

CRYSTAL BAY HOA  
Income Statement  
Dec 31, 2019

| DESCRIPTION                       | ACTUAL           | CURRENT<br>BUDGET | P E R I O D<br>V A R I A N C E | Y E A R<br>ACTUAL | T O<br>B U D G E T | D A T E<br>V A R I A N C E |
|-----------------------------------|------------------|-------------------|--------------------------------|-------------------|--------------------|----------------------------|
| INCOME                            |                  |                   |                                |                   |                    |                            |
| OPERATING INCOME                  |                  |                   |                                |                   |                    |                            |
| RESIDENTIAL ASSESSMENTS           | 11,135.22        | 13,351.00         | 2,215.78-                      | 150,767.88        | 160,212.00         | 9,444.12-                  |
| COLLECTION INCOME                 | 259.00           | .00               | 259.00                         | 3,739.12          | .00                | 3,739.12                   |
| <b>TOTAL OPERATING INCOME</b>     | <b>11,394.22</b> | <b>13,351.00</b>  | <b>1,956.78-</b>               | <b>154,507.00</b> | <b>160,212.00</b>  | <b>5,705.00-</b>           |
| OPERATING TO RESERVE              | 2,227.00-        | 2,227.00-         | .00                            | 26,724.00-        | 26,724.00-         | .00                        |
| <b>TOTAL INCOME</b>               | <b>9,167.22</b>  | <b>11,124.00</b>  | <b>1,956.78-</b>               | <b>127,783.00</b> | <b>133,488.00</b>  | <b>5,705.00-</b>           |
| EXPENSES                          |                  |                   |                                |                   |                    |                            |
| OPERATING EXPENSES                |                  |                   |                                |                   |                    |                            |
| MAINTENANCE & REPAIR              |                  |                   |                                |                   |                    |                            |
| LANDSCAPE MAINTENANCE             | 5,400.00         | 2,700.00          | 2,700.00-                      | 32,400.00         | 32,400.00          | .00                        |
| PEST CONTROL                      | 232.00           | 116.00            | 116.00-                        | 1,643.00          | 1,392.00           | 251.00-                    |
| ELECTRICAL & LIGHTING             | .00              | .00               | .00                            | 353.25            | 1,200.00           | 846.75                     |
| LAKE CONTRACT                     | 875.00           | 875.00            | .00                            | 10,500.00         | 10,500.00          | .00                        |
| LAKE REPAIRS & MAINT.             | .00              | .00               | .00                            | .00               | 3,000.00           | 3,000.00                   |
| PUMP & VAULT CONTRACT             | .00              | .00               | .00                            | 600.00            | 800.00             | 200.00                     |
| PUMP REPAIRS                      | .00              | 500.00            | 500.00                         | .00               | 4,600.00           | 4,600.00                   |
| IRRIGATION REPAIRS                | 1,502.29         | 100.00            | 1,402.29-                      | 6,534.24          | 10,000.00          | 3,465.76                   |
| TREE TRIMMING & MISC              | .00              | .00               | .00                            | 18,622.00         | 10,000.00          | 8,622.00-                  |
| CONTRACT SERVICES                 | .00              | 200.00            | 200.00                         | 1,805.82          | 2,177.00           | 371.18                     |
| <b>TOTAL MAINT. &amp; REPAIR</b>  | <b>8,009.29</b>  | <b>4,491.00</b>   | <b>3,518.29-</b>               | <b>72,458.31</b>  | <b>76,069.00</b>   | <b>3,610.69</b>            |
| PARTS & SUPPLIES                  |                  |                   |                                |                   |                    |                            |
| LAKE CHEMICALS                    | 1,713.60         | .00               | 1,713.60-                      | 4,438.96          | .00                | 4,438.96-                  |
| FISH RESTOCKING                   | .00              | .00               | .00                            | 250.00            | 2,000.00           | 1,750.00                   |
| PLANTS & SHRUBS                   | .00              | .00               | .00                            | 1,250.00          | 4,000.00           | 2,750.00                   |
| SEED                              | 1,586.61         | .00               | 1,586.61-                      | 1,586.61          | 1,700.00           | 113.39                     |
| <b>TOTAL PARTS &amp; SUPPLIES</b> | <b>3,300.21</b>  | <b>.00</b>        | <b>3,300.21-</b>               | <b>7,525.57</b>   | <b>7,700.00</b>    | <b>174.43</b>              |
| UTILITIES                         |                  |                   |                                |                   |                    |                            |
| ELECTRIC                          | 1,058.79         | 1,000.00          | 58.79-                         | 14,632.76         | 14,201.00          | 431.76-                    |
| WATER                             | 18.25            | 30.00             | 11.75                          | 118.71            | 360.00             | 241.29                     |
| LAKE WATER                        | 372.82           | .00               | 372.82-                        | 1,301.50          | 1,500.00           | 198.50                     |
| <b>TOTAL UTILITIES</b>            | <b>1,449.86</b>  | <b>1,030.00</b>   | <b>419.86-</b>                 | <b>16,052.97</b>  | <b>16,061.00</b>   | <b>8.03</b>                |
| ADMINISTRATIVE                    |                  |                   |                                |                   |                    |                            |
| LEGAL                             | 529.80           | .00               | 529.80-                        | 1,325.90          | 740.00             | 585.90-                    |
| COLLECTION COSTS                  | 163.50           | 300.00            | 136.50                         | 3,728.00          | 3,600.00           | 128.00-                    |

