

**Live Oak  
Preserve  
Association,  
Inc.**



**GREENACRE**  
PROPERTIES, INC.

***Proven Experience***

*Guiding Your Community's Future!*

**April 30, 2021 Financial Statements  
Management Use Only - Unaudited**

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**Live Oak Preserve Association, Inc.**  
**BALANCE SHEET**  
**As of April 30, 2021**

CURRENT PERIOD	DESCRIPTION	YEAR-TO-DATE
<b>ASSETS</b>		
\$ 21.60	1101 - Operating MM - Pilot Bank(Qtrly)	\$ 58,407.34
0.00	1107 - Operating MM - FirstCitizens Bank(HomeB	211,168.19
0.00	1108 - Operating MM - FirstCitizens Bank(HomeB	52,074.82
0.83	1109 - Operating MM - Regions Bank	101,111.93
5.40	1110 - Operating MM - Valley National Bank	29,892.66
55,066.18	1111 - Operating - Bank OZK	333,791.25
0.00	1112 - Operating - Regions Bank	2,612.43
13.67	1113 - Operating ICS - Bank OZK	83,192.42
<u>(1,877.02)</u>	1114 - Operating - Bank OZK Debit Card	<u>3,745.17</u>
<b>\$ 53,230.66</b>	<b>TOTAL OPERATING</b>	<b>\$ 875,996.21</b>
\$ 37,051.97	1211 - Reserves - Bank OZK	\$ 186,490.25
<u>319.31</u>	1212 - Reserves ICS - Bank OZK	<u>1,943,025.04</u>
<b>\$ 37,371.28</b>	<b>TOTAL RESERVES</b>	<b>\$ 2,129,515.29</b>
\$ 2,084.70	1300 - Accounts Receivable	\$ 155,425.67
128.00	1300.1 - Accounts Receivable - PO	15,980.32
546.05	1304 - Allowance for Bad Debt	(70,529.71)
0.00	1313 - Other Receivable - Superior Construction &	22,891.25
(3,745.93)	1400 - Prepaid Insurance	7,491.83
(14,462.39)	1500 - Prepaid Expense	2,008.22
<u>0.00</u>	1502 - Utility Deposits	<u>28,234.00</u>
<b>\$ (15,449.57)</b>	<b>TOTAL OTHER ASSETS</b>	<b>\$ 161,501.58</b>
<b>\$ 75,152.37</b>	<b>TOTAL ASSETS</b>	<b>\$ 3,167,013.08</b>
<b>LIABILITIES</b>		
\$ 10,913.86	2100 - Accounts Payable	\$ 55,773.67
(8,417.14)	2200 - Prepaid Maintenance Fees	195,582.17
<u>132.00</u>	2200.1 - Prepaid Maintenance Fees - PO	<u>1,057.00</u>
<b>\$ 2,628.72</b>	<b>TOTAL LIABILITIES</b>	<b>\$ 252,412.84</b>
<b>RESERVES</b>		
\$ 33,304.00	2300 - Reserves	\$ 1,674,632.05
296.00	2302 - Reserves - Oakthorn	33,152.00
1,462.00	2303 - Reserves - Pinewood	163,744.00
752.00	2304 - Reserves - Royal Oak	84,224.00
336.00	2305 - Reserves - Ashwood	37,632.00
870.00	2306 - Reserves - Briarwood	87,000.00
<u>351.28</u>	2399 - Reserve - Interest	<u>49,131.24</u>
<b>\$ 37,371.28</b>	<b>TOTAL RESERVES</b>	<b>\$ 2,129,515.29</b>
<b>EQUITY</b>		
\$ 0.00	2400 - Fund Balance / Prior Years	\$ 461,792.60
0.00	2402 - Capital Contribution	135,318.00
<u>35,152.37</u>	Fund Balance / Current	<u>187,974.35</u>
<b>\$ 35,152.37</b>	<b>TOTAL EQUITY</b>	<b>\$ 785,084.95</b>
<b>\$ 75,152.37</b>	<b>TOTAL LIABILITY / EQUITY</b>	<b>\$ 3,167,013.08</b>

