

Balance Sheet Report Bear Creek Ranch Homeowners

As of April 30, 2019

	<u>Balance Apr 30, 2019</u>	<u>Balance Mar 31, 2019</u>	<u>Change</u>
<u>Assets</u>			
Assets			
1010 - Mutual of Omaha Operating Acct	197,827.47	199,020.86	(1,193.39)
1011 - Mutual of Omaha-Reserve	33,728.73	33,717.64	11.09
Total Assets	231,556.20	232,738.50	(1,182.30)
Receivables			
1400 - Accounts Receivable	215,825.37	232,242.79	(16,417.42)
Total Receivables	215,825.37	232,242.79	(16,417.42)
Total Assets	447,381.57	464,981.29	(17,599.72)
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	8,359.03	14,183.74	(5,824.71)
Total Liabilities	8,359.03	14,183.74	(5,824.71)
Total Liabilities	8,359.03	14,183.74	(5,824.71)
<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)	193,934.66	205,709.67	(11,775.01)
Total Liabilities and Equity	447,381.57	464,981.29	(17,599.72)

Income Statement Report

Bear Creek Ranch Homeowners

Consolidated

April 01, 2019 thru April 30, 2019

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Income								
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	2,300.00	1,500.00	800.00	14,000.00	6,000.00	8,000.00	18,000.00	4,000.00
4250 - Collection Fee Charge	1,580.00	1,333.00	247.00	9,665.00	5,333.00	4,332.00	16,000.00	6,335.00
4350 - Violation charge	1,150.00	0.00	1,150.00	1,150.00	0.00	1,150.00	0.00	(1,150.00)
4410 - Demand Letter Income	15.00	208.00	(193.00)	1,860.00	833.00	1,027.00	2,500.00	640.00
4500 - Interest Income	19.12	9.00	10.12	72.19	37.00	35.19	111.00	38.81
4801 - CAP Fees	900.00	500.00	400.00	2,400.00	2,000.00	400.00	6,000.00	3,600.00
4831 - Pool Key Revenue	0.00	4.00	(4.00)	25.00	17.00	8.00	50.00	25.00
Total Income	5,964.12	3,554.00	2,410.12	263,407.19	249,245.00	14,162.19	277,686.00	14,278.81
Total Income	5,964.12	3,554.00	2,410.12	263,407.19	249,245.00	14,162.19	277,686.00	14,278.81
<u>Expense</u>								
General & Administrative								
5100 - Administrative Expenses	35.00	37.00	(2.00)	105.00	150.00	(45.00)	450.00	345.00
5101 - Postage	510.53	333.00	177.53	3,760.79	1,333.00	2,427.79	4,000.00	239.21
5104 - Printing and Reproducion	48.70	600.00	(551.30)	282.40	1,200.00	(917.60)	3,000.00	2,717.60
5105 - Website Expense	75.00	37.00	38.00	150.00	150.00	0.00	450.00	300.00
5106 - Homeowner Functions	0.00	1,333.00	(1,333.00)	0.00	1,333.00	(1,333.00)	4,000.00	4,000.00
5109 - Licenses, Permits, & Fees	0.00	0.00	0.00	0.00	150.00	(150.00)	150.00	150.00
5110 - Professional Management	2,975.00	2,975.00	0.00	8,925.00	11,900.00	(2,975.00)	35,700.00	26,775.00
5120 - Collection Fees Billed Back	1,640.00	1,333.00	307.00	11,690.00	5,333.00	6,357.00	16,000.00	4,310.00
5121 - Property Inspections	287.85	117.00	170.85	1,260.82	467.00	793.82	1,400.00	139.18
5122 - Annual Meeting Expenses	0.00	0.00	0.00	95.00	600.00	(505.00)	600.00	505.00
5170 - Bank Fees	10.00	10.00	0.00	60.00	40.00	20.00	120.00	60.00
5176 - Legal Fees	6.80	225.00	(218.20)	13.47	450.00	(436.53)	900.00	886.53
5180 - Audit & Accounting	0.00	0.00	0.00	91.75	65.00	26.75	65.00	(26.75)
5181 - Tax Preparation	300.00	0.00	300.00	300.00	150.00	150.00	300.00	0.00
Total General & Administrative	5,888.88	7,000.00	(1,111.12)	26,734.23	23,321.00	3,413.23	67,135.00	40,400.77

