

# Marine Creek Ranch HOA

Balance Sheet  
As of 06/30/19

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1000	BB&T Operating Account	126,723.53			126,723.53
1023	Green Bank Reserves		114,906.24		114,906.24
	<b>Total Cash</b>	126,723.53	114,906.24	.00	241,629.77
Current Assets					
1050	Accounts Receivable	92,728.73			92,728.73
1055	Allowance for Doubtfull Accoun	(24,784.96)			(24,784.96)
1150	Prepaid Insurance	815.91			815.91
1210	Utility Deposits	600.00			600.00
1265	Due from Reserves	49,062.40			49,062.40
	<b>Total Current Assets</b>	118,422.08	.00	.00	118,422.08
Fixed Assets					
1355	Pool Equipment	2,450.79			2,450.79
1370	Pool Furniture	7,442.19			7,442.19
1390	Accumulated Depreciation	(3,379.48)			(3,379.48)
	<b>Total Fixed Assets</b>	6,513.50	.00	.00	6,513.50
	<b>TOTAL ASSETS</b>	251,659.11	114,906.24	.00	366,565.35
LIABILITIES & EQUITY					
Current Liabilities:					
2300	Prepaid Owner Assessments	85,946.54			85,946.54
2465	Due to Operating		49,062.40		49,062.40
	<b>Subtotal Current Liab.</b>	85,946.54	49,062.40	.00	135,008.94
Equity:					
3010	Operating Fund Balance	119,726.02			119,726.02
3020	Reserve Fund Balance		65,162.44		65,162.44
	Current Year Net Income/(Loss)	45,986.55	681.40	.00	46,667.95
	<b>Subtotal Equity</b>	165,712.57	65,843.84	.00	231,556.41
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	251,659.11	114,906.24	.00	366,565.35

# Marine Creek Ranch HOA

Income/Expense Statement  
Period: 06/01/19 to 06/30/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04110	Assessments	47,987.58	43,111.38	4,876.20	290,511.26	258,668.28	31,842.98	517,336.60
04340	Pool Access Card Income	.00	.00	.00	25.00	250.00	(225.00)	250.00
04510	Late Fee Income	(25.00)	1,000.00	(1,025.00)	9,345.00	6,000.00	3,345.00	12,000.00
04512	Delinquency Processing	.00	2,000.00	(2,000.00)	.00	12,000.00	(12,000.00)	24,000.00
04520	Legal Fee Income	.00	.00	.00	107.00	.00	107.00	.00
04530	NSF Fees	.00	.00	.00	242.25	.00	242.25	.00
04540	Collection Fee Income	118.00	.00	118.00	8,527.74	.00	8,527.74	.00
04801	Misc. Income	2,046.82	.00	2,046.82	9,341.91	.00	9,341.91	.00
04810	Interest Income	.94	50.00	(49.06)	7.25	300.00	(292.75)	600.00
04999	Transfer to Reserves	.00	(1,108.54)	1,108.54	.00	(6,651.24)	6,651.24	(13,302.45)
	Subtotal Income	50,128.34	45,052.84	5,075.50	318,107.41	270,567.04	47,540.37	540,884.15
EXPENSES								
Utilities								
05110	Electric	57.92	791.67	733.75	(1,069.85)	4,750.02	5,819.87	9,500.00
05120	Water	6,347.21	5,416.67	(930.54)	24,349.00	32,500.02	8,151.02	65,000.00
05130	Telephone	145.33	150.00	4.67	726.65	900.00	173.35	1,800.00
05160	Alarm Monitoring	42.20	50.00	7.80	168.80	300.00	131.20	600.00
	Utilities	6,592.66	6,408.34	(184.32)	24,174.60	38,450.04	14,275.44	76,900.00
Landscape Maintenance								
05210	Landscaping Contract	12,859.36	12,405.45	(453.91)	77,156.16	74,432.70	(2,723.46)	148,865.40
05240	Landscape Maint/Repair	.00	416.67	416.67	81.19	2,500.02	2,418.83	5,000.00
05245	Landscape Improvements	6,154.01	416.67	(5,737.34)	14,173.17	2,500.02	(11,673.15)	5,000.00
05260	Irrigation Repairs	569.18	475.00	(94.18)	7,515.07	2,850.00	(4,665.07)	5,700.00
	Landscape Maintenance	19,582.55	13,713.79	(5,868.76)	98,925.59	82,282.74	(16,642.85)	164,565.40
Common Maintenance								
05505	Amenity Center Repairs	.00	.00	.00	105.00	.00	(105.00)	.00
05510	Fence and Wall Maintenance	.00	833.33	833.33	9,155.00	4,999.98	(4,155.02)	10,000.00
05525	Fountain Maintenance	.00	166.67	166.67	.00	1,000.02	1,000.02	2,000.00
05540	Lighting Maintenance	.00	200.00	200.00	.00	1,200.00	1,200.00	2,400.00
05560	Holiday Decorations	.00	.00	.00	.00	.00	.00	5,000.00
05580	Pest Control	135.31	43.33	(91.98)	676.55	259.98	(416.57)	520.00
05585	Security System	.00	.00	.00	42.20	.00	(42.20)	.00
05599	Common Area Misc Expense	.00	100.00	100.00	.00	600.00	600.00	1,200.00
	Common Maintenance	135.31	1,343.33	1,208.02	9,978.75	8,059.98	(1,918.77)	21,120.00

