

Balance Sheet Report

Bear Creek Ranch Homeowners

As of August 31, 2019

	<u>Balance Aug 31, 2019</u>	<u>Balance Jul 31, 2019</u>	<u>Change</u>
<u>Assets</u>			
Assets			
1010 - Mutual of Omaha Operating Acct	123,397.13	143,420.03	(20,022.90)
1011 - Mutual of Omaha-Reserve	33,774.22	33,762.75	11.47
Total Assets	157,171.35	177,182.78	(20,011.43)
Receivables			
1400 - Accounts Receivable	192,656.72	206,908.62	(14,251.90)
Total Receivables	192,656.72	206,908.62	(14,251.90)
Total Assets	349,828.07	384,091.40	(34,263.33)
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	7,685.71	7,830.43	(144.72)
Total Liabilities	7,685.71	7,830.43	(144.72)
Total Liabilities	7,685.71	7,830.43	(144.72)
<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)	 97,054.48	 131,173.09	 (34,118.61)
Total Liabilities and Equity	349,828.07	384,091.40	(34,263.33)

Income Statement Report

Bear Creek Ranch Homeowners

Consolidated

August 01, 2019 thru August 31, 2019

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Income								
4100 - Assessments	227.88	0.00	227.88	234,462.88	235,025.00	(562.12)	235,025.00	562.12
4195 - Transfer Fees	525.00	0.00	525.00	525.00	0.00	525.00	0.00	(525.00)
4200 - Late/NSF Fee	442.50	1,500.00	(1,057.50)	20,452.50	12,000.00	8,452.50	18,000.00	(2,452.50)
4250 - Collection Fee Charge	965.00	1,334.00	(369.00)	14,615.00	10,667.00	3,948.00	16,000.00	1,385.00
4350 - Violation charge	75.00	0.00	75.00	2,600.00	0.00	2,600.00	0.00	(2,600.00)
4410 - Demand Letter Income	15.00	209.00	(194.00)	1,935.00	1,667.00	268.00	2,500.00	565.00
4500 - Interest Income	17.42	9.00	8.42	147.12	74.00	73.12	111.00	(36.12)
4801 - CAP Fees	750.00	500.00	250.00	4,500.00	4,000.00	500.00	6,000.00	1,500.00
4831 - Pool Key Revenue	0.00	4.00	(4.00)	1,225.00	33.00	1,192.00	50.00	(1,175.00)
Total Income	3,017.80	3,556.00	(538.20)	280,462.50	263,466.00	16,996.50	277,686.00	(2,776.50)
Total Income	3,017.80	3,556.00	(538.20)	280,462.50	263,466.00	16,996.50	277,686.00	(2,776.50)
<u>Expense</u>								
General & Administrative								
5100 - Administrative Expenses	35.00	37.00	(2.00)	246.78	300.00	(53.22)	450.00	203.22
5101 - Postage	420.47	334.00	86.47	6,831.96	2,667.00	4,164.96	4,000.00	(2,831.96)
5104 - Printing and Reproduction	50.70	0.00	50.70	1,299.55	1,800.00	(500.45)	3,000.00	1,700.45
5105 - Website Expense	0.00	37.00	(37.00)	225.00	300.00	(75.00)	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	20,825.00	23,800.00	(2,975.00)	35,700.00	14,875.00
5120 - Collection Fees Billed Back	890.00	1,334.00	(444.00)	16,745.00	10,667.00	6,078.00	16,000.00	(745.00)
5121 - Property Inspections	368.39	116.00	252.39	2,219.11	933.00	1,286.11	1,400.00	(819.11)
5122 - Annual Meeting Expenses	0.00	0.00	0.00	155.00	600.00	(445.00)	600.00	445.00
5160 - Bad Debt Expense	7,487.17	0.00	7,487.17	7,487.17	0.00	7,487.17	0.00	(7,487.17)
5170 - Bank Fees	20.00	10.00	10.00	80.00	80.00	0.00	120.00	40.00
5176 - Legal Fees	0.00	0.00	0.00	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)

