

Oaks Owners Association, Inc.

Balance Sheet
As of 02/28/19

ASSETS

1010	Mutual of Omaha Bank Operating	\$	6,410.38	
1011	Mutual of Omaha Bank - Reserve		32,280.81	
1300	Accounts Receivable		11,045.45	
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	TOTAL ASSETS			\$ 49,736.64
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

2400	Due to Reserves	\$	50.00	
2500	Prepaid Assessments		5,743.95	
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	Subtotal Current Liab.			\$ 5,793.95

RESERVES:

3000	Initial Contribution	\$	1,687.50	
3200	Retained Earnings		34,097.83	
3300	Retained Earnings - Reserve		5,166.97	
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	Subtotal Reserves			\$ 40,952.30

EQUITY:

	Current Year Net Income/(Loss)	\$	2,990.39	
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	Subtotal Equity			\$ 2,990.39
	TOTAL LIABILITIES & EQUITY			\$ 49,736.64
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Oaks Owners Association, Inc.

Income/Expense Statement Period: 02/01/19 to 02/28/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04000	Assessment Income	.00	4,473.33	(4,473.33)	13,200.00	8,946.66	4,253.34	53,680.00
04100	Late Fee Income	(660.00)	166.67	(826.67)	(235.00)	333.34	(568.34)	2,000.00
04150	Violation Income	(300.00)	41.67	(341.67)	500.00	83.34	416.66	500.00
04400	Miscellaneous Income	33.40	.00	33.40	33.40	.00	33.40	.00
04450	Operating Interest Income	.33	.00	.33	.81	.00	.81	.00
04500	Reserve Income	(142.17)	(142.17)	.00	(284.34)	(284.34)	.00	(1,706.00)
	Subtotal Income	(1,068.44)	4,539.50	(5,607.94)	13,214.87	9,079.00	4,135.87	54,474.00
EXPENSES								
Utilities Expense								
05000	Electric	.00	58.33	58.33	179.09	116.66	(62.43)	700.00
05100	Trash	1,640.22	1,647.00	6.78	3,030.44	3,294.00	263.56	19,764.00
05200	Water/Sewer	71.38	162.50	91.12	142.76	325.00	182.24	1,950.00
	Utilities Expense	1,711.60	1,867.83	156.23	3,352.29	3,735.66	383.37	22,414.00
Maintenance Expenses								
06500	Landscape Contract	.00	470.83	470.83	.00	941.66	941.66	5,650.00
06525	Irrigation Repairs	.00	41.67	41.67	.00	83.34	83.34	500.00
06600	Landscape-Other	388.50	83.33	(305.17)	388.50	166.66	(221.84)	1,000.00
06700	Common Area Lights	.00	108.33	108.33	900.00	216.66	(683.34)	1,300.00
06800	Retaining Wall Repair	.00	100.00	100.00	.00	200.00	200.00	1,200.00
06850	Signage	.00	8.33	8.33	.00	16.66	16.66	100.00
	Maintenance Expenses	388.50	812.49	423.99	1,288.50	1,624.98	336.48	9,750.00
Administrative/Business								
07000	Management	1,152.92	1,152.92	.00	2,305.84	2,305.84	.00	13,835.00
07100	Administration	426.34	250.00	(176.34)	607.59	500.00	(107.59)	3,000.00
07200	Insurance	220.74	170.83	(49.91)	506.22	341.66	(164.56)	2,050.00
07300	Audit/Tax Return	.00	.00	.00	.00	.00	.00	275.00
07400	Bank Charges	.00	.00	.00	20.00	.00	(20.00)	.00
07500	Legal - General	375.00	208.33	(166.67)	2,307.00	416.66	(1,890.34)	2,500.00
07600	Miscellaneous	.00	4.17	4.17	.00	8.34	8.34	50.00
07650	Community Activities	.00	50.00	50.00	.00	100.00	100.00	600.00
08000	Reserve Contributions	.00	.00	.00	(142.17)	.00	142.17	.00
08010	Reserve Interest Income	(9.89)	.00	9.89	(20.79)	.00	20.79	.00
	Administrative/Business	2,165.11	1,836.25	(328.86)	5,583.69	3,672.50	(1,911.19)	22,310.00
	TOTAL EXPENSES	4,265.21	4,516.57	251.36	10,224.48	9,033.14	(1,191.34)	54,474.00

Oaks Owners Association, Inc.

Income/Expense Statement

Period: 02/01/19 to 02/28/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	

	Current Year Net Income/(loss)	(5,333.65)	22.93	(5,356.58)	2,990.39	45.86	2,944.53	.00
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