

# Oaks Owners Association, Inc.

Balance Sheet  
As of 10/31/18

## ASSETS

1010	Mutual of Omaha Bank Operating	\$	10,003.08	
1011	Mutual of Omaha Bank - Reserve		31,853.21	
1300	Accounts Receivable		11,365.45	
	TOTAL ASSETS			\$ 53,221.74

## LIABILITIES & EQUITY

### CURRENT LIABILITIES:

2000	Accounts Payable	\$	1,473.99	
2400	Due to Reserves		50.00	
2500	Prepaid Assessments		1,783.95	
	Subtotal Current Liab.			\$ 3,307.94

### 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)	\$	14,219.82	
	Subtotal Equity			\$ 14,219.82
	TOTAL LIABILITIES & EQUITY			\$ 53,221.74

# Oaks Owners Association, Inc.

## Income/Expense Statement

Period: 10/01/18 to 10/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME:</b>								
04000	Assessment Income	12,577.50	4,156.67	8,420.83	51,575.00	41,566.70	10,008.30	49,880.00
04100	Late Fee Income	300.00	166.67	133.33	3,000.00	1,666.70	1,333.30	2,000.00
04150	Violation Income	.00	41.67	(41.67)	2,400.00	416.70	1,983.30	500.00
04400	Miscellaneous Income	.00	.00	.00	143.58	.00	143.58	.00
04450	Operating Interest Income	.49	.00	.49	6.38	.00	6.38	.00
04500	Reserve Income	(121.67)	(121.67)	.00	(1,216.70)	(1,216.70)	.00	(1,460.00)
	<b>Subtotal Income</b>	12,756.32	4,243.34	8,512.98	55,908.26	42,433.40	13,474.86	50,920.00
<b>EXPENSES</b>								
<b>Utilities Expense</b>								
05000	Electric	102.55	75.00	(27.55)	612.22	750.00	137.78	900.00
05100	Trash	1,524.00	1,402.58	(121.42)	14,771.47	14,025.80	(745.67)	16,831.00
05200	Water/Sewer	716.97	209.00	(507.97)	2,116.95	2,090.00	(26.95)	2,508.00
	<b>Utilities Expense</b>	2,343.52	1,686.58	(656.94)	17,500.64	16,865.80	(634.84)	20,239.00
<b>Maintenance Expenses</b>								
06500	Landscape Contract	775.00	433.33	(341.67)	4,650.00	4,333.30	(316.70)	5,200.00
06525	Irrigation Repairs	194.11	41.67	(152.44)	194.11	416.70	222.59	500.00
06600	Landscape-Other	.00	83.33	83.33	2,510.00	833.30	(1,676.70)	1,000.00
06700	Common Area Lights	.00	125.00	125.00	900.00	1,250.00	350.00	1,500.00
06800	Retaining Wall Repair	.00	125.00	125.00	1,541.04	1,250.00	(291.04)	1,500.00
06850	Signage	.00	8.33	8.33	.00	83.30	83.30	100.00
	<b>Maintenance Expenses</b>	969.11	816.66	(152.45)	9,795.15	8,166.60	(1,628.55)	9,800.00
<b>Administrative/Business</b>								
07000	Management	1,098.00	1,026.00	(72.00)	10,728.00	10,260.00	(468.00)	12,312.00
07100	Administration	267.24	216.67	(50.57)	2,457.29	2,166.70	(290.59)	2,600.00
07200	Insurance	68.98	170.83	101.85	1,078.22	1,708.30	630.08	2,050.00
07300	Audit/Tax Return	.00	.00	.00	.00	275.00	275.00	275.00
07500	Legal - General	1,279.88	208.33	(1,071.55)	6,895.88	2,083.30	(4,812.58)	2,500.00
07600	Miscellaneous	.00	3.67	3.67	50.00	36.70	(13.30)	44.00
07625	Homeowner Reimbursement	105.00	.00	(105.00)	105.00	.00	(105.00)	.00
07650	Community Activities	.00	91.67	91.67	782.23	916.70	134.47	1,100.00
08000	Reserve Contributions	(121.67)	.00	121.67	(7,650.46)	.00	7,650.46	.00
08010	Reserve Interest Income	(10.76)	.00	10.76	(53.51)	.00	53.51	.00
	<b>Administrative/Business</b>	2,686.67	1,717.17	(969.50)	14,392.65	17,446.70	3,054.05	20,881.00
	<b>TOTAL EXPENSES</b>	5,999.30	4,220.41	(1,778.89)	41,688.44	42,479.10	790.66	50,920.00

Oaks Owners Association, Inc.

Income/Expense Statement

Period: 10/01/18 to 10/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	Current Year Net Income/(loss)	6,757.02	22.93	6,734.09	14,219.82	(45.70)	14,265.52	.00