

**Live Oak
Preserve
Association,
Inc.**



GREENACRE
PROPERTIES, INC.

Proven Experience

Guiding Your Community's Future!

**October 31, 2019 Financial Statements
Management Use Only - Unaudited**

Live Oak Preserve Association, Inc.

BALANCE SHEET

As of October 31, 2019

CURRENT PERIOD	DESCRIPTION	YEAR-TO-DATE
ASSETS		
\$ 0.00	1101 - Operating MM - Pilot Bank(Qtrly)	\$ 58,276.19
0.00	1107 - Operating MM - FirstCitizens Bank(HomeB	210,244.84
0.00	1108 - Operating MM - FirstCitizens Bank(HomeB	51,847.12
0.00	1109 - Operating MM - Regions Bank	105,537.49
0.00	1110 - Operating MM - Valley National Bank	29,803.05
(27,225.13)	1111 - Operating - Bank OZK	101,341.97
0.00	1112 - Operating - Regions Bank	2,437.43
127.55	1113 - Operating ICS - Bank OZK	107,342.93
<u>2,659.08</u>	1114 - Operating - Bank OZK Debit Card	<u>6,359.34</u>
\$ (24,438.50)	TOTAL OPERATING	\$ 673,190.36
\$ 26,520.91	1211 - Reserves - Bank OZK	\$ 141,849.27
<u>1,256.52</u>	1212 - Reserves ICS - Bank OZK	<u>1,057,412.48</u>
\$ 27,777.43	TOTAL RESERVES	\$ 1,199,261.75
\$ 6,880.66	1300 - Accounts Receivable	\$ 131,053.81
220.00	1300.1 - Accounts Receivable - PO	16,616.46
(5,287.05)	1304 - Allowance for Bad Debt	(111,171.69)
0.00	1313 - Other Receivable - Superior Construction &	22,891.25
(3,364.04)	1400 - Prepaid Insurance	26,912.26
2,999.44	1500 - Prepaid Expense	30,753.89
<u>(25.00)</u>	1502 - Utility Deposits	<u>28,931.00</u>
\$ 1,424.01	TOTAL OTHER ASSETS	\$ 145,986.98
\$ 4,762.94	TOTAL ASSETS	\$ 2,018,439.09
LIABILITIES		
\$ (18,682.21)	2100 - Accounts Payable	\$ 84,268.94
(19,595.05)	2200 - Prepaid Maintenance Fees	140,884.06
<u>(30.00)</u>	2200.1 - Prepaid Maintenance Fees - PO	<u>428.00</u>
\$ (38,307.26)	TOTAL LIABILITIES	\$ 225,581.00
RESERVES		
\$ 22,699.00	2300 - Reserves	\$ 823,630.05
296.00	2302 - Reserves - Oakthorn	27,824.00
1,462.00	2303 - Reserves - Pinewood	137,428.00
752.00	2304 - Reserves - Royal Oak	70,688.00
336.00	2305 - Reserves - Ashwood	31,584.00
870.00	2306 - Reserves - Briarwood	71,340.00
<u>1,362.43</u>	2399 - Reserve - Interest	<u>36,767.70</u>
\$ 27,777.43	TOTAL RESERVES	\$ 1,199,261.75
EQUITY		
\$ 0.00	2400 - Retained Rev./Prior Years	\$ 260,853.52
0.00	2402 - Capital Contribution	135,318.00
<u>15,292.77</u>	Retained Revenue/Current	<u>197,424.82</u>
\$ 15,292.77	TOTAL EQUITY	\$ 593,596.34
\$ 4,762.94	TOTAL LIABILITY / EQUITY	\$ 2,018,439.09

