836.09        |
| 6020 - Water/Sewer                            | 51.57           | 75.00           | (23.43)         | 103.14                  | 150.00          | (46.86)           | 900.00           | 796.86           |
| <b>Total Utilities</b>                        | <b>1,530.18</b> | <b>1,341.00</b> | <b>189.18</b>   | <b>3,074.72</b>         | <b>2,683.00</b> | <b>391.72</b>     | <b>16,100.00</b> | <b>13,025.28</b> |
| <b>Infrastructure &amp; Maintenance</b>       |                 |                 |                 |                         |                 |                   |                  |                  |
| 5192 - Signs                                  | 0.00            | 0.00            | 0.00            | 0.00                    | 0.00            | 0.00              | 400.00           | 400.00           |
| 6250 - Pest Control                           | 0.00            | 0.00            | 0.00            | 0.00                    | 50.00           | (50.00)           | 200.00           | 200.00           |
| 6260 - Electrical Repairs & Maintenance       | 0.00            | 84.00           | (84.00)         | 0.00                    | 167.00          | (167.00)          | 1,000.00         | 1,000.00         |
| 6264 - Holiday Decoration                     | 0.00            | 175.00          | (175.00)        | 0.00                    | 350.00          | (350.00)          | 2,100.00         | 2,100.00         |
| 6270 - Gate Repairs                           | 0.00            | 41.00           | (41.00)         | 0.00                    | 83.00           | (83.00)           | 500.00           | 500.00           |
| 6280 - Fence/Wall Maintenance & Repairs       | 0.00            | 125.00          | (125.00)        | 0.00                    | 250.00          | (250.00)          | 1,500.00         | 1,500.00         |
| 6290 - Common Area Maintenance (All Service)  | 111.50          | 191.00          | (79.50)         | 391.66                  | 383.00          | 8.66              | 2,300.00         | 1,908.34         |
| 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            | 416.00          | (416.00)        | 0.00                    | 833.00          | (833.00)          | 5,000.00         | 5,000.00         |
| 6293 - Common Area Porter Service             | 866.00          | 666.00          | 200.00          | 1,732.00                | 1,333.00        | 399.00            | 8,000.00         | 6,268.00         |
| 6510 - Monument Fountain Maintenance & Re     | 0.00            | 41.00           | (41.00)         | 0.00                    | 83.00           | (83.00)           | 500.00           | 500.00           |
| 6600 - Security                               | 248.98          | 250.00          | (1.02)          | 497.96                  | 500.00          | (2.04)            | 3,000.00         | 2,502.04         |
| <b>Total Infrastructure &amp; Maintenance</b> | <b>1,226.48</b> | <b>1,989.00</b> | <b>(762.52)</b> | <b>2,621.62</b>         | <b>4,032.00</b> | <b>(1,410.38)</b> | <b>27,500.00</b> | <b>24,878.38</b> |