**Live Oak Preserve Association, Inc.**  
**INCOME STATEMENT**  
**As of April 30, 2021**

CURRENT PERIOD			YEAR - TO - DATE			
Budget	Actual	Variance	Account Description	Budget	Actual	Variance
<b>Revenue</b>						
\$ 190,800.00	\$ 190,780.00	\$ (20.00)	3100 Maintenance Assessments	\$ 763,200.00	\$ 763,120.00	\$ (80.00)
(2,520.00)	546.05	3,066.05	3100.1 Uncollected Assessments	(10,080.00)	22,129.69	32,209.69
752.00	752.00	0.00	3101 Oakthorn Maint Fees	3,008.00	3,008.00	0.00
3,598.00	3,598.00	0.00	3102 Pinewood Maint Fees	14,392.00	14,392.00	0.00
1,973.00	1,973.00	0.00	3103 Royal Oak Maint Fees	7,892.00	7,892.00	0.00
1,037.00	1,037.00	0.00	3104 Ashwood Fees	4,148.00	4,148.00	0.00
2,412.00	2,412.00	0.00	3104.1 Briarwood Fees	9,648.00	9,648.00	0.00
0.00	1,000.00	1,000.00	3105 Capital Contributions	0.00	6,000.00	6,000.00
0.00	57.34	57.34	3400 Interest Income - Operating	0.00	147.08	147.08
0.00	130.64	130.64	3401 Late Fees/Delinquent Interest	0.00	1,270.92	1,270.92
0.00	351.28	351.28	3450 Interest Income - Reserve	0.00	1,378.21	1,378.21
0.00	0.00	0.00	3900 Other Income	0.00	878.04	878.04
<b>\$ 198,052.00</b>	<b>\$ 202,637.31</b>	<b>\$ 4,585.31</b>	<b>Total Revenue</b>	<b>\$ 792,208.00</b>	<b>\$ 834,011.94</b>	<b>\$ 41,803.94</b>
<b>Expenses</b>						
<b>Payroll Expenses</b>						
\$ 14,583.33	\$ 10,726.92	\$ 3,856.41	5120 Club House Staff	\$ 58,333.32	\$ 43,601.70	\$ 14,731.62
<b>\$ 14,583.33</b>	<b>\$ 10,726.92</b>	<b>\$ 3,856.41</b>	<b>Total Pavroll Expenses</b>	<b>\$ 58,333.32</b>	<b>\$ 43,601.70</b>	<b>\$ 14,731.62</b>
<b>Administrative Expenses</b>						
\$ 13,212.00	\$ 13,212.00	\$ 0.00	4006 Management/Bookkeeping	\$ 52,848.00	\$ 52,848.00	\$ 0.00
4,000.00	2,013.49	1,986.51	4012 Office Expenses/Misc. Admin	16,000.00	18,303.72	(2,303.72)
5,000.00	2,220.00	2,780.00	4020 Legal Fees	20,000.00	3,182.00	16,818.00
0.00	(750.00)	750.00	4020.1 Legal Recovery	0.00	(1,952.47)	1,952.47
0.00	0.00	0.00	4021 Homeowner Insufficient Funds Fees	0.00	16.00	(16.00)
0.00	0.00	0.00	4021.1 Homeowner NSF Fee Recovery	0.00	(16.00)	16.00
412.50	0.00	412.50	4025 CPA/Audit	1,650.00	2,400.00	(750.00)
41.00	0.00	41.00	4030 License/Fees/Taxes	164.00	61.25	102.75
650.00	0.00	650.00	4045 Newsletter/Notices/Mailings	2,600.00	1,788.90	811.10
100.00	0.00	100.00	4060 Website Services	400.00	1,050.00	(650.00)
<b>\$ 23,415.50</b>	<b>\$ 16,695.49</b>	<b>\$ 6,720.01</b>	<b>Total Administrative Expenses</b>	<b>\$ 93,662.00</b>	<b>\$ 77,681.40</b>	<b>\$ 15,980.60</b>
<b>Insurance Expenses</b>						
\$ 2,597.33	\$ 2,514.21	\$ 83.12	4090 GL & Property Insurance - 7/01/21	\$ 10,389.32	\$ 10,056.84	\$ 332.48
824.00	784.80	39.20	4092 Umbrella - 7/01/21	3,296.00	3,139.20	156.80
414.00	394.42	19.58	4093 D & O & Crime - 7/01/21	1,656.00	1,577.68	78.32
55.00	52.50	2.50	4095 Workman Comp - 7/01/21	220.00	210.00	10.00
<b>\$ 3,890.33</b>	<b>\$ 3,745.93</b>	<b>\$ 144.40</b>	<b>Total Insurance Expenses</b>	<b>\$ 15,561.32</b>	<b>\$ 14,983.72</b>	<b>\$ 577.60</b>

