

# Oaks Owners Association, Inc.

Balance Sheet  
As of 09/30/18

## ASSETS

1010	Mutual of Omaha Bank Operating	\$	8,370.39	
1011	Mutual of Omaha Bank - Reserve		31,720.78	
1300	Accounts Receivable		10,784.56	
	TOTAL ASSETS			\$ 50,875.73

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## LIABILITIES & EQUITY

### CURRENT LIABILITIES:

2000	Accounts Payable	\$	775.00	
2400	Due to Reserves		50.00	
2500	Prepaid Assessments		6,323.95	
	Subtotal Current Liab.			\$ 7,148.95

### 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)	\$	8,032.80	
	Subtotal Equity			\$ 8,032.80
	TOTAL LIABILITIES & EQUITY			\$ 50,875.73

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# Oaks Owners Association, Inc.

Income/Expense Statement  
Period: 09/01/18 to 09/30/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME:</b>								
04000	Assessment Income	.00	4,156.67	(4,156.67)	38,997.50	37,410.03	1,587.47	49,880.00
04100	Late Fee Income	250.00	166.67	83.33	2,700.00	1,500.03	1,199.97	2,000.00
04150	Violation Income	800.00	41.67	758.33	2,400.00	375.03	2,024.97	500.00
04400	Miscellaneous Income	.00	.00	.00	143.58	.00	143.58	.00
04450	Operating Interest Income	.36	.00	.36	5.89	.00	5.89	.00
04500	Reserve Income	(121.67)	(121.67)	.00	(1,095.03)	(1,095.03)	.00	(1,460.00)
	<b>Subtotal Income</b>	<b>928.69</b>	<b>4,243.34</b>	<b>(3,314.65)</b>	<b>43,151.94</b>	<b>38,190.06</b>	<b>4,961.88</b>	<b>50,920.00</b>
<b>EXPENSES</b>								
<b>Utilities Expense</b>								
05000	Electric	.00	75.00	75.00	509.67	675.00	165.33	900.00
05100	Trash	1,511.40	1,402.58	(108.82)	13,247.47	12,623.22	(624.25)	16,831.00
05200	Water/Sewer	423.60	209.00	(214.60)	1,399.98	1,881.00	481.02	2,508.00
	<b>Utilities Expense</b>	<b>1,935.00</b>	<b>1,686.58</b>	<b>(248.42)</b>	<b>15,157.12</b>	<b>15,179.22</b>	<b>22.10</b>	<b>20,239.00</b>
<b>Maintenance Expenses</b>								
06500	Landscape Contract	775.00	433.33	(341.67)	3,875.00	3,899.97	24.97	5,200.00
06525	Irrigation Repairs	.00	41.67	41.67	.00	375.03	375.03	500.00
06600	Landscape-Other	.00	83.33	83.33	2,510.00	749.97	(1,760.03)	1,000.00
06700	Common Area Lights	.00	125.00	125.00	900.00	1,125.00	225.00	1,500.00
06800	Retaining Wall Repair	294.00	125.00	(169.00)	1,541.04	1,125.00	(416.04)	1,500.00
06850	Signage	.00	8.33	8.33	.00	74.97	74.97	100.00
	<b>Maintenance Expenses</b>	<b>1,069.00</b>	<b>816.66</b>	<b>(252.34)</b>	<b>8,826.04</b>	<b>7,349.94</b>	<b>(1,476.10)</b>	<b>9,800.00</b>
<b>Administrative/Business</b>								
07000	Management	1,098.00	1,026.00	(72.00)	9,630.00	9,234.00	(396.00)	12,312.00
07100	Administration	217.21	216.67	(.54)	2,190.05	1,950.03	(240.02)	2,600.00
07200	Insurance	68.98	170.83	101.85	1,009.24	1,537.47	528.23	2,050.00
07300	Audit/Tax Return	.00	.00	.00	.00	275.00	275.00	275.00
07500	Legal - General	.00	208.33	208.33	5,046.00	1,874.97	(3,171.03)	2,500.00
07600	Miscellaneous	.00	3.67	3.67	50.00	33.03	(16.97)	44.00
07650	Community Activities	.00	91.67	91.67	782.23	825.03	42.80	1,100.00
08000	Reserve Contributions	(243.34)	.00	243.34	(7,528.79)	.00	7,528.79	.00
08010	Reserve Interest Income	(7.24)	.00	7.24	(42.75)	.00	42.75	.00
	<b>Administrative/Business</b>	<b>1,133.61</b>	<b>1,717.17</b>	<b>583.56</b>	<b>11,135.98</b>	<b>15,729.53</b>	<b>4,593.55</b>	<b>20,881.00</b>
	<b>TOTAL EXPENSES</b>	<b>4,137.61</b>	<b>4,220.41</b>	<b>82.80</b>	<b>35,119.14</b>	<b>38,258.69</b>	<b>3,139.55</b>	<b>50,920.00</b>

Oaks Owners Association, Inc.

Income/Expense Statement  
Period: 09/01/18 to 09/30/18

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
	Current Year Net Income/(loss)	(3,208.92)	22.93	(3,231.85)	8,032.80	(68.63)	8,101.43	.00

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