

**Live Oak  
Preserve  
Association,  
Inc.**



**GREENACRE**  
PROPERTIES, INC.

***Proven Experience***

*Guiding Your Community's Future!*

**June 30, 2019 Financial Statements  
Management Use Only - Unaudited**

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**Live Oak Preserve Association, Inc.**  
**BALANCE SHEET**  
**As of June 30, 2019**

CURRENT PERIOD	DESCRIPTION	YEAR-TO-DATE
<b>ASSETS</b>		
\$ 21.78	1101 - Operating MM - Pilot Bank(Qtrly)	\$ 58,254.17
364.26	1107 - Operating MM - FirstCitizens Bank(HomeB	210,059.44
89.83	1108 - Operating MM - FirstCitizens Bank(HomeB	51,801.40
17.35	1109 - Operating MM - Regions Bank	105,537.49
4.57	1110 - Operating MM - Valley National Bank	29,787.70
(21,053.81)	1111 - Operating - Bank OZK	211,374.31
0.00	1112 - Operating - Regions Bank	2,437.43
7.92	1113 - Operating ICS - Bank OZK	6,895.26
515.22	1114 - Operating - Bank OZK Debit Card	5,341.97
<b>\$ (20,032.88)</b>	<b>TOTAL OPERATING</b>	<b>\$ 681,489.17</b>
\$ 26,600.40	1211 - Reserves - Bank OZK	\$ 185,832.01
1,037.85	1212 - Reserves ICS - Bank OZK	902,522.04
<b>\$ 27,638.25</b>	<b>TOTAL RESERVES</b>	<b>\$ 1,088,354.05</b>
\$ 2,729.60	1300 - Accounts Receivable	\$ 122,255.93
(90.00)	1300.1 - Accounts Receivable - PO	13,957.44
(7,095.20)	1304 - Allowance for Bad Debt	(94,372.43)
0.00	1313 - Other Receivable - Superior Construction &	22,891.25
32,013.96	1400 - Prepaid Insurance	35,251.03
2,225.26	1500 - Prepaid Expense	17,284.45
0.00	1502 - Utility Deposits	29,248.00
<b>\$ 29,783.62</b>	<b>TOTAL OTHER ASSETS</b>	<b>\$ 146,515.67</b>
<b>\$ 37,388.99</b>	<b>TOTAL ASSETS</b>	<b>\$ 1,916,358.89</b>
<b>LIABILITIES</b>		
\$ 11,859.44	2100 - Accounts Payable	\$ 88,179.43
(16,704.90)	2200 - Prepaid Maintenance Fees	195,151.51
254.00	2200.1 - Prepaid Maintenance Fees - PO	897.00
<b>\$ (4,591.46)</b>	<b>TOTAL LIABILITIES</b>	<b>\$ 284,227.94</b>
<b>RESERVES</b>		
\$ 22,699.00	2300 - Reserves	\$ 732,834.05
296.00	2302 - Reserves - Oakthorn	26,640.00
1,462.00	2303 - Reserves - Pinewood	131,580.00
752.00	2304 - Reserves - Royal Oak	67,680.00
336.00	2305 - Reserves - Ashwood	30,240.00
870.00	2306 - Reserves - Briarwood	67,860.00
1,223.25	2399 - Reserve - Interest	31,520.00
<b>\$ 27,638.25</b>	<b>TOTAL RESERVES</b>	<b>\$ 1,088,354.05</b>
<b>EQUITY</b>		
\$ 0.00	2400 - Retained Rev./Prior Years	\$ 260,853.52
0.00	2402 - Capital Contribution	135,318.00
14,342.20	Retained Revenue/Current	147,605.38
<b>\$ 14,342.20</b>	<b>TOTAL EQUITY</b>	<b>\$ 543,776.90</b>
<b>\$ 37,388.99</b>	<b>TOTAL LIABILITY / EQUITY</b>	<b>\$ 1,916,358.89</b>

