

Oaks Owners Association, Inc.

Balance Sheet
As of 11/30/18

ASSETS

1010	Mutual of Omaha Bank Operating	\$ 8,564.30	
1011	Mutual of Omaha Bank - Reserve	31,863.67	
1300	Accounts Receivable	10,255.45	
	TOTAL ASSETS		\$ 50,683.42

LIABILITIES & EQUITY

CURRENT LIABILITIES:

2000	Accounts Payable	\$ 4,992.66	
2400	Due to Reserves	50.00	
2500	Prepaid Assessments	1,891.45	
	Subtotal Current Liab.		\$ 6,934.11

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)	\$ 8,055.33	
	Subtotal Equity		\$ 8,055.33
	TOTAL LIABILITIES & EQUITY		\$ 50,683.42

Oaks Owners Association, Inc.

Income/Expense Statement

Period: 11/01/18 to 11/30/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04000	Assessment Income	.00	4,156.67	(4,156.67)	51,575.00	45,723.37	5,851.63	49,880.00
04100	Late Fee Income	260.00	166.67	93.33	3,260.00	1,833.37	1,426.63	2,000.00
04150	Violation Income	400.00	41.67	358.33	2,800.00	458.37	2,341.63	500.00
04400	Miscellaneous Income	.00	.00	.00	143.58	.00	143.58	.00
04450	Operating Interest Income	.37	.00	.37	6.75	.00	6.75	.00
04500	Reserve Income	(121.67)	(121.67)	.00	(1,338.37)	(1,338.37)	.00	(1,460.00)
	Subtotal Income	538.70	4,243.34	(3,704.64)	56,446.96	46,676.74	9,770.22	50,920.00
EXPENSES								
Utilities Expense								
05000	Electric	52.46	75.00	22.54	664.68	825.00	160.32	900.00
05100	Trash	1,524.00	1,402.58	(121.42)	16,295.47	15,428.38	(867.09)	16,831.00
05200	Water/Sewer	274.29	209.00	(65.29)	2,391.24	2,299.00	(92.24)	2,508.00
	Utilities Expense	1,850.75	1,686.58	(164.17)	19,351.39	18,552.38	(799.01)	20,239.00
Maintenance Expenses								
06500	Landscape Contract	775.00	433.33	(341.67)	5,425.00	4,766.63	(658.37)	5,200.00
06525	Irrigation Repairs	750.00	41.67	(708.33)	944.11	458.37	(485.74)	500.00
06600	Landscape-Other	.00	83.33	83.33	2,510.00	916.63	(1,593.37)	1,000.00
06700	Common Area Lights	.00	125.00	125.00	900.00	1,375.00	475.00	1,500.00
06800	Retaining Wall Repair	.00	125.00	125.00	1,541.04	1,375.00	(166.04)	1,500.00
06850	Signage	.00	8.33	8.33	.00	91.63	91.63	100.00
	Maintenance Expenses	1,525.00	816.66	(708.34)	11,320.15	8,983.26	(2,336.89)	9,800.00
Administrative/Business								
07000	Management	1,098.00	1,026.00	(72.00)	11,826.00	11,286.00	(540.00)	12,312.00
07100	Administration	218.92	216.67	(2.25)	2,676.21	2,383.37	(292.84)	2,600.00
07200	Insurance	68.98	170.83	101.85	1,147.20	1,879.13	731.93	2,050.00
07300	Audit/Tax Return	.00	.00	.00	.00	275.00	275.00	275.00
07350	Bad Debt	80.00	.00	(80.00)	80.00	.00	(80.00)	.00
07500	Legal - General	1,872.00	208.33	(1,663.67)	8,767.88	2,291.63	(6,476.25)	2,500.00
07600	Miscellaneous	.00	3.67	3.67	50.00	40.37	(9.63)	44.00
07625	Homeowner Reimbursement	.00	.00	.00	105.00	.00	(105.00)	.00
07650	Community Activities	.00	91.67	91.67	782.23	1,008.37	226.14	1,100.00
08000	Reserve Contributions	.00	.00	.00	(7,650.46)	.00	7,650.46	.00
08010	Reserve Interest Income	(10.46)	.00	10.46	(63.97)	.00	63.97	.00
	Administrative/Business	3,327.44	1,717.17	(1,610.27)	17,720.09	19,163.87	1,443.78	20,881.00

Oaks Owners Association, Inc.

Income/Expense Statement

Period: 11/01/18 to 11/30/18

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
	TOTAL EXPENSES	6,703.19	4,220.41	(2,482.78)	48,391.63	46,699.51	(1,692.12)	50,920.00
	Current Year Net Income/(loss)	(6,164.49)	22.93	(6,187.42)	8,055.33	(22.77)	8,078.10	.00
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