# Marine Creek Ranch HOA

Income/Expense Statement  
Period: 06/01/19 to 06/30/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>Amenity Center/Pool Maint</b>								
06110	Pool Contract Maintenance	866.00	866.00	.00	5,196.00	5,196.00	.00	10,392.00
06115	Pool Supplies & Equipment	.00	166.67	166.67	.00	1,000.02	1,000.02	2,000.00
06120	Pool Repairs & Maintenance	.00	.00	.00	2,576.36	.00	(2,576.36)	.00
06126	Pool Cabana Rep & Maint	.00	.00	.00	.00	3,000.00	3,000.00	3,000.00
06130	Access Cards	.00	.00	.00	169.95	20,000.00	19,830.05	20,000.00
06140	Pool/Amenities Janitorial Ser	811.88	.00	(811.88)	3,117.60	.00	(3,117.60)	.00
06155	Pool Monitor Service	4,378.00	.00	(4,378.00)	4,378.00	27,000.00	22,622.00	27,000.00
06185	Pool Permit	.00	.00	.00	580.00	300.00	(280.00)	300.00
06199	Misc. Amenities Expense	8,662.22	.00	(8,662.22)	8,662.22	2,000.00	(6,662.22)	2,000.00
06822	Website	.00	.00	.00	1,373.95	.00	(1,373.95)	.00
	Amenity Center/Pool Main	14,718.10	1,032.67	(13,685.43)	26,054.08	58,496.02	32,441.94	64,692.00
<b>General &amp; Administrative</b>								
07010	Management Fees	7,000.00	7,000.00	.00	43,068.93	42,000.00	(1,068.93)	84,000.00
07120	Administrative Supplies	719.43	200.00	(519.43)	5,660.03	1,200.00	(4,460.03)	2,400.00
07165	Postage/Express Mail	66.60	.00	(66.60)	80.24	.00	(80.24)	.00
07211	Bad Debt	.00	.00	.00	229.65	.00	(229.65)	.00
07212	Bank Fees	.00	.00	.00	84.00	.00	(84.00)	.00
07220	Delinquency Processing	.00	.00	.00	10,968.00	.00	(10,968.00)	.00
07230	Legal Expenses	.00	833.33	833.33	649.87	4,999.98	4,350.11	10,000.00
07231	Audit	.00	.00	.00	.00	5,000.00	5,000.00	5,000.00
07310	Newsletter/ Other Mailings	359.11	.00	(359.11)	5,499.46	.00	(5,499.46)	.00
07320	Website Maintenance	75.00	75.00	.00	75.00	225.00	150.00	300.00
07450	Accounting Fees	85.00	85.00	.00	425.00	510.00	85.00	1,020.00
07455	Unrecovered Assesments	.00	3,236.40	3,236.40	.00	19,418.40	19,418.40	38,836.80
07520	Meeting Expense	.00	.00	.00	.00	100.00	100.00	100.00
	General & Administrative	8,305.14	11,429.73	3,124.59	66,740.18	73,453.38	6,713.20	141,656.80
<b>Committees</b>								
07810	Landscape Committee	1,501.04	416.67	(1,084.37)	1,707.48	2,500.02	792.54	5,000.00
07816	Advisory Committee	.00	.00	.00	.00	.00	.00	500.00
07817	Amenity Committee	.00	.00	.00	.00	.00	.00	1,000.00
07818	Communication Committee	.00	500.00	500.00	.00	1,000.00	1,000.00	2,000.00
07820	Social Committee	4,828.62	35,000.00	30,171.38	38,938.33	40,000.00	1,061.67	45,000.00
07821	Education Committee	.00	.00	.00	.00	1,500.00	1,500.00	1,500.00
07860	Safety Committee	.00	.00	.00	53.64	.00	(53.64)	.00
	Total Committe Expense	6,329.66	35,916.67	29,587.01	40,699.45	45,000.02	4,300.57	55,000.00
<b>Insurance and Taxes</b>								
07910	Director and Officers Insuran	425.91	.00	(425.91)	2,555.46	.00	(2,555.46)	.00
07920	TX Comm. Property Policy	.00	995.83	995.83	.00	5,974.98	5,974.98	11,949.95



# Marine Creek Ranch HOA

Income/Expense Statement  
Period: 06/01/19 to 06/30/19

Account	Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
RESERVES								
Reserve Income								
09901	Transfer from Operating	.00	1,108.54	(1,108.54)	.00	6,651.24	(6,651.24)	13,302.45
09910	Interest Income-Reserves	105.67	.00	105.67	681.40	.00	681.40	.00
	Reserve Income	105.67	1,108.54	(1,002.87)	681.40	6,651.24	(5,969.84)	13,302.45
Reserve Expenses								
	Reserve Expenses	.00	.00	.00	.00	.00	.00	.00
	Reserve Net Income (Loss)	105.67	1,108.54	(1,002.87)	681.40	6,651.24	(5,969.84)	13,302.45
	Community Net Income (Loss)	(6,245.32)	(24,928.98)	18,683.66	46,887.95	(35,998.88)	82,886.83	15,302.45