**Live Oak Preserve Association, Inc.**  
**INCOME STATEMENT**  
**As of June 30, 2019**

CURRENT PERIOD			YEAR-TO-DATE			
Budget	Actual	Variance	Account Description	Budget	Actual	Variance
<b>Revenue</b>						
\$ 174,900.00	\$ 174,880.00	\$ (20.00)	3100 Maintenance Assessments	\$ 1,049,400.00	\$ 1,049,280.00	\$ (120.00)
752.00	752.00	0.00	3101 Oakthorn Maint Fees	4,512.00	4,512.00	0.00
3,598.00	3,598.00	0.00	3102 Pinewood Maint Fees	21,588.00	21,588.00	0.00
1,973.00	1,973.00	0.00	3103 Royal Oak Maint Fees	11,838.00	11,838.00	0.00
1,037.00	1,037.00	0.00	3104 Ashwood Fees	6,222.00	6,222.00	0.00
2,412.00	2,412.00	0.00	3104.1 Briarwood Fees	14,472.00	14,472.00	0.00
0.00	2,000.00	2,000.00	3105 Capital Contributions	0.00	4,250.00	4,250.00
0.00	555.33	555.33	3400 Interest Income - Operating	0.00	834.81	834.81
0.00	994.21	994.21	3401 Late Fees/Delinquent Interest	0.00	1,227.61	1,227.61
0.00	1,223.25	1,223.25	3450 Interest Income - Reserve	0.00	5,706.63	5,706.63
0.00	267.69	267.69	3900 Other Income	0.00	9,538.04	9,538.04
0.00	100.00	100.00	3901 Live Oak Events	0.00	1,820.00	1,820.00
0.00	750.00	750.00	3910 Legal Recovery	0.00	3,157.72	3,157.72
<b>\$ 184,672.00</b>	<b>\$ 190,542.48</b>	<b>\$ 5,870.48</b>	<b>Total Revenue</b>	<b>\$ 1,108,032.00</b>	<b>\$ 1,134,446.81</b>	<b>\$ 26,414.81</b>
<b>Expenses</b>						
<b>Payroll Expenses</b>						
\$ 11,750.00	\$ 16,327.28	\$ (4,577.28)	5120 Club House Staff	\$ 70,500.00	\$ 82,436.89	\$ (11,936.89)
<b>\$ 11,750.00</b>	<b>\$ 16,327.28</b>	<b>\$ (4,577.28)</b>	<b>Total Payroll Expenses</b>	<b>\$ 70,500.00</b>	<b>\$ 82,436.89</b>	<b>\$ (11,936.89)</b>
<b>Administrative Expenses</b>						
\$ 12,827.00	\$ 12,827.00	\$ 0.00	4006 Management/Bookkeeping	\$ 76,962.00	\$ 76,962.00	\$ 0.00
3,250.00	2,621.97	628.03	4012 Office Expenses/Misc. Admin	19,500.00	31,631.86	(12,131.86)
2,000.00	7,140.20	(5,140.20)	4015 Bad Debt	12,000.00	2,678.66	9,321.34
3,750.00	5,264.00	(1,514.00)	4020 Legal Fees	22,500.00	39,891.00	(17,391.00)
0.00	0.00	0.00	4023 Professional Fees	0.00	2,680.00	(2,680.00)
405.00	0.00	405.00	4025 CPA/Audit	2,430.00	4,950.00	(2,520.00)
37.50	(435.00)	472.50	4030 License/Fees/Taxes	225.00	271.25	(46.25)
1,000.00	0.00	1,000.00	4045 Newsletter/Notices/Mailings	6,000.00	0.00	6,000.00
100.00	0.00	100.00	4060 Website Services	600.00	1,538.00	(938.00)
<b>\$ 23,369.50</b>	<b>\$ 27,418.17</b>	<b>\$ (4,048.67)</b>	<b>Total Administrative Expenses</b>	<b>\$ 140,217.00</b>	<b>\$ 160,602.77</b>	<b>\$ (20,385.77)</b>
<b>Insurance Expenses</b>						
\$ 2,540.67	\$ 2,261.27	\$ 279.40	4090 GL & Property Insurance - 7/01/19	\$ 15,244.02	\$ 13,567.77	\$ 1,676.25
580.00	552.30	27.70	4092 Umbrella - 7/01/19	3,480.00	3,313.85	166.15
382.00	363.88	18.12	4093 D & O & Crime - 7/01/19	2,292.00	2,183.48	108.52
63.00	59.62	3.38	4095 Workman Comp - 7/01/19	378.00	357.52	20.48
<b>\$ 3,565.67</b>	<b>\$ 3,237.07</b>	<b>\$ 328.60</b>	<b>Total Insurance Expenses</b>	<b>\$ 21,394.02</b>	<b>\$ 19,422.62</b>	<b>\$ 1,971.40</b>

