

Balance Sheet Report

Bear Creek Ranch Homeowners

As of July 31, 2019

	<u>Balance Jul 31, 2019</u>	<u>Balance Jun 30, 2019</u>	<u>Change</u>
<u>Assets</u>			
Assets			
1010 - Mutual of Omaha Operating Acct	143,420.03	177,126.61	(33,706.58)
1011 - Mutual of Omaha-Reserve	33,762.75	33,751.28	11.47
Total Assets	177,182.78	210,877.89	(33,695.11)
Receivables			
1400 - Accounts Receivable	206,908.62	197,792.45	9,116.17
Total Receivables	206,908.62	197,792.45	9,116.17
Total Assets	384,091.40	408,670.34	(24,578.94)
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	7,830.43	16,341.66	(8,511.23)
Total Liabilities	7,830.43	16,341.66	(8,511.23)
Total Liabilities	7,830.43	16,341.66	(8,511.23)
<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)	 131,173.09	 147,240.80	 (16,067.71)
Total Liabilities and Equity	384,091.40	408,670.34	(24,578.94)

Income Statement Report

Bear Creek Ranch Homeowners

Consolidated

July 01, 2019 thru July 31, 2019

	Current Period			Year to Date (7 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	2,075.00	1,500.00	575.00	20,010.00	10,500.00	9,510.00	18,000.00	(2,010.00)
4250 - Collection Fee Charge	1,365.00	1,333.00	32.00	13,650.00	9,333.00	4,317.00	16,000.00	2,350.00
4350 - Violation charge	100.00	0.00	100.00	2,525.00	0.00	2,525.00	0.00	(2,525.00)
4410 - Demand Letter Income	45.00	208.00	(163.00)	1,920.00	1,458.00	462.00	2,500.00	580.00
4500 - Interest Income	18.63	9.00	9.63	129.70	65.00	64.70	111.00	(18.70)
4801 - CAP Fees	300.00	500.00	(200.00)	3,750.00	3,500.00	250.00	6,000.00	2,250.00
4831 - Pool Key Revenue	800.00	4.00	796.00	1,225.00	29.00	1,196.00	50.00	(1,175.00)
Total Income	4,703.63	3,554.00	1,149.63	277,444.70	259,910.00	17,534.70	277,686.00	241.30
Total Income	4,703.63	3,554.00	1,149.63	277,444.70	259,910.00	17,534.70	277,686.00	241.30
<u>Expense</u>								
General & Administrative								
5100 - Administrative Expenses	36.78	38.00	(1.22)	211.78	263.00	(51.22)	450.00	238.22
5101 - Postage	453.06	333.00	120.06	6,411.49	2,333.00	4,078.49	4,000.00	(2,411.49)
5104 - Printing and Reproduction	93.20	600.00	(506.80)	1,248.85	1,800.00	(551.15)	3,000.00	1,751.15
5105 - Website Expense	75.00	38.00	37.00	225.00	263.00	(38.00)	450.00	225.00
5106 - Homeowner Functions	0.00	0.00	0.00	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	17,850.00	20,825.00	(2,975.00)	35,700.00	17,850.00
5120 - Collection Fees Billed Back	1,680.00	1,333.00	347.00	15,855.00	9,333.00	6,522.00	16,000.00	145.00
5121 - Property Inspections	208.00	117.00	91.00	1,850.72	817.00	1,033.72	1,400.00	(450.72)
5122 - Annual Meeting Expenses	0.00	0.00	0.00	155.00	600.00	(445.00)	600.00	445.00
5170 - Bank Fees	0.00	10.00	(10.00)	60.00	70.00	(10.00)	120.00	60.00
5176 - Legal Fees	0.00	225.00	(225.00)	20.27	675.00	(654.73)	900.00	879.73
5177 - Legal Fees Billed Back	0.00	0.00	0.00	100.00	0.00	100.00	0.00	(100.00)
5180 - Audit & Accounting	0.00	0.00	0.00	91.75	65.00	26.75	65.00	(26.75)