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| DESCRIPTION                        | CURRENT          | PERIOD          | YEAR              | TO                | DATE              |                  |
|------------------------------------|------------------|-----------------|-------------------|-------------------|-------------------|------------------|
|                                    | ACTUAL           | BUDGET          | VARIANCE          | ACTUAL            | BUDGET            | VARIANCE         |
| LIEN EXPENSE                       | .00              | 200.00          | 200.00            | 120.00            | 300.00            | 180.00           |
| BANK CHARGES                       | 10.00            | .00             | 10.00-            | 45.00             | .00               | 45.00-           |
| MEETING SOCIAL                     | .00              | .00             | .00               | 561.75            | 1,100.00          | 538.25           |
| WEBSITE                            | .00              | .00             | .00               | 300.00            | 300.00            | .00              |
| INSURANCE                          | 1,673.50         | .00             | 1,673.50-         | 3,299.00          | 3,400.00          | 101.00           |
| AUDIT & TAX PREP                   | .00              | .00             | .00               | 875.00            | 1,250.00          | 375.00           |
| MANAGEMENT FEES                    | 1,000.00         | 1,000.00        | .00               | 12,000.00         | 12,000.00         | .00              |
| COMM NOTICES/NEWSLETTERS           | .00              | .00             | .00               | .00               | 650.00            | 650.00           |
| POSTAGE & PRINTING                 | 260.26           | 50.00           | 210.26-           | 1,378.96          | 750.00            | 628.96-          |
| FILE STORAGE                       | 30.00            | 32.00           | 2.00              | 320.00            | 384.00            | 64.00            |
| COUPONS                            | .00              | .00             | .00               | .00               | 789.00            | 789.00           |
| PERMITS/LICENSES/TAXES             | 255.76           | .00             | 255.76-           | 369.76            | 385.00            | 15.24            |
| <b>TOTAL ADMINISTRATIVE</b>        | <b>3,922.82</b>  | <b>1,582.00</b> | <b>2,340.82-</b>  | <b>24,323.37</b>  | <b>25,648.00</b>  | <b>1,324.63</b>  |
| <b>TOTAL OPERATING EXPENSE</b>     | <b>16,682.18</b> | <b>7,103.00</b> | <b>9,579.18-</b>  | <b>120,360.22</b> | <b>125,478.00</b> | <b>5,117.78</b>  |
| <b>NET OPER PROFIT/LOSS</b>        | <b>7,514.96-</b> | <b>4,021.00</b> | <b>11,535.96-</b> | <b>7,422.78</b>   | <b>8,010.00</b>   | <b>587.22-</b>   |
| <b>RESERVE ALLOCATIONS</b>         |                  |                 |                   |                   |                   |                  |
| INTEREST INCOME                    | 114.76           | .00             | 114.76            | 1,297.17          | .00               | 1,297.17         |
| RESERVE ALLOCATION                 | 2,227.00         | 2,227.00        | .00               | 26,724.00         | 26,724.00         | .00              |
| CAPITAL IMPROVEMENTS               | .00              | .00             | .00               | .00               | 5,000.00-         | 5,000.00         |
| RES EXP/LANDSCAPE RENOV            | .00              | .00             | .00               | 21,560.09-        | 20,000.00-        | 1,560.09-        |
| RES EXP/LAKE PUMP/EQUIP            | .00              | .00             | .00               | 5,579.71-         | 15,000.00-        | 9,420.29         |
| <b>TOTAL RESERVE &amp; EXPENSE</b> | <b>2,341.76</b>  | <b>2,227.00</b> | <b>114.76</b>     | <b>881.37</b>     | <b>13,276.00-</b> | <b>14,157.37</b> |
| <b>NET PROFIT / (LOSS)</b>         | <b>5,173.20-</b> | <b>6,248.00</b> | <b>11,421.20-</b> | <b>8,304.15</b>   | <b>5,266.00-</b>  | <b>13,570.15</b> |

CRYSTAL BAY HOA  
Balance Sheet  
Dec 31, 2019

ASSETS

CURRENT ASSETS

MUTUAL OF OMAHA OPERATING 29,967.16

RESERVE ACCOUNTS

MUTUAL OF OMAHA RESERVE 268,175.25

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TOTAL CURRENT ASSETS 298,142.41

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TOTAL ASSETS 298,142.41

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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS 289,838.26

PROFIT /(LOSS) FOR PERIOD 8,304.15

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TOTAL CAPITAL 298,142.41

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TOTAL LIABILITIES & CAPITAL 298,142.41

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