**Live Oak Preserve Association, Inc.**  
**INCOME STATEMENT**  
**As of June 30, 2019**

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	\$ 750.00	\$ 0.00	\$ 750.00
2,500.00	0.00	2,500.00	6100 General Grounds Maintenance Non Contract	15,000.00	2,372.00	12,628.00
28,648.00	27,989.43	658.57	6110 Landscape Contract	171,888.00	178,198.58	(6,310.58)
1,250.00	0.00	1,250.00	6111 Irrigation Maintenance Non Contract	7,500.00	3,601.00	3,899.00
500.00	540.70	(40.70)	6120 Rubbish Removal	3,000.00	3,244.20	(244.20)
2,354.17	0.00	2,354.17	6200 Holiday Lights/Decorations	14,125.02	0.00	14,125.02
<b>\$ 35,377.17</b>	<b>\$ 28,530.13</b>	<b>\$ 6,847.04</b>	<b>Total Grounds Maintenance</b>	<b>\$ 212,263.02</b>	<b>\$ 187,415.78</b>	<b>\$ 24,847.24</b>
<b>Clubhouse Expenses</b>						
\$ 5,000.00	\$ 5,906.15	\$ (906.15)	5000 Building Maintenance (Inc Guardhouse)	\$ 30,000.00	\$ 19,487.87	\$ 10,512.13
300.00	2,196.23	(1,896.23)	5002 Signage	1,800.00	2,196.23	(396.23)
1,666.67	9,171.36	(7,504.69)	5006 Gate Maintenance/Repair & Cameras	10,000.02	27,644.21	(17,644.19)
0.00	(3,645.00)	3,645.00	5006.1 Gate Damage Repairs	0.00	(35,420.00)	35,420.00
50.00	0.00	50.00	5010 Fire Suppression	300.00	0.00	300.00
75.00	95.00	(20.00)	5025 Pest Control	450.00	785.00	(335.00)
4,370.67	2,140.34	2,230.33	5130 Lifestyle Events	26,224.02	19,112.96	7,111.06
5,000.00	12,409.19	(7,409.19)	5150 Gate Equipment/Monitoring - Envera	30,000.00	74,292.19	(44,292.19)
34,315.83	13,018.41	21,297.42	5151 Protective Services - Allied Universal Services	205,894.98	73,036.32	132,858.66
0.00	1,135.25	(1,135.25)	5155 Golf Cart Maintenance	0.00	1,884.01	(1,884.01)
1,000.00	1,747.41	(747.41)	5210 Janitorial Supplies	6,000.00	5,073.14	926.86
2,275.00	2,275.00	0.00	5211 Janitorial Service - Contract	13,650.00	12,850.00	800.00
2,000.00	1,850.00	150.00	6150 Pool Maintenance - Contract	12,000.00	11,100.00	900.00
2,000.00	199.00	1,801.00	6151 Pool Repair - Non Contract	12,000.00	4,146.00	7,854.00
503.75	0.00	503.75	6155 Courts & Playground	3,022.50	1,481.33	1,541.17
750.00	697.78	52.22	6160 Exercise Equipment & Repair	4,500.00	7,968.32	(3,468.32)
<b>\$ 59,306.92</b>	<b>\$ 49,196.12</b>	<b>\$ 10,110.80</b>	<b>Total Clubhouse Expense</b>	<b>\$ 355,841.52</b>	<b>\$ 225,637.58</b>	<b>\$ 130,203.94</b>
<b>Utilities</b>						
\$ 1,574.00	\$ 1,495.54	\$ 78.46	7001 Electricity	\$ 9,444.00	\$ 11,142.96	\$ (1,698.96)
3,670.00	3,580.00	90.00	7002 Electricity (Clubhouse)	22,020.00	19,247.67	2,772.33
7,632.00	7,652.54	(20.54)	7003 Electricity (Street Lights)	45,792.00	43,596.52	2,195.48
1,157.00	1,478.87	(321.87)	7015 Water/Sewer	6,942.00	17,399.70	(10,457.70)
444.00	295.28	148.72	7018 Gas - Clubhouse	2,664.00	2,603.24	60.76
1,280.00	1,254.72	25.28	7020 Telephone/Cable/Internet	7,680.00	7,480.13	199.87
3,075.00	4,086.80	(1,011.80)	7023 Off Duty Sheriff	18,450.00	22,756.80	(4,306.80)
<b>\$ 18,832.00</b>	<b>\$ 19,843.75</b>	<b>\$ (1,011.75)</b>	<b>Total Utilities</b>	<b>\$ 112,992.00</b>	<b>\$ 124,227.02</b>	<b>\$ (11,235.02)</b>

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**INCOME STATEMENT**  
**As of June 30, 2019**