**Live Oak Preserve Association, Inc.**  
**INCOME STATEMENT**  
**As of April 30, 2021**

CURRENT PERIOD			YEAR-TO-DATE			
Budget	Actual	Variance	Account Description	Budget	Actual	Variance
<b>Grounds Maintenance</b>						
\$ 125.00	\$ 0.00	\$ 125.00	6000 Compliance Enforcement/Lawn Delinquent	\$ 500.00	\$ 0.00	\$ 500.00
1,750.00	0.00	1,750.00	6100 General Grounds Maintenance Non Contract	7,000.00	0.00	7,000.00
28,648.00	27,989.43	658.57	6110 Landscape Contract	114,592.00	111,957.72	2,634.28
1,000.00	0.00	1,000.00	6111 Irrigation Maintenance Non Contract	4,000.00	0.00	4,000.00
600.00	652.78	(52.78)	6120 Rubbish Removal	2,400.00	2,611.12	(211.12)
2,250.00	0.00	2,250.00	6200 Holiday Lights/Decorations	9,000.00	0.00	9,000.00
5,068.33	0.00	5,068.33	6900 Contingency	20,273.32	690.02	19,583.30
<b>\$ 39,441.33</b>	<b>\$ 28,642.21</b>	<b>\$ 10,799.12</b>	<b>Total Grounds Maintenance</b>	<b>\$ 157,765.32</b>	<b>\$ 115,258.86</b>	<b>\$ 42,506.46</b>
<b>Clubhouse Expenses</b>						
\$ 5,500.00	\$ 5,046.40	\$ 453.60	5000 Building Maintenance (Inc Guardhouse)	\$ 22,000.00	\$ 18,083.02	\$ 3,916.98
375.00	0.00	375.00	5002 Signage	1,500.00	0.00	1,500.00
2,000.00	16,891.76	(14,891.76)	5006 Gate Maintenance/Repair & Cameras	8,000.00	23,295.01	(15,295.01)
0.00	(4,160.00)	4,160.00	5006.1 Gate Damage Repairs	0.00	(18,685.00)	18,685.00
0.00	(1,505.00)	1,505.00	5006.2 Access Cards Reimbursements	0.00	(6,090.00)	6,090.00
50.00	0.00	50.00	5010 Fire Suppression	200.00	0.00	200.00
125.00	95.00	30.00	5025 Pest Control	500.00	290.00	210.00
3,750.00	1,858.00	1,892.00	5130 Lifestyle Events	15,000.00	2,326.77	12,673.23
12,500.00	12,604.39	(104.39)	5150 Gate Equipment/Monitoring - Envera	50,000.00	61,073.34	(11,073.34)
14,730.75	12,712.20	2,018.55	5151 Protective Services - Allied Universal Services	58,923.00	53,837.98	5,085.02
575.00	426.57	148.43	5155 Golf Cart Maintenance	2,300.00	3,970.11	(1,670.11)
833.00	72.43	760.57	5210 Janitorial Supplies	3,332.00	1,048.28	2,283.72
2,275.00	2,375.00	(100.00)	5211 Janitorial Service - Contract	9,100.00	9,500.00	(400.00)
2,000.00	1,850.00	150.00	6150 Pool Maintenance - Contract	8,000.00	7,400.00	600.00
3,000.00	0.00	3,000.00	6151 Pool Repair - Non Contract	12,000.00	0.00	12,000.00
503.75	0.00	503.75	6155 Courts & Playground	2,015.00	687.87	1,327.13
1,250.00	130.00	1,120.00	6160 Exercise Equipment & Repair	5,000.00	1,210.24	3,789.76
<b>\$ 49,467.50</b>	<b>\$ 48,396.75</b>	<b>\$ 1,070.75</b>	<b>Total Clubhouse Expense</b>	<b>\$ 197,870.00</b>	<b>\$ 157,947.62</b>	<b>\$ 39,922.38</b>
<b>Utilities</b>						
\$ 2,107.00	\$ 2,268.30	\$ (161.30)	7001 Electricity	\$ 8,428.00	\$ 7,974.95	\$ 453.05
3,250.00	2,899.98	350.02	7002 Electricity (Clubhouse)	13,000.00	12,066.06	933.94
7,500.00	7,327.75	172.25	7003 Electricity (Street Lights)	30,000.00	28,196.24	1,803.76
2,000.00	545.94	1,454.06	7015 Water/Sewer	8,000.00	1,952.06	6,047.94
325.00	294.82	30.18	7018 Gas - Clubhouse	1,300.00	2,280.18	(980.18)
1,280.00	1,316.94	(36.94)	7020 Telephone/Cable/Internet	5,120.00	5,248.95	(128.95)
4,000.00	3,350.00	650.00	7023 Off Duty Sheriff	16,000.00	14,360.00	1,640.00
<b>\$ 20,462.00</b>	<b>\$ 18,003.73</b>	<b>\$ 2,458.27</b>	<b>Total Utilities</b>	<b>\$ 81,848.00</b>	<b>\$ 72,078.44</b>	<b>\$ 9,769.56</b>