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	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
General & Administrative								
5181 - Tax Preparation	0.00	0.00	0.00	300.00	300.00	0.00	300.00	0.00
Total General & Administrative	5,521.04	5,669.00	(147.96)	44,379.86	38,827.00	5,552.86	67,135.00	22,755.14
Taxes								
5201 - Property Taxes	0.00	13.00	(13.00)	0.00	88.00	(88.00)	150.00	150.00
5203 - Corporate Franchise Tax	0.00	13.00	(13.00)	0.00	88.00	(88.00)	150.00	150.00
Total Taxes	0.00	26.00	(26.00)	0.00	176.00	(176.00)	300.00	300.00
Insurance								
5310 - General Liability (incl Crime Ins)	500.86	740.00	(239.14)	3,499.14	4,440.00	(940.86)	7,400.00	3,900.86
Total Insurance	500.86	740.00	(239.14)	3,499.14	4,440.00	(940.86)	7,400.00	3,900.86
Utilities								
6000 - Telephone	169.73	142.00	27.73	1,148.07	992.00	156.07	1,700.00	551.93
6010 - Electric	1,484.74	1,125.00	359.74	9,606.35	7,875.00	1,731.35	13,500.00	3,893.65
6020 - Water/Sewer	56.57	75.00	(18.43)	375.99	525.00	(149.01)	900.00	524.01
Total Utilities	1,711.04	1,342.00	369.04	11,130.41	9,392.00	1,738.41	16,100.00	4,969.59
Infrastructure & Maintenance								
5192 - Signs	0.00	0.00	0.00	250.00	400.00	(150.00)	400.00	150.00
6250 - Pest Control	0.00	50.00	(50.00)	0.00	150.00	(150.00)	200.00	200.00
6260 - Electrical Repairs & Maintenance	0.00	83.00	(83.00)	0.00	583.00	(583.00)	1,000.00	1,000.00
6264 - Holiday Decoration	0.00	175.00	(175.00)	0.00	1,225.00	(1,225.00)	2,100.00	2,100.00
6270 - Gate Repairs	0.00	42.00	(42.00)	0.00	292.00	(292.00)	500.00	500.00
6280 - Fence/Wall Maintenance & Repairs	0.00	125.00	(125.00)	0.00	875.00	(875.00)	1,500.00	1,500.00
6290 - Common Area Maintenance (All Services)	0.00	192.00	(192.00)	391.66	1,342.00	(950.34)	2,300.00	1,908.34
6291 - Playground Maintenance & Repair	0.00	0.00	0.00	2,868.63	3,000.00	(131.37)	3,000.00	131.37
6292 - Street Light Maintenance	1,447.30	417.00	1,030.30	10,461.37	2,917.00	7,544.37	5,000.00	(5,461.37)
6293 - Common Area Porter Service	0.00	667.00	(667.00)	5,196.00	4,667.00	529.00	8,000.00	2,804.00

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<u>Expense</u>								
Infrastructure & Maintenance								
6510 - Monument Fountain Maintenance & Re	0.00	42.00	(42.00)	245.23	292.00	(46.77)	500.00	254.77
6600 - Security	248.98	250.00	(1.02)	1,742.86	1,750.00	(7.14)	3,000.00	1,257.14
Total Infrastructure & Maintenance	1,696.28	2,043.00	(346.72)	21,155.75	17,493.00	3,662.75	27,500.00	6,344.25
Pool								
6304 - Winterize/De-Winterize	0.00	92.00	(92.00)	0.00	642.00	(642.00)	1,100.00	1,100.00
6310 - Pool Gate & Access System	401.30	125.00	276.30	1,493.00	875.00	618.00	1,500.00	7.00
6320 - Pool Contract Services	3,320.00	2,525.00	795.00	21,689.73	17,675.00	4,014.73	30,300.00	8,610.27
6330 - Pool Maintenance (Non-Contractual)	0.00	83.00	(83.00)	1,583.24	583.00	1,000.24	1,000.00	(583.24)
6340 - Pool Repairs	0.00	750.00	(750.00)	3,189.95	5,250.00	(2,060.05)	9,000.00	5,810.05
6342 - Pool Area/Cabana Repair & Maint	225.00	1,250.00	(1,025.00)	2,483.77	8,750.00	(6,266.23)	15,000.00	12,516.23
6345 - Porter Service	0.00	333.00	(333.00)	0.00	2,333.00	(2,333.00)	4,000.00	4,000.00
6350 - Pool Furniture and Fixtures	0.00	417.00	(417.00)	0.00	2,917.00	(2,917.00)	5,000.00	5,000.00
6360 - Pool Monitoring	5,176.69	7,200.00	(2,023.31)	16,478.13	22,800.00	(6,321.87)	32,700.00	16,221.87
6370 - Pool Emergency Phone	0.00	0.00	0.00	244.10	0.00	244.10	0.00	(244.10)
Total Pool	9,122.99	12,775.00	(3,652.01)	47,161.92	61,825.00	(14,663.08)	99,600.00	52,438.08
Landscaping								
6400 - Landscape Contract Services	2,219.13	2,500.00	(280.87)	15,533.91	17,500.00	(1,966.09)	30,000.00	14,466.09
6401 - Landscape Maint & Improv(Non-Contra	0.00	1,250.00	(1,250.00)	2,557.95	8,750.00	(6,192.05)	15,000.00	12,442.05
6402 - Walking Trail Improvements	0.00	625.00	(625.00)	270.63	4,375.00	(4,104.37)	7,500.00	7,229.37
6500 - Irrigation Maintenance & Repairs	0.00	500.00	(500.00)	582.04	3,500.00	(2,917.96)	6,000.00	5,417.96
Total Landscaping	2,219.13	4,875.00	(2,655.87)	18,944.53	34,125.00	(15,180.47)	58,500.00	39,555.47

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	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
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	20,771.34	27,470.00	(6,698.66)	146,271.61	166,278.00	(20,006.39)	277,686.00	131,414.39
Net Income / (Loss)	(16,067.71)	(23,916.00)	7,848.29	131,173.09	93,632.00	37,541.09	0.00	(131,173.09)