

Balance Sheet Report

Bear Creek Ranch Homeowners

As of October 31, 2019

	<u>Balance Oct 31, 2019</u>	<u>Balance Sep 30, 2019</u>	<u>Change</u>
<u>Assets</u>			
Assets			
1010 - Mutual of Omaha Operating Acct	96,151.37	112,981.88	(16,830.51)
1011 - Mutual of Omaha-Reserve	33,796.81	33,785.33	11.48
Total Assets	129,948.18	146,767.21	(16,819.03)
Receivables			
1400 - Accounts Receivable	183,695.41	183,373.07	322.34
Total Receivables	183,695.41	183,373.07	322.34
Total Assets	313,643.59	330,140.28	(16,496.69)
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	6,612.32	4,612.49	1,999.83
Total Liabilities	6,612.32	4,612.49	1,999.83
Total Liabilities	6,612.32	4,612.49	1,999.83
<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)	61,943.39	80,439.91	(18,496.52)
Total Liabilities and Equity	313,643.59	330,140.28	(16,496.69)

Income Statement Report

Bear Creek Ranch Homeowners

Consolidated

October 01, 2019 thru October 31, 2019

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Income								
4100 - Assessments	0.00	0.00	0.00	234,622.72	235,025.00	(402.28)	235,025.00	402.28
4195 - Transfer Fees	0.00	0.00	0.00	1,050.00	0.00	1,050.00	0.00	(1,050.00)
4200 - Late/NSF Fee	850.00	1,500.00	(650.00)	22,377.50	15,000.00	7,377.50	18,000.00	(4,377.50)
4250 - Collection Fee Charge	760.00	1,333.00	(573.00)	16,240.00	13,333.00	2,907.00	16,000.00	(240.00)
4350 - Violation charge	225.00	0.00	225.00	3,225.00	0.00	3,225.00	0.00	(3,225.00)
4410 - Demand Letter Income	0.00	208.00	(208.00)	1,905.00	2,083.00	(178.00)	2,500.00	595.00
4500 - Interest Income	16.02	10.00	6.02	179.36	93.00	86.36	111.00	(68.36)
4801 - CAP Fees	900.00	500.00	400.00	5,850.00	5,000.00	850.00	6,000.00	150.00
4831 - Pool Key Revenue	0.00	4.00	(4.00)	1,025.00	42.00	983.00	50.00	(975.00)
Total Income	2,751.02	3,555.00	(803.98)	286,474.58	270,576.00	15,898.58	277,686.00	(8,788.58)
Total Income	2,751.02	3,555.00	(803.98)	286,474.58	270,576.00	15,898.58	277,686.00	(8,788.58)
<u>Expense</u>								
General & Administrative								
5100 - Administrative Expenses	35.00	37.00	(2.00)	316.78	375.00	(58.22)	450.00	133.22
5101 - Postage	301.75	333.00	(31.25)	7,580.30	3,333.00	4,247.30	4,000.00	(3,580.30)
5104 - Printing and Reproducion	56.35	600.00	(543.65)	1,415.00	2,400.00	(985.00)	3,000.00	1,585.00
5105 - Website Expense	169.90	37.00	132.90	394.90	375.00	19.90	450.00	55.10
5106 - Homeowner Functions	0.00	1,334.00	(1,334.00)	0.00	2,667.00	(2,667.00)	4,000.00	4,000.00
5109 - Licenses, Permits, & Fees	0.00	0.00	0.00	5.00	150.00	(145.00)	150.00	145.00
5110 - Professional Management	2,970.00	2,975.00	(5.00)	26,765.00	29,750.00	(2,985.00)	35,700.00	8,935.00
5120 - Collection Fees Billed Back	895.00	1,333.00	(438.00)	18,760.00	13,333.00	5,427.00	16,000.00	(2,760.00)
5121 - Property Inspections	343.10	117.00	226.10	3,015.51	1,167.00	1,848.51	1,400.00	(1,615.51)
5122 - Annual Meeting Expenses	0.00	0.00	0.00	155.00	600.00	(445.00)	600.00	445.00
5160 - Bad Debt Expense	0.00	0.00	0.00	12,052.99	0.00	12,052.99	0.00	(12,052.99)
5170 - Bank Fees	0.00	10.00	(10.00)	80.00	100.00	(20.00)	120.00	40.00
5176 - Legal Fees	503.60	225.00	278.60	523.87	900.00	(376.13)	900.00	376.13
5177 - Legal Fees Billed Back	1,900.04	0.00	1,900.04	2,445.59	0.00	2,445.59	0.00	(2,445.59)
5180 - Audit & Accounting	0.00	0.00	0.00	91.75	65.00	26.75	65.00	(26.75)