Live Oak Preserve Association, Inc.
INCOME STATEMENT
As of October 31, 2019

CURRENT PERIOD			YEAR-TO-DATE			
Budget	Actual	Variance	Account Description	Budget	Actual	Variance
Revenue						
\$ 174,900.00	\$ 174,880.00	\$ (20.00)	3100 Maintenance Assessments	\$ 1,749,000.00	\$ 1,748,800.00	\$ (200.00)
752.00	752.00	0.00	3101 Oakthorn Maint Fees	7,520.00	7,520.00	0.00
3,598.00	3,598.00	0.00	3102 Pinewood Maint Fees	35,980.00	35,980.00	0.00
1,973.00	1,973.00	0.00	3103 Royal Oak Maint Fees	19,730.00	19,730.00	0.00
1,037.00	1,037.00	0.00	3104 Ashwood Fees	10,370.00	10,370.00	0.00
2,412.00	2,412.00	0.00	3104.1 Briarwood Fees	24,120.00	24,120.00	0.00
0.00	1,750.00	1,750.00	3105 Capital Contributions	0.00	14,750.00	14,750.00
0.00	159.36	159.36	3400 Interest Income - Operating	0.00	1,688.22	1,688.22
0.00	(157.89)	(157.89)	3401 Late Fees/Delinquent Interest	0.00	1,311.27	1,311.27
0.00	1,362.43	1,362.43	3450 Interest Income - Reserve	0.00	10,954.33	10,954.33
0.00	1,762.03	1,762.03	3900 Other Income	0.00	16,649.02	16,649.02
0.00	200.00	200.00	3901 Live Oak Events	0.00	2,770.00	2,770.00
0.00	0.00	0.00	3910 Legal Recovery	0.00	6,882.72	6,882.72
\$ 184,672.00	\$ 189,727.93	\$ 5,055.93	Total Revenue	\$ 1,846,720.00	\$ 1,901,525.56	\$ 54,805.56
Expenses						
Payroll Expenses						
\$ 11,750.00	\$ 15,414.47	\$ (3,664.47)	5120 Club House Staff	\$ 117,500.00	\$ 147,379.54	\$ (29,879.54)
\$ 11,750.00	\$ 15,414.47	\$ (3,664.47)	Total Payroll Expenses	\$ 117,500.00	\$ 147,379.54	\$ (29,879.54)
Administrative Expenses						
\$ 12,827.00	\$ 12,827.00	\$ 0.00	4006 Management/Bookkeeping	\$ 128,270.00	\$ 128,270.00	\$ 0.00
3,250.00	1,861.50	1,388.50	4012 Office Expenses/Misc. Admin	32,500.00	42,264.55	(9,764.55)
2,000.00	5,287.05	(3,287.05)	4015 Bad Debt	20,000.00	19,477.92	522.08
3,750.00	715.00	3,035.00	4020 Legal Fees	37,500.00	53,841.00	(16,341.00)
0.00	270.00	(270.00)	4023 Professional Fees	0.00	2,950.00	(2,950.00)
405.00	0.00	405.00	4025 CPA/Audit	4,050.00	4,950.00	(900.00)
37.50	0.00	37.50	4030 License/Fees/Taxes	375.00	271.25	103.75
1,000.00	0.00	1,000.00	4045 Newsletter/Notices/Mailings	10,000.00	0.00	10,000.00
100.00	0.00	100.00	4060 Website Services	1,000.00	1,875.50	(875.50)
\$ 23,369.50	\$ 20,960.55	\$ 2,408.95	Total Administrative Expenses	\$ 233,695.00	\$ 253,900.22	\$ (20,205.22)
Insurance Expenses						
\$ 2,540.67	\$ 2,228.72	\$ 311.95	4090 GL & Property Insurance - 7/01/20	\$ 25,406.70	\$ 22,482.65	\$ 2,924.05
580.00	716.15	(136.15)	4092 Umbrella - 7/01/20	5,800.00	6,178.45	(378.45)
382.00	365.50	16.50	4093 D & O & Crime - 7/01/20	3,820.00	3,645.48	174.52
63.00	53.67	9.33	4095 Workman Comp - 7/01/20	630.00	572.20	57.80
\$ 3,565.67	\$ 3,364.04	\$ 201.63	Total Insurance Expenses	\$ 35,656.70	\$ 32,878.78	\$ 2,777.92

