

Oaks Owners Association, Inc.

Balance Sheet  
As of 10/31/19

DRAFT

ASSETS

|      |                                |    |           |              |
|------|--------------------------------|----|-----------|--------------|
| 1010 | Mutual of Omaha Bank Operating | \$ | 5,231.63  |              |
| 1011 | Mutual of Omaha Bank - Reserve |    | 33,648.74 |              |
| 1300 | Accounts Receivable            |    | 14,200.84 |              |
|      |                                |    |           |              |
|      | TOTAL ASSETS                   |    |           | \$ 53,081.21 |

LIABILITIES & EQUITY

CURRENT LIABILITIES:

|      |                        |    |          |             |
|------|------------------------|----|----------|-------------|
| 2400 | Due to Reserves        | \$ | 50.00    |             |
| 2500 | Prepaid Assessments    |    | 1,616.45 |             |
|      |                        |    |          |             |
|      | Subtotal Current Liab. |    |          | \$ 1,666.45 |

RESERVES:

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

EQUITY:

|  |                                |    |           |              |
|--|--------------------------------|----|-----------|--------------|
|  | Current Year Net Income/(Loss) | \$ | 10,462.46 |              |
|  |                                |    |           |              |
|  | Subtotal Equity                |    |           | \$ 10,462.46 |
|  |                                |    |           |              |
|  | TOTAL LIABILITIES & EQUITY     |