Income Statement Report

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	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
General & Administrative								
5181 - Tax Preparation	0.00	0.00	0.00	300.00	300.00	0.00	300.00	0.00
Total General & Administrative	7,174.74	7,001.00	173.74	73,901.69	55,515.00	18,386.69	67,135.00	(6,766.69)
Taxes								
5201 - Property Taxes	0.00	12.00	(12.00)	0.00	125.00	(125.00)	150.00	150.00
5203 - Corporate Franchise Tax	0.00	12.00	(12.00)	0.00	125.00	(125.00)	150.00	150.00
Total Taxes	0.00	24.00	(24.00)	0.00	250.00	(250.00)	300.00	300.00
Insurance								
5310 - General Liability (incl Crime Ins)	500.86	740.00	(239.14)	5,001.72	6,660.00	(1,658.28)	7,400.00	2,398.28
Total Insurance	500.86	740.00	(239.14)	5,001.72	6,660.00	(1,658.28)	7,400.00	2,398.28
Utilities								
6000 - Telephone	174.18	142.00	32.18	1,660.09	1,417.00	243.09	1,700.00	39.91
6010 - Electric	1,591.53	1,125.00	466.53	14,663.61	11,250.00	3,413.61	13,500.00	(1,163.61)
6020 - Water/Sewer	56.57	75.00	(18.43)	540.70	750.00	(209.30)	900.00	359.30
Total Utilities	1,822.28	1,342.00	480.28	16,864.40	13,417.00	3,447.40	16,100.00	(764.40)
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	200.00	(200.00)	200.00	200.00
6260 - Electrical Repairs & Maintenance	0.00	83.00	(83.00)	0.00	833.00	(833.00)	1,000.00	1,000.00
6264 - Holiday Decoration	0.00	175.00	(175.00)	0.00	1,750.00	(1,750.00)	2,100.00	2,100.00
6270 - Gate Repairs	0.00	42.00	(42.00)	0.00	417.00	(417.00)	500.00	500.00
6280 - Fence/Wall Maintenance & Repairs	0.00	125.00	(125.00)	0.00	1,250.00	(1,250.00)	1,500.00	1,500.00
6290 - Common Area Maintenance (All Services)	0.00	192.00	(192.00)	391.66	1,917.00	(1,525.34)	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	417.00	(417.00)	10,461.37	4,167.00	6,294.37	5,000.00	(5,461.37)
6293 - Common Area Porter Service	1,732.00	667.00	1,065.00	8,660.00	6,667.00	1,993.00	8,000.00	(660.00)

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	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Infrastructure & Maintenance								
6510 - Monument Fountain Maintenance & Re	0.00	42.00	(42.00)	735.23	417.00	318.23	500.00	(235.23)
6600 - Security	248.98	250.00	(1.02)	2,522.28	2,500.00	22.28	3,000.00	477.72
Total Infrastructure & Maintenance	1,980.98	2,043.00	(62.02)	25,889.17	23,518.00	2,371.17	27,500.00	1,610.83
Pool								
6304 - Winterize/De-Winterize	0.00	92.00	(92.00)	0.00	917.00	(917.00)	1,100.00	1,100.00
6310 - Pool Gate & Access System	0.00	125.00	(125.00)	2,557.09	1,250.00	1,307.09	1,500.00	(1,057.09)
6320 - Pool Contract Services	3,320.00	2,525.00	795.00	31,649.73	25,250.00	6,399.73	30,300.00	(1,349.73)
6330 - Pool Maintenance (Non-Contractual)	0.00	83.00	(83.00)	1,914.08	833.00	1,081.08	1,000.00	(914.08)
6340 - Pool Repairs	0.00	750.00	(750.00)	3,189.95	7,500.00	(4,310.05)	9,000.00	5,810.05
6342 - Pool Area/Cabana Repair & Maint	485.00	1,250.00	(765.00)	5,614.61	12,500.00	(6,885.39)	15,000.00	9,385.39
6345 - Porter Service	0.00	333.00	(333.00)	0.00	3,333.00	(3,333.00)	4,000.00	4,000.00
6350 - Pool Furniture and Fixtures	0.00	417.00	(417.00)	0.00	4,167.00	(4,167.00)	5,000.00	5,000.00
6360 - Pool Monitoring	3,744.55	0.00	3,744.55	31,924.12	32,700.00	(775.88)	32,700.00	775.88
6370 - Pool Emergency Phone	0.00	0.00	0.00	422.71	0.00	422.71	0.00	(422.71)
Total Pool	7,549.55	5,575.00	1,974.55	77,272.29	88,450.00	(11,177.71)	99,600.00	22,327.71
Landscaping								
6400 - Landscape Contract Services	2,219.13	2,500.00	(280.87)	22,191.30	25,000.00	(2,808.70)	30,000.00	7,808.70
6401 - Landscape Maint & Improv(Non-Contra	0.00	1,250.00	(1,250.00)	2,557.95	12,500.00	(9,942.05)	15,000.00	12,442.05
6402 - Walking Trail Improvements	0.00	625.00	(625.00)	270.63	6,250.00	(5,979.37)	7,500.00	7,229.37
6500 - Irrigation Maintenance & Repairs	0.00	500.00	(500.00)	582.04	5,000.00	(4,417.96)	6,000.00	5,417.96
Total Landscaping	2,219.13	4,875.00	(2,655.87)	25,601.92	48,750.00	(23,148.08)	58,500.00	32,898.08

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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	21,247.54	21,600.00	(352.46)	224,531.19	236,560.00	(12,028.81)	277,686.00	53,154.81
Net Income / (Loss)	(18,496.52)	(18,045.00)	(451.52)	61,943.39	34,016.00	27,927.39	0.00	(61,943.39)