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	\$ 150.00	\$ 150.00	\$ 0.00
45.00	0.00	45.00	8150 Road/Sidewalk Maint	270.00	0.00	270.00
253.00	256.30	(3.30)	8170 Electric - Street Lights	1,518.00	1,459.29	58.71
133.00	0.00	133.00	8180 Contingency	798.00	0.00	798.00
296.00	296.00	0.00	8190 Reserves	1,776.00	1,776.00	0.00
<b>\$ 752.00</b>	<b>\$ 577.30</b>	<b>\$ 174.70</b>	<b>Total Oakthorn</b>	<b>\$ 4,512.00</b>	<b>\$ 3,385.29</b>	<b>\$ 1,126.71</b>
<b>Pinewood - Village 12</b>						
\$ 25.00	\$ 25.00	\$ 0.00	8206 Management/Bookkeeping	\$ 150.00	\$ 150.00	\$ 0.00
375.00	0.00	375.00	8250 Road/Sidewalk Maint	2,250.00	0.00	2,250.00
1,368.00	1,378.93	(10.93)	8270 Electric - Street Lights	8,208.00	7,862.77	345.23
368.00	0.00	368.00	8280 Contingency	2,208.00	0.00	2,208.00
1,462.00	1,462.00	0.00	8290 Reserves	8,772.00	8,772.00	0.00
<b>\$ 3,598.00</b>	<b>\$ 2,865.93</b>	<b>\$ 732.07</b>	<b>Total Pinewood</b>	<b>\$ 21,588.00</b>	<b>\$ 16,784.77</b>	<b>\$ 4,803.23</b>
<b>Royal Oak - Village 15</b>						
\$ 25.00	\$ 25.00	\$ 0.00	8306 Management/Bookkeeping	\$ 150.00	\$ 150.00	\$ 0.00
213.00	0.00	213.00	8350 Road/Sidewalk Maint	1,278.00	0.00	1,278.00
733.00	734.98	(1.98)	8370 Electric - Street Lights	4,398.00	4,199.66	198.34
250.00	0.00	250.00	8380 Contingency	1,500.00	0.00	1,500.00
752.00	752.00	0.00	8390 Reserves	4,512.00	4,512.00	0.00
<b>\$ 1,973.00</b>	<b>\$ 1,511.98</b>	<b>\$ 461.02</b>	<b>Total Royal Oak</b>	<b>\$ 11,838.00</b>	<b>\$ 8,861.66</b>	<b>\$ 2,976.34</b>
<b>Ashwood - Village 13</b>						
\$ 25.00	\$ 25.00	\$ 0.00	8406 Management/Bookkeeping	\$ 150.00	\$ 150.00	\$ 0.00
125.00	0.00	125.00	8450 Road/Sidewalk Maint	750.00	0.00	750.00
462.00	463.60	(1.60)	8470 Electric - Street Lights	2,772.00	2,646.44	125.56
89.00	0.00	89.00	8480 Contingency	534.00	0.00	534.00
336.00	336.00	0.00	8490 Reserves	2,016.00	2,016.00	0.00
<b>\$ 1,037.00</b>	<b>\$ 824.60</b>	<b>\$ 212.40</b>	<b>Total Ashwood</b>	<b>\$ 6,222.00</b>	<b>\$ 4,812.44</b>	<b>\$ 1,409.56</b>

**Live Oak Preserve Association, Inc.**  
**INCOME STATEMENT**  
**As of June 30, 2019**

CURRENT PERIOD			Account Description	YEAR-TO-DATE		
Budget	Actual	Variance		Budget	Actual	Variance
<b>Briarwood - Village 16</b>						
\$ 25.00	\$ 25.00	\$ 0.00	8506 Management/Bookkeeping	\$ 150.00	\$ 150.00	\$ 0.00
200.00	0.00	200.00	8550 Road/Sidewalk Maint	1,200.00	0.00	1,200.00
1,040.00	1,050.70	(10.70)	8570 Electric - Street Lights	6,240.00	5,983.98	256.02
277.00	0.00	277.00	8580 Contingency	1,662.00	0.00	1,662.00
870.00	870.00	0.00	8590 Reserves	5,220.00	5,220.00	0.00
<b>\$ 2,412.00</b>	<b>\$ 1,945.70</b>	<b>\$ 466.30</b>	<b>Total Briarwood</b>	<b>\$ 14,472.00</b>	<b>\$ 11,353.98</b>	<b>\$ 3,118.02</b>
<b>Master Reserves</b>						
\$ 22,698.75	\$ 22,699.00	\$ (0.25)	9300 Reserves	\$ 136,192.50	\$ 136,194.00	\$ (1.50)
0.00	1,223.25	(1,223.25)	9399 Reserve Interest	0.00	5,706.63	(5,706.63)
<b>\$ 22,698.75</b>	<b>\$ 23,922.25</b>	<b>\$ (1,223.50)</b>	<b>Total Master Reserves</b>	<b>\$ 136,192.50</b>	<b>\$ 141,900.63</b>	<b>\$ (5,708.13)</b>
<b>\$ 184,672.01</b>	<b>\$ 176,200.28</b>	<b>\$ 8,471.73</b>	<b>Total Expenses</b>	<b>\$ 1,108,032.06</b>	<b>\$ 986,841.43</b>	<b>\$ 121,190.63</b>
<b>\$ (0.01)</b>	<b>\$ 14,342.20</b>	<b>\$ 14,342.21</b>	<b>Retained Revenue</b>	<b>\$ (0.06)</b>	<b>\$ 147,605.38</b>	<b>\$ 147,605.44</b>