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	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Taxes								
5201 - Property Taxes	0.00	12.00	(12.00)	0.00	50.00	(50.00)	150.00	150.00
5203 - Corporate Franchise Tax	0.00	12.00	(12.00)	0.00	50.00	(50.00)	150.00	150.00
Total Taxes	0.00	24.00	(24.00)	0.00	100.00	(100.00)	300.00	300.00
Insurance								
5310 - General Liability (incl Crime Ins)	1,489.73	740.00	749.73	1,996.56	2,960.00	(963.44)	7,400.00	5,403.44
Total Insurance	1,489.73	740.00	749.73	1,996.56	2,960.00	(963.44)	7,400.00	5,403.44
Utilities								
6000 - Telephone	167.51	142.00	25.51	643.04	567.00	76.04	1,700.00	1,056.96
6010 - Electric	1,210.67	1,125.00	85.67	5,291.47	4,500.00	791.47	13,500.00	8,208.53
6020 - Water/Sewer	56.57	75.00	(18.43)	211.28	300.00	(88.72)	900.00	688.72
Total Utilities	1,434.75	1,342.00	92.75	6,145.79	5,367.00	778.79	16,100.00	9,954.21
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	100.00	(100.00)	200.00	200.00
6260 - Electrical Repairs & Maintenance	0.00	83.00	(83.00)	0.00	333.00	(333.00)	1,000.00	1,000.00
6264 - Holiday Decoration	0.00	175.00	(175.00)	0.00	700.00	(700.00)	2,100.00	2,100.00
6270 - Gate Repairs	0.00	42.00	(42.00)	0.00	167.00	(167.00)	500.00	500.00
6280 - Fence/Wall Maintenance & Repairs	0.00	125.00	(125.00)	0.00	500.00	(500.00)	1,500.00	1,500.00
6290 - Common Area Maintenance (All Service)	0.00	192.00	(192.00)	391.66	767.00	(375.34)	2,300.00	1,908.34
6291 - Playground Maintenance & Repair	0.00	1,500.00	(1,500.00)	0.00	3,000.00	(3,000.00)	3,000.00	3,000.00
6292 - Street Light Maintenance	2,938.99	417.00	2,521.99	9,014.07	1,667.00	7,347.07	5,000.00	(4,014.07)
6293 - Common Area Porter Service	866.00	667.00	199.00	3,464.00	2,667.00	797.00	8,000.00	4,536.00
6510 - Monument Fountain Maintenance & Re	97.42	42.00	55.42	97.42	167.00	(69.58)	500.00	402.58
6600 - Security	248.98	250.00	(1.02)	995.92	1,000.00	(4.08)	3,000.00	2,004.08
Total Infrastructure & Maintenance	4,151.39	3,543.00	608.39	13,963.07	11,068.00	2,895.07	27,500.00	13,536.93

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	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Pool								
6304 - Winterize/De-Winterize	0.00	92.00	(92.00)	0.00	367.00	(367.00)	1,100.00	1,100.00
6310 - Pool Gate & Access System	0.00	125.00	(125.00)	0.00	500.00	(500.00)	1,500.00	1,500.00
6320 - Pool Contract Services	2,489.76	2,525.00	(35.24)	9,959.01	10,100.00	(140.99)	30,300.00	20,340.99
6330 - Pool Maintenance (Non-Contractual)	0.00	83.00	(83.00)	150.01	333.00	(182.99)	1,000.00	849.99
6340 - Pool Repairs	0.00	750.00	(750.00)	0.00	3,000.00	(3,000.00)	9,000.00	9,000.00
6342 - Pool Area/Cabana Repair & Maint	0.00	1,250.00	(1,250.00)	729.18	5,000.00	(4,270.82)	15,000.00	14,270.82
6345 - Porter Service	0.00	333.00	(333.00)	0.00	1,333.00	(1,333.00)	4,000.00	4,000.00
6350 - Pool Furniture and Fixtures	0.00	417.00	(417.00)	0.00	1,667.00	(1,667.00)	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
6370 - Pool Emergency Phone	65.49	0.00	65.49	65.49	0.00	65.49	0.00	(65.49)
Total Pool	2,555.25	5,575.00	(3,019.75)	10,903.69	22,300.00	(11,396.31)	99,600.00	88,696.31
Landscaping								
6400 - Landscape Contract Services	2,219.13	2,500.00	(280.87)	8,876.52	10,000.00	(1,123.48)	30,000.00	21,123.48
6401 - Landscape Maint & Improv(Non-Contracta	0.00	1,250.00	(1,250.00)	0.00	5,000.00	(5,000.00)	15,000.00	15,000.00
6402 - Walking Trail Improvements	0.00	625.00	(625.00)	270.63	2,500.00	(2,229.37)	7,500.00	7,229.37
6500 - Irrigation Maintenance & Repairs	0.00	500.00	(500.00)	582.04	2,000.00	(1,417.96)	6,000.00	5,417.96
Total Landscaping	2,219.13	4,875.00	(2,655.87)	9,729.19	19,500.00	(9,770.81)	58,500.00	48,770.81
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	17,739.13	23,099.00	(5,359.87)	69,472.53	84,616.00	(15,143.47)	277,686.00	208,213.47
Net Income / (Loss)	(11,775.01)	(19,545.00)	7,769.99	193,934.66	164,629.00	29,305.66	0.00	(193,934.66)