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**INCOME STATEMENT**  
**As of April 30, 2021**

CURRENT PERIOD			YEAR-TO-DATE			
Budget	Actual	Variance	Account Description	Budget	Actual	Variance
<b>Oakthorn - Village 11</b>						
\$ 25.00	\$ 25.00	\$ 0.00	8106 Management/Bookkeeping	\$ 100.00	\$ 100.00	\$ 0.00
45.00	0.00	45.00	8150 Road/Sidewalk Maint	180.00	0.00	180.00
253.00	248.52	4.48	8170 Electric - Street Lights	1,012.00	956.02	55.98
133.00	0.00	133.00	8180 Contingency	532.00	0.00	532.00
296.00	296.00	0.00	8190 Reserves	1,184.00	1,184.00	0.00
<b>\$ 752.00</b>	<b>\$ 569.52</b>	<b>\$ 182.48</b>	<b>Total Oakthorn</b>	<b>\$ 3,008.00</b>	<b>\$ 2,240.02</b>	<b>\$ 767.98</b>
<b>Pinewood - Village 12</b>						
\$ 25.00	\$ 25.00	\$ 0.00	8206 Management/Bookkeeping	\$ 100.00	\$ 100.00	\$ 0.00
375.00	0.00	375.00	8250 Road/Sidewalk Maint	1,500.00	0.00	1,500.00
1,368.00	1,340.44	27.56	8270 Electric - Street Lights	5,472.00	5,152.03	319.97
368.00	0.00	368.00	8280 Contingency	1,472.00	0.00	1,472.00
1,462.00	1,462.00	0.00	8290 Reserves	5,848.00	5,848.00	0.00
<b>\$ 3,598.00</b>	<b>\$ 2,827.44</b>	<b>\$ 770.56</b>	<b>Total Pinewood</b>	<b>\$ 14,392.00</b>	<b>\$ 11,100.03</b>	<b>\$ 3,291.97</b>
<b>Royal Oak - Village 15</b>						
\$ 25.00	\$ 25.00	\$ 0.00	8306 Management/Bookkeeping	\$ 100.00	\$ 100.00	\$ 0.00
213.00	0.00	213.00	8350 Road/Sidewalk Maint	852.00	0.00	852.00
733.00	716.61	16.39	8370 Electric - Street Lights	2,932.00	2,756.80	175.20
250.00	0.00	250.00	8380 Contingency	1,000.00	0.00	1,000.00
752.00	752.00	0.00	8390 Reserves	3,008.00	3,008.00	0.00
<b>\$ 1,973.00</b>	<b>\$ 1,493.61</b>	<b>\$ 479.39</b>	<b>Total Royal Oak</b>	<b>\$ 7,892.00</b>	<b>\$ 5,864.80</b>	<b>\$ 2,027.20</b>
<b>Ashwood - Village 13</b>						
\$ 25.00	\$ 25.00	\$ 0.00	8406 Management/Bookkeeping	\$ 100.00	\$ 100.00	\$ 0.00
125.00	0.00	125.00	8450 Road/Sidewalk Maint	500.00	0.00	500.00
462.00	450.78	11.22	8470 Electric - Street Lights	1,848.00	1,739.44	108.56
89.00	0.00	89.00	8480 Contingency	356.00	0.00	356.00
336.00	336.00	0.00	8490 Reserves	1,344.00	1,344.00	0.00
<b>\$ 1,037.00</b>	<b>\$ 811.78</b>	<b>\$ 225.22</b>	<b>Total Ashwood</b>	<b>\$ 4,148.00</b>	<b>\$ 3,183.44</b>	<b>\$ 964.56</b>