Live Oak Preserve Association, Inc.
INCOME STATEMENT
As of October 31, 2019

CURRENT PERIOD			YEAR-TO-DATE			
Budget	Actual	Variance	Account Description	Budget	Actual	Variance
Grounds Maintenance						
\$ 125.00	\$ 0.00	\$ 125.00	6000 Compliance Enforcement/Lawn Delinquent	\$ 1,250.00	\$ 0.00	\$ 1,250.00
2,500.00	0.00	2,500.00	6100 General Grounds Maintenance Non Contract	25,000.00	2,372.00	22,628.00
28,648.00	27,989.43	658.57	6110 Landscape Contract	286,480.00	290,156.30	(3,676.30)
1,250.00	0.00	1,250.00	6111 Irrigation Maintenance Non Contract	12,500.00	12,018.15	481.85
500.00	540.70	(40.70)	6120 Rubbish Removal	5,000.00	5,407.00	(407.00)
2,354.17	0.00	2,354.17	6200 Holiday Lights/Decorations	23,541.70	0.00	23,541.70
\$ 35,377.17	\$ 28,530.13	\$ 6,847.04	Total Grounds Maintenance	\$ 353,771.70	\$ 309,953.45	\$ 43,818.25
Clubhouse Expenses						
\$ 5,000.00	\$ 13,984.60	\$ (8,984.60)	5000 Building Maintenance (Inc Guardhouse)	\$ 50,000.00	\$ 52,613.81	\$ (2,613.81)
300.00	0.00	300.00	5002 Signage	3,000.00	3,063.92	(63.92)
1,666.67	10,370.00	(8,703.33)	5006 Gate Maintenance/Repair & Cameras	16,666.70	79,280.21	(62,613.51)
0.00	(2,560.00)	2,560.00	5006.1 Gate Damage Repairs	0.00	(59,225.00)	59,225.00
50.00	0.00	50.00	5010 Fire Suppression	500.00	75.00	425.00
75.00	95.00	(20.00)	5025 Pest Control	750.00	1,075.00	(325.00)
4,370.67	703.55	3,667.12	5130 Lifestyle Events	43,706.70	32,411.08	11,295.62
5,000.00	12,409.21	(7,409.21)	5150 Gate Equipment/Monitoring - Envera	50,000.00	123,928.99	(73,928.99)
34,315.83	13,626.96	20,688.87	5151 Protective Services - Allied Universal Services	343,158.30	126,430.41	216,727.89
0.00	633.98	(633.98)	5155 Golf Cart Maintenance	0.00	3,229.54	(3,229.54)
1,000.00	1,710.94	(710.94)	5210 Janitorial Supplies	10,000.00	8,708.83	1,291.17
2,275.00	2,075.00	200.00	5211 Janitorial Service - Contract	22,750.00	21,750.00	1,000.00
2,000.00	1,850.00	150.00	6150 Pool Maintenance - Contract	20,000.00	18,500.00	1,500.00
2,000.00	931.92	1,068.08	6151 Pool Repair - Non Contract	20,000.00	8,068.92	11,931.08
503.75	0.00	503.75	6155 Courts & Playground	5,037.50	4,374.88	662.62
750.00	452.23	297.77	6160 Exercise Equipment & Repair	7,500.00	12,137.42	(4,637.42)
\$ 59,306.92	\$ 56,283.39	\$ 3,023.53	Total Clubhouse Expense	\$ 593,069.20	\$ 436,423.01	\$ 156,646.19
Utilities						
\$ 1,574.00	\$ 2,147.20	\$ (573.20)	7001 Electricity	\$ 15,740.00	\$ 23,317.88	\$ (7,577.88)
3,670.00	3,472.15	197.85	7002 Electricity (Clubhouse)	36,700.00	33,341.38	3,358.62
7,632.00	7,353.50	278.50	7003 Electricity (Street Lights)	76,320.00	72,924.92	3,395.08
1,157.00	249.96	907.04	7015 Water/Sewer	11,570.00	25,198.97	(13,628.97)
444.00	378.63	65.37	7018 Gas - Clubhouse	4,440.00	3,887.98	552.02
1,280.00	1,268.01	11.99	7020 Telephone/Cable/Internet	12,800.00	12,563.90	236.10
3,075.00	3,350.00	(275.00)	7023 Off Duty Sheriff	30,750.00	38,876.80	(8,126.80)
\$ 18,832.00	\$ 18,219.45	\$ 612.55	Total Utilities	\$ 188,320.00	\$ 210,111.83	\$ (21,791.83)

