

Balance Sheet Report

Bear Creek Ranch Homeowners

As of November 30, 2019

	<u>Balance Nov 30, 2019</u>	<u>Balance Oct 31, 2019</u>	<u>Change</u>
<u>Assets</u>			
Assets			
1010 - Mutual of Omaha Operating Acct	105,250.73	96,151.37	9,099.36
1011 - Mutual of Omaha-Reserve	33,807.92	33,796.81	11.11
Total Assets	139,058.65	129,948.18	9,110.47
Receivables			
1400 - Accounts Receivable	164,655.66	183,695.41	(19,039.75)
Total Receivables	164,655.66	183,695.41	(19,039.75)
Total Assets	303,714.31	313,643.59	(9,929.28)
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	8,854.61	6,612.32	2,242.29
Total Liabilities	8,854.61	6,612.32	2,242.29
Total Liabilities	8,854.61	6,612.32	2,242.29
<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)	49,771.82	61,943.39	(12,171.57)
Total Liabilities and Equity	303,714.31	313,643.59	(9,929.28)

Income Statement Report

Bear Creek Ranch Homeowners

Consolidated

November 01, 2019 thru November 30, 2019

	Current Period			Year to Date (11 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	50.00	1,500.00	(1,450.00)	22,427.50	16,500.00	5,927.50	18,000.00	(4,427.50)
4250 - Collection Fee Charge	545.00	1,334.00	(789.00)	16,785.00	14,667.00	2,118.00	16,000.00	(785.00)
4350 - Violation charge	75.00	0.00	75.00	3,300.00	0.00	3,300.00	0.00	(3,300.00)
4410 - Demand Letter Income	0.00	209.00	(209.00)	1,905.00	2,292.00	(387.00)	2,500.00	595.00
4500 - Interest Income	15.20	9.00	6.20	194.56	102.00	92.56	111.00	(83.56)
4801 - CAP Fees	600.00	500.00	100.00	6,450.00	5,500.00	950.00	6,000.00	(450.00)
4831 - Pool Key Revenue	25.00	4.00	21.00	1,050.00	46.00	1,004.00	50.00	(1,000.00)
Total Income	1,310.20	3,556.00	(2,245.80)	287,784.78	274,132.00	13,652.78	277,686.00	(10,098.78)
Total Income	1,310.20	3,556.00	(2,245.80)	287,784.78	274,132.00	13,652.78	277,686.00	(10,098.78)
<u>Expense</u>								
General & Administrative								
5100 - Administrative Expenses	35.00	38.00	(3.00)	351.78	413.00	(61.22)	450.00	98.22
5101 - Postage	260.28	334.00	(73.72)	7,840.58	3,667.00	4,173.58	4,000.00	(3,840.58)
5104 - Printing and Reproducion	630.70	0.00	630.70	2,045.70	2,400.00	(354.30)	3,000.00	954.30
5105 - Website Expense	0.00	38.00	(38.00)	394.90	413.00	(18.10)	450.00	55.10
5106 - Homeowner Functions	0.00	0.00	0.00	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	2,965.00	2,975.00	(10.00)	29,730.00	32,725.00	(2,995.00)	35,700.00	5,970.00
5120 - Collection Fees Billed Back	1,685.00	1,334.00	351.00	20,445.00	14,667.00	5,778.00	16,000.00	(4,445.00)
5121 - Property Inspections	397.05	116.00	281.05	3,412.56	1,283.00	2,129.56	1,400.00	(2,012.56)
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	110.00	(30.00)	120.00	40.00
5176 - Legal Fees	0.00	0.00	0.00	523.87	900.00	(376.13)	900.00	376.13
5177 - Legal Fees Billed Back	(2,798.94)	0.00	(2,798.94)	(353.35)	0.00	(353.35)	0.00	353.35
5180 - Audit & Accounting	0.00	0.00	0.00	91.75	65.00	26.75	65.00	(26.75)