**Live Oak Preserve Association, Inc.**  
**INCOME STATEMENT**  
**As of April 30, 2021**

CURRENT PERIOD			YEAR-TO-DATE			
Budget	Actual	Variance	Account Description	Budget	Actual	Variance
<b>Briarwood - Village 16</b>						
\$ 25.00	\$ 25.00	\$ 0.00	8506 Management/Bookkeeping	\$ 100.00	\$ 100.00	\$ 0.00
200.00	0.00	200.00	8550 Road/Sidewalk Maint	800.00	0.00	800.00
1,040.00	1,021.28	18.72	8570 Electric - Street Lights	4,160.00	3,923.35	236.65
277.00	0.00	277.00	8580 Contingency	1,108.00	0.00	1,108.00
870.00	870.00	0.00	8590 Reserves	3,480.00	3,480.00	0.00
<b>\$ 2,412.00</b>	<b>\$ 1,916.28</b>	<b>\$ 495.72</b>	<b>Total Briarwood</b>	<b>\$ 9,648.00</b>	<b>\$ 7,503.35</b>	<b>\$ 2,144.65</b>
<b>Master Reserves</b>						
\$ 37,020.00	\$ 33,304.00	\$ 3,716.00	9300 Reserves	\$ 148,080.00	\$ 133,216.00	\$ 14,864.00
0.00	351.28	(351.28)	9399 Reserve Interest	0.00	1,378.21	(1,378.21)
<b>\$ 37,020.00</b>	<b>\$ 33,655.28</b>	<b>\$ 3,364.72</b>	<b>Total Master Reserves</b>	<b>\$ 148,080.00</b>	<b>\$ 134,594.21</b>	<b>\$ 13,485.79</b>
<b>\$ 198,051.99</b>	<b>\$ 167,484.94</b>	<b>\$ 30,567.05</b>	<b>Total Expenses</b>	<b>\$ 792,207.96</b>	<b>\$ 646,037.59</b>	<b>\$ 146,170.37</b>
<b>\$ 0.01</b>	<b>\$ 35,152.37</b>	<b>\$ 35,152.36</b>	<b>Excess /(Deficit) Revenues Over Expenses</b>	<b>\$ 0.04</b>	<b>\$ 187,974.35</b>	<b>\$ 187,974.31</b>