

Oaks Owners Association, Inc.

Balance Sheet
As of 04/30/18

ASSETS

1010	Mutual of Omaha Bank Operating	\$	18,572.27	
1011	Mutual of Omaha Bank - Reserve		31,084.14	
1300	Accounts Receivable		9,391.95	
	TOTAL ASSETS			\$ 59,048.36

LIABILITIES & EQUITY

CURRENT LIABILITIES:

2000	Accounts Payable	\$	142.76	
2400	Due to Reserves		50.00	
2500	Prepaid Assessments		3,979.45	
	Subtotal Current Liab.			\$ 4,172.21

RESERVES:

3000	Initial Contribution	\$	1,687.50	
3200	Retained Earnings		28,839.51	
3300	Retained Earnings - Reserve		5,166.97	
	Subtotal Reserves			\$ 35,693.98

EQUITY:

	Current Year Net Income/(Loss)	\$	19,182.17	
	Subtotal Equity			\$ 19,182.17
	TOTAL LIABILITIES & EQUITY			\$ 59,048.36

Oaks Owners Association, Inc.

Income/Expense Statement
Period: 04/01/18 to 04/30/18

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:								
04000	Assessment Income	12,362.50	4,156.67	8,205.83	26,445.00	16,626.68	9,818.32	49,880.00
04100	Late Fee Income	275.00	166.67	108.33	1,275.00	666.68	608.32	2,000.00
04150	Violation Income	.00	41.67	(41.67)	300.00	166.68	133.32	500.00
04400	Miscellaneous Income	110.00	.00	110.00	143.58	.00	143.58	.00
04450	Operating Interest Income	.85	.00	.85	3.07	.00	3.07	.00
04500	Reserve Income	(121.67)	(121.67)	.00	(486.68)	(486.68)	.00	(1,460.00)
	Subtotal Income	12,626.68	4,243.34	8,383.34	27,679.97	16,973.36	10,706.61	50,920.00
EXPENSES								
Utilities Expense								
05000	Electric	.00	75.00	75.00	254.35	300.00	45.65	900.00
05100	Trash	1,486.21	1,402.58	(83.63)	5,639.37	5,610.32	(29.05)	16,831.00
05200	Water/Sewer	71.38	209.00	137.62	356.90	836.00	479.10	2,508.00
	Utilities Expense	1,557.59	1,686.58	128.99	6,250.62	6,746.32	495.70	20,239.00
Maintenance Expenses								
06500	Landscape Contract	.00	433.33	433.33	.00	1,733.32	1,733.32	5,200.00
06525	Irrigation Repairs	.00	41.67	41.67	.00	166.68	166.68	500.00
06600	Landscape-Other	2,400.00	83.33	(2,316.67)	2,400.00	333.32	(2,066.68)	1,000.00
06700	Common Area Lights	.00	125.00	125.00	900.00	500.00	(400.00)	1,500.00
06800	Retaining Wall Repair	.00	125.00	125.00	.00	500.00	500.00	1,500.00
06850	Signage	.00	8.33	8.33	.00	33.32	33.32	100.00
	Maintenance Expenses	2,400.00	816.66	(1,583.34)	3,300.00	3,266.64	(33.36)	9,800.00
Administrative/Business								
07000	Management	1,071.00	1,026.00	(45.00)	4,149.00	4,104.00	(45.00)	12,312.00
07100	Administration	241.32	216.67	(24.65)	671.05	866.68	195.63	2,600.00
07200	Insurance	57.10	170.83	113.73	557.60	683.32	125.72	2,050.00
07300	Audit/Tax Return	.00	.00	.00	.00	.00	.00	275.00
07500	Legal - General	.00	208.33	208.33	.00	833.32	833.32	2,500.00
07600	Miscellaneous	.00	3.67	3.67	.00	14.68	14.68	44.00
07650	Community Activities	.00	91.67	91.67	504.43	366.68	(137.75)	1,100.00
08000	Reserve Contributions	(486.68)	.00	486.68	(6,920.44)	.00	6,920.44	.00
08010	Reserve Interest Income	(3.78)	.00	3.78	(14.46)	.00	14.46	.00
	Administrative/Business	878.96	1,717.17	838.21	(1,052.82)	6,868.68	7,921.50	20,881.00
	TOTAL EXPENSES	4,836.55	4,220.41	(616.14)	8,497.80	16,881.64	8,383.84	50,920.00

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Income/Expense Statement

Period: 04/01/18 to 04/30/18

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
	Current Year Net Income/(loss)	7,790.13	22.93	7,767.20	19,182.17	91.72	19,090.45	.00
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