# Income Statement Report

## Bear Creek Ranch Homeowners

### Consolidated

February 01, 2019 thru February 28, 2019

|  | Current Period    |                    |                   | Year to Date (2 months) |                   |                    | Annual Budget     | Budget Remaining    |
|--|-------------------|--------------------|-------------------|-------------------------|-------------------|--------------------|-------------------|---------------------|
|  | Actual            | Budget             | Variance          | Actual                  | Budget            | Variance           |                   |                     |
| <b>Expense</b>                             |                   |                    |                   |                         |                   |                    |                   |                     |
| <b>Pool</b>                                |                   |                    |                   |                         |                   |                    |                   |                     |
| 6304 - Winterize/De-Winterize              | 0.00              | 91.00              | (91.00)           | 0.00                    | 183.00            | (183.00)           | 1,100.00          | 1,100.00            |
| 6310 - Pool Gate & Access System           | 0.00              | 125.00             | (125.00)          | 0.00                    | 250.00            | (250.00)           | 1,500.00          | 1,500.00            |
| 6320 - Pool Contract Services              | 2,489.75          | 2,525.00           | (35.25)           | 4,979.50                | 5,050.00          | (70.50)            | 30,300.00         | 25,320.50           |
| 6330 - Pool Maintenance (Non-Contractual)  | 0.00              | 84.00              | (84.00)           | 0.00                    | 167.00            | (167.00)           | 1,000.00          | 1,000.00            |
| 6340 - Pool Repairs                        | 0.00              | 750.00             | (750.00)          | 0.00                    | 1,500.00          | (1,500.00)         | 9,000.00          | 9,000.00            |
| 6342 - Pool Area/Cabana Repair & Maint     | 729.18            | 1,250.00           | (520.82)          | 729.18                  | 2,500.00          | (1,770.82)         | 15,000.00         | 14,270.82           |
| 6345 - Porter Service                      | 0.00              | 334.00             | (334.00)          | 0.00                    | 667.00            | (667.00)           | 4,000.00          | 4,000.00            |
| 6350 - Pool Furniture and Fixtures         | 0.00              | 416.00             | (416.00)          | 0.00                    | 833.00            | (833.00)           | 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           |
| <b>Total Pool</b>                          | <b>3,218.93</b>   | <b>5,575.00</b>    | <b>(2,356.07)</b> | <b>5,708.68</b>         | <b>11,150.00</b>  | <b>(5,441.32)</b>  | <b>99,600.00</b>  | <b>93,891.32</b>    |
| <b>Landscaping</b>                         |                   |                    |                   |                         |                   |                    |                   |                     |
| 6400 - Landscape Contract Services         | 2,219.13          | 2,500.00           | (280.87)          | 4,438.26                | 5,000.00          | (561.74)           | 30,000.00         | 25,561.74           |
| 6401 - Landscape Maint & Improv(Non-Contra | 0.00              | 1,250.00           | (1,250.00)        | 0.00                    | 2,500.00          | (2,500.00)         | 15,000.00         | 15,000.00           |
| 6402 - Walking Trail Improvements          | 0.00              | 625.00             | (625.00)          | 270.63                  | 1,250.00          | (979.37)           | 7,500.00          | 7,229.37            |
| 6500 - Irrigation Maintenance & Repairs    | 582.04            | 500.00             | 82.04             | 582.04                  | 1,000.00          | (417.96)           | 6,000.00          | 5,417.96            |
| <b>Total Landscaping</b>                   | <b>2,801.17</b>   | <b>4,875.00</b>    | <b>(2,073.83)</b> | <b>5,290.93</b>         | <b>9,750.00</b>   | <b>(4,459.07)</b>  | <b>58,500.00</b>  | <b>53,209.07</b>    |
| <b>Reserves</b>                            |                   |                    |                   |                         |                   |                    |                   |                     |
| 6001 - Reserve Contributions               | 0.00              | 0.00               | 0.00              | 0.00                    | 0.00              | 0.00               | 1,151.00          | 1,151.00            |
| <b>Total Reserves</b>                      | <b>0.00</b>       | <b>0.00</b>        | <b>0.00</b>       | <b>0.00</b>             | <b>0.00</b>       | <b>0.00</b>        | <b>1,151.00</b>   | <b>1,151.00</b>     |
| <b>Total Expense</b>                       | <b>16,365.48</b>  | <b>19,452.00</b>   | <b>(3,086.52)</b> | <b>29,784.30</b>        | <b>40,322.00</b>  | <b>(10,537.70)</b> | <b>277,686.00</b> | <b>247,901.70</b>   |
| <b>Net Income / (Loss)</b>                 | <b>(9,893.86)</b> | <b>(15,895.00)</b> | <b>6,001.14</b>   | <b>220,819.18</b>       | <b>201,814.00</b> | <b>19,005.18</b>   | <b>0.00</b>       | <b>(220,819.18)</b> |