Income Statement Report Bear Creek Ranch Homeowners Consolidated

August 01, 2019 thru August 31, 2019

	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	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	12,246.73	4,843.00	7,403.73	56,626.59	43,670.00	12,956.59	67,135.00	10,508.41
Taxes								
5201 - Property Taxes	0.00	12.00	(12.00)	0.00	100.00	(100.00)	150.00	150.00
5203 - Corporate Franchise Tax	0.00	12.00	(12.00)	0.00	100.00	(100.00)	150.00	150.00
Total Taxes	0.00	24.00	(24.00)	0.00	200.00	(200.00)	300.00	300.00
Insurance								
5310 - General Liability (incl Crime Ins)	500.86	740.00	(239.14)	4,000.00	5,180.00	(1,180.00)	7,400.00	3,400.00
Total Insurance	500.86	740.00	(239.14)	4,000.00	5,180.00	(1,180.00)	7,400.00	3,400.00
Utilities								
6000 - Telephone	168.92	141.00	27.92	1,316.99	1,133.00	183.99	1,700.00	383.01
6010 - Electric	1,611.28	1,125.00	486.28	11,217.63	9,000.00	2,217.63	13,500.00	2,282.37
6020 - Water/Sewer	51.57	75.00	(23.43)	427.56	600.00	(172.44)	900.00	472.44
Total Utilities	1,831.77	1,341.00	490.77	12,962.18	10,733.00	2,229.18	16,100.00	3,137.82
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	0.00	0.00	0.00	150.00	(150.00)	200.00	200.00
6260 - Electrical Repairs & Maintenance	0.00	84.00	(84.00)	0.00	667.00	(667.00)	1,000.00	1,000.00
6264 - Holiday Decoration	0.00	175.00	(175.00)	0.00	1,400.00	(1,400.00)	2,100.00	2,100.00
6270 - Gate Repairs	0.00	41.00	(41.00)	0.00	333.00	(333.00)	500.00	500.00
6280 - Fence/Wall Maintenance & Repairs	0.00	125.00	(125.00)	0.00	1,000.00	(1,000.00)	1,500.00	1,500.00
6290 - Common Area Maintenance (All Services)	0.00	191.00	(191.00)	391.66	1,533.00	(1,141.34)	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	0.00	416.00	(416.00)	10,461.37	3,333.00	7,128.37	5,000.00	(5,461.37)
6293 - Common Area Porter Service	1,732.00	666.00	1,066.00	6,928.00	5,333.00	1,595.00	8,000.00	1,072.00

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August 01, 2019 thru August 31, 2019

	Actual	Current Period Budget	Variance	Year to Date (8 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Infrastructure & Maintenance								
6510 - Monument Fountain Maintenance & Re	490.00	41.00	449.00	735.23	333.00	402.23	500.00	(235.23)
6600 - Security	281.46	250.00	31.46	2,024.32	2,000.00	24.32	3,000.00	975.68
Total Infrastructure & Maintenance	2,503.46	1,989.00	514.46	23,659.21	19,482.00	4,177.21	27,500.00	3,840.79
Pool								
6304 - Winterize/De-Winterize	0.00	91.00	(91.00)	0.00	733.00	(733.00)	1,100.00	1,100.00
6310 - Pool Gate & Access System	1,064.09	125.00	939.09	2,557.09	1,000.00	1,557.09	1,500.00	(1,057.09)
6320 - Pool Contract Services	3,320.00	2,525.00	795.00	25,009.73	20,200.00	4,809.73	30,300.00	5,290.27
6330 - Pool Maintenance (Non-Contractual)	330.84	84.00	246.84	1,914.08	667.00	1,247.08	1,000.00	(914.08)
6340 - Pool Repairs	0.00	750.00	(750.00)	3,189.95	6,000.00	(2,810.05)	9,000.00	5,810.05
6342 - Pool Area/Cabana Repair & Maint	2,520.84	1,250.00	1,270.84	5,004.61	10,000.00	(4,995.39)	15,000.00	9,995.39
6345 - Porter Service	0.00	334.00	(334.00)	0.00	2,667.00	(2,667.00)	4,000.00	4,000.00
6350 - Pool Furniture and Fixtures	0.00	416.00	(416.00)	0.00	3,333.00	(3,333.00)	5,000.00	5,000.00
6360 - Pool Monitoring	10,420.08	4,200.00	6,220.08	26,898.21	27,000.00	(101.79)	32,700.00	5,801.79
6370 - Pool Emergency Phone	178.61	0.00	178.61	422.71	0.00	422.71	0.00	(422.71)
Total Pool	17,834.46	9,775.00	8,059.46	64,996.38	71,600.00	(6,603.62)	99,600.00	34,603.62
Landscaping								
6400 - Landscape Contract Services	2,219.13	2,500.00	(280.87)	17,753.04	20,000.00	(2,246.96)	30,000.00	12,246.96
6401 - Landscape Maint & Improv(Non-Contra	0.00	1,250.00	(1,250.00)	2,557.95	10,000.00	(7,442.05)	15,000.00	12,442.05
6402 - Walking Trail Improvements	0.00	625.00	(625.00)	270.63	5,000.00	(4,729.37)	7,500.00	7,229.37
6500 - Irrigation Maintenance & Repairs	0.00	500.00	(500.00)	582.04	4,000.00	(3,417.96)	6,000.00	5,417.96
Total Landscaping	2,219.13	4,875.00	(2,655.87)	21,163.66	39,000.00	(17,836.34)	58,500.00	37,336.34

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	Current Period			Year to Date (8 months)			Annual Budget	Budget Remaining
	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	37,136.41	23,587.00	13,549.41	183,408.02	189,865.00	(6,456.98)	277,686.00	94,277.98
Net Income / (Loss)	(34,118.61)	(20,031.00)	(14,087.61)	97,054.48	73,601.00	23,453.48	0.00	(97,054.48)