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Consolidated

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	Current Period			Year to Date (11 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	3,174.09	4,845.00	(1,670.91)	77,075.78	60,360.00	16,715.78	67,135.00	(9,940.78)
Taxes								
5201 - Property Taxes	107.78	13.00	94.78	107.78	138.00	(30.22)	150.00	42.22
5203 - Corporate Franchise Tax	0.00	13.00	(13.00)	0.00	138.00	(138.00)	150.00	150.00
Total Taxes	107.78	26.00	81.78	107.78	276.00	(168.22)	300.00	192.22
Insurance								
5310 - General Liability (incl Crime Ins)	500.86	740.00	(239.14)	5,502.58	7,400.00	(1,897.42)	7,400.00	1,897.42
Total Insurance	500.86	740.00	(239.14)	5,502.58	7,400.00	(1,897.42)	7,400.00	1,897.42
Utilities								
6000 - Telephone	172.20	141.00	31.20	1,832.29	1,558.00	274.29	1,700.00	(132.29)
6010 - Electric	1,661.18	1,125.00	536.18	16,324.79	12,375.00	3,949.79	13,500.00	(2,824.79)
6020 - Water/Sewer	51.57	75.00	(23.43)	592.27	825.00	(232.73)	900.00	307.73
Total Utilities	1,884.95	1,341.00	543.95	18,749.35	14,758.00	3,991.35	16,100.00	(2,649.35)
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	200.00	(200.00)	200.00	200.00
6260 - Electrical Repairs & Maintenance	0.00	84.00	(84.00)	0.00	917.00	(917.00)	1,000.00	1,000.00
6264 - Holiday Decoration	0.00	175.00	(175.00)	0.00	1,925.00	(1,925.00)	2,100.00	2,100.00
6270 - Gate Repairs	0.00	41.00	(41.00)	0.00	458.00	(458.00)	500.00	500.00
6280 - Fence/Wall Maintenance & Repairs	981.37	125.00	856.37	981.37	1,375.00	(393.63)	1,500.00	518.63
6290 - Common Area Maintenance (All Services)	0.00	191.00	(191.00)	391.66	2,108.00	(1,716.34)	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	4,583.00	5,878.37	5,000.00	(5,461.37)
6293 - Common Area Porter Service	866.00	666.00	200.00	9,526.00	7,333.00	2,193.00	8,000.00	(1,526.00)

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<u>Expense</u>								
Infrastructure & Maintenance								
6510 - Monument Fountain Maintenance & Re	0.00	41.00	(41.00)	735.23	458.00	277.23	500.00	(235.23)
6600 - Security	248.98	250.00	(1.02)	2,771.26	2,750.00	21.26	3,000.00	228.74
Total Infrastructure & Maintenance	2,096.35	1,989.00	107.35	27,985.52	25,507.00	2,478.52	27,500.00	(485.52)
Pool								
6304 - Winterize/De-Winterize	0.00	91.00	(91.00)	0.00	1,008.00	(1,008.00)	1,100.00	1,100.00
6310 - Pool Gate & Access System	0.00	125.00	(125.00)	2,557.09	1,375.00	1,182.09	1,500.00	(1,057.09)
6320 - Pool Contract Services	3,320.00	2,525.00	795.00	34,969.73	27,775.00	7,194.73	30,300.00	(4,669.73)
6330 - Pool Maintenance (Non-Contractual)	0.00	84.00	(84.00)	1,914.08	917.00	997.08	1,000.00	(914.08)
6340 - Pool Repairs	0.00	750.00	(750.00)	3,189.95	8,250.00	(5,060.05)	9,000.00	5,810.05
6342 - Pool Area/Cabana Repair & Maint	0.00	1,250.00	(1,250.00)	5,614.61	13,750.00	(8,135.39)	15,000.00	9,385.39
6345 - Porter Service	0.00	334.00	(334.00)	0.00	3,667.00	(3,667.00)	4,000.00	4,000.00
6350 - Pool Furniture and Fixtures	0.00	416.00	(416.00)	0.00	4,583.00	(4,583.00)	5,000.00	5,000.00
6360 - Pool Monitoring	0.00	0.00	0.00	31,924.12	32,700.00	(775.88)	32,700.00	775.88
6370 - Pool Emergency Phone	178.61	0.00	178.61	601.32	0.00	601.32	0.00	(601.32)
Total Pool	3,498.61	5,575.00	(2,076.39)	80,770.90	94,025.00	(13,254.10)	99,600.00	18,829.10
Landscaping								
6400 - Landscape Contract Services	2,219.13	2,500.00	(280.87)	24,410.43	27,500.00	(3,089.57)	30,000.00	5,589.57
6401 - Landscape Maint & Improv(Non-Contra	0.00	1,250.00	(1,250.00)	2,557.95	13,750.00	(11,192.05)	15,000.00	12,442.05
6402 - Walking Trail Improvements	0.00	625.00	(625.00)	270.63	6,875.00	(6,604.37)	7,500.00	7,229.37
6500 - Irrigation Maintenance & Repairs	0.00	500.00	(500.00)	582.04	5,500.00	(4,917.96)	6,000.00	5,417.96
Total Landscaping	2,219.13	4,875.00	(2,655.87)	27,821.05	53,625.00	(25,803.95)	58,500.00	30,678.95

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<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	13,481.77	19,391.00	(5,909.23)	238,012.96	255,951.00	(17,938.04)	277,686.00	39,673.04
Net Income / (Loss)	(12,171.57)	(15,835.00)	3,663.43	49,771.82	18,181.00	31,590.82	0.00	(49,771.82)