

# Oaks Owners Association, Inc.

Balance Sheet  
As of 10/31/17

## ASSETS

1010	Mutual of Omaha Bank Operating	\$ 19,136.42	
1011	Mutual of Omaha Bank - Reserve	24,143.20	
1300	Accounts Receivable	7,433.93	
	<b>TOTAL ASSETS</b>		<b>\$ 50,713.55</b>

## LIABILITIES & EQUITY

### CURRENT LIABILITIES:

2400	Due to Reserves	\$ 50.00	
2500	Prepaid Assessments	2,270.93	
	<b>Subtotal Current Liab.</b>		<b>\$ 2,320.93</b>

### RESERVES:

3000	Initial Contribution	\$ 1,687.50	
3200	Retained Earnings	22,317.00	
3300	Retained Earnings - Reserve	5,166.97	
	<b>Subtotal Reserves</b>		<b>\$ 29,171.47</b>

### EQUITY:

	Current Year Net Income/(Loss)	\$ 19,221.15	
	<b>Subtotal Equity</b>		<b>\$ 19,221.15</b>
	<b>TOTAL LIABILITIES &amp; EQUITY</b>		<b>\$ 50,713.55</b>

Oaks Owners Association, Inc.

Income/Expense Statement

Period: 10/01/17 to 10/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME:</b>								
04000	Assessment Income	11,970.00	3,570.00	8,400.00	46,701.92	35,700.00	11,001.92	42,840.00
04100	Late Fee Income	275.00	125.00	150.00	2,400.00	1,250.00	1,150.00	1,500.00
04150	Violation Income	200.00	16.67	183.33	1,825.00	166.70	1,658.30	200.00
04400	Miscellaneous Income	.00	.00	.00	447.08	.00	447.08	.00
04450	Operating Interest Income	.91	.00	.91	10.56	.00	10.56	.00
04500	Reserve Income	.00	(200.00)	200.00	.00	(2,000.00)	2,000.00	(2,400.00)
04600	Reserve Interest Income	.00	.00	.00	9.11	.00	9.11	.00
	Subtotal Income	12,445.91	3,511.67	8,934.24	51,393.67	35,116.70	16,276.97	42,140.00
<b>EXPENSES</b>								
<b>Utilities Expense</b>								
05000	Electric	76.49	75.00	(1.49)	553.46	750.00	196.54	900.00
05100	Trash	1,316.87	1,114.83	(202.04)	12,355.83	11,148.30	(1,207.53)	13,378.00
05200	Water/Sewer	(443.66)	166.67	610.33	1,013.16	1,666.70	653.54	2,000.00
	Utilities Expense	949.70	1,356.50	406.80	13,922.45	13,565.00	(357.45)	16,278.00
<b>Maintenance Expenses</b>								
06500	Landscape Contract	775.00	275.00	(500.00)	2,111.28	2,750.00	638.72	3,300.00
06525	Irrigation Repairs	.00	33.33	33.33	341.21	333.30	(7.91)	400.00
06600	Landscape-Other	.00	208.33	208.33	.00	2,083.30	2,083.30	2,500.00
06700	Common Area Lights	.00	83.33	83.33	377.00	833.30	456.30	1,000.00
06800	Misc Grounds Maint	.00	.00	.00	977.00	.00	(977.00)	.00
06850	Signage	.00	41.67	41.67	.00	416.70	416.70	500.00
	Maintenance Expenses	775.00	641.66	(133.34)	3,806.49	6,416.60	2,610.11	7,700.00
<b>Administrative/Business</b>								
07000	Management	969.00	867.00	(102.00)	9,290.50	8,670.00	(620.50)	10,404.00
07100	Administration	105.33	216.67	111.34	2,317.36	2,166.70	(150.66)	2,600.00
07200	Insurance	49.50	163.33	113.83	1,525.64	1,633.30	107.66	1,960.00
07300	Audit/Tax Return	.00	.00	.00	275.00	275.00	.00	275.00
07500	Legal - General	.00	166.67	166.67	.00	1,666.70	1,666.70	2,000.00
07600	Miscellaneous	.00	1.08	1.08	300.00	10.80	(289.20)	13.00
07650	Community Activities	.00	75.00	75.00	750.77	750.00	(.77)	900.00
08010	Reserve Interest Income	(3.07)	.00	3.07	(15.69)	.00	15.69	.00
	Administrative/Business	1,120.76	1,489.75	368.99	14,443.58	15,172.50	728.92	18,152.00
	<b>TOTAL EXPENSES</b>	<b>2,845.46</b>	<b>3,487.91</b>	<b>642.45</b>	<b>32,172.52</b>	<b>35,154.10</b>	<b>2,981.58</b>	<b>42,130.00</b>

Oaks Owners Association, Inc.

Income/Expense Statement

Period: 10/01/17 to 10/31/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
	Current Year Net Income/(loss)	9,600.45	23.76	9,576.69	19,221.15	(37.40)	19,258.55	10.00
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