Live Oak Preserve Association, Inc.
INCOME STATEMENT
As of October 31, 2019

CURRENT PERIOD			YEAR-TO-DATE			
Budget	Actual	Variance	Account Description	Budget	Actual	Variance
Oakthorn - Village 11						
\$ 25.00	\$ 25.00	\$ 0.00	8106 Management/Bookkeeping	\$ 250.00	\$ 250.00	\$ 0.00
45.00	0.00	45.00	8150 Road/Sidewalk Maint	450.00	0.00	450.00
253.00	248.65	4.35	8170 Electric - Street Lights	2,530.00	2,446.00	84.00
133.00	0.00	133.00	8180 Contingency	1,330.00	0.00	1,330.00
296.00	296.00	0.00	8190 Reserves	2,960.00	2,960.00	0.00
\$ 752.00	\$ 569.65	\$ 182.35	Total Oakthorn	\$ 7,520.00	\$ 5,656.00	\$ 1,864.00
Pinewood - Village 12						
\$ 25.00	\$ 25.00	\$ 0.00	8206 Management/Bookkeeping	\$ 250.00	\$ 250.00	\$ 0.00
375.00	0.00	375.00	8250 Road/Sidewalk Maint	3,750.00	0.00	3,750.00
1,368.00	1,332.33	35.67	8270 Electric - Street Lights	13,680.00	13,167.66	512.34
368.00	0.00	368.00	8280 Contingency	3,680.00	0.00	3,680.00
1,462.00	1,462.00	0.00	8290 Reserves	14,620.00	14,620.00	0.00
\$ 3,598.00	\$ 2,819.33	\$ 778.67	Total Pinewood	\$ 35,980.00	\$ 28,037.66	\$ 7,942.34
Royal Oak - Village 15						
\$ 25.00	\$ 25.00	\$ 0.00	8306 Management/Bookkeeping	\$ 250.00	\$ 250.00	\$ 0.00
213.00	0.00	213.00	8350 Road/Sidewalk Maint	2,130.00	0.00	2,130.00
733.00	716.61	16.39	8370 Electric - Street Lights	7,330.00	7,030.38	299.62
250.00	0.00	250.00	8380 Contingency	2,500.00	0.00	2,500.00
752.00	752.00	0.00	8390 Reserves	7,520.00	7,520.00	0.00
\$ 1,973.00	\$ 1,493.61	\$ 479.39	Total Royal Oak	\$ 19,730.00	\$ 14,800.38	\$ 4,929.62
Ashwood - Village 13						
\$ 25.00	\$ 25.00	\$ 0.00	8406 Management/Bookkeeping	\$ 250.00	\$ 250.00	\$ 0.00
125.00	0.00	125.00	8450 Road/Sidewalk Maint	1,250.00	0.00	1,250.00
462.00	448.37	13.63	8470 Electric - Street Lights	4,620.00	4,431.14	188.86
89.00	0.00	89.00	8480 Contingency	890.00	0.00	890.00
336.00	336.00	0.00	8490 Reserves	3,360.00	3,360.00	0.00
\$ 1,037.00	\$ 809.37	\$ 227.63	Total Ashwood	\$ 10,370.00	\$ 8,041.14	\$ 2,328.86

Live Oak Preserve Association, Inc.
INCOME STATEMENT
As of October 31, 2019

CURRENT PERIOD			Account Description	YEAR-TO-DATE		
Budget	Actual	Variance		Budget	Actual	Variance
Briarwood - Village 16						
\$ 25.00	\$ 25.00	\$ 0.00	8506 Management/Bookkeeping	\$ 250.00	\$ 250.00	\$ 0.00
200.00	0.00	200.00	8550 Road/Sidewalk Maint	2,000.00	0.00	2,000.00
1,040.00	1,014.74	25.26	8570 Electric - Street Lights	10,400.00	10,024.40	375.60
277.00	0.00	277.00	8580 Contingency	2,770.00	0.00	2,770.00
870.00	870.00	0.00	8590 Reserves	8,700.00	8,700.00	0.00
\$ 2,412.00	\$ 1,909.74	\$ 502.26	Total Briarwood	\$ 24,120.00	\$ 18,974.40	\$ 5,145.60
Master Reserves						
\$ 22,698.75	\$ 22,699.00	\$ (0.25)	9300 Reserves	\$ 226,987.50	\$ 226,990.00	\$ (2.50)
0.00	1,362.43	(1,362.43)	9399 Reserve Interest	0.00	10,954.33	(10,954.33)
\$ 22,698.75	\$ 24,061.43	\$ (1,362.68)	Total Master Reserves	\$ 226,987.50	\$ 237,944.33	\$ (10,956.83)
\$ 184,672.01	\$ 174,435.16	\$ 10,236.85	Total Expenses	\$ 1,846,720.10	\$ 1,704,100.74	\$ 142,619.36
\$ (0.01)	\$ 15,292.77	\$ 15,292.78	Retained Revenue	\$ (0.10)	\$ 197,424.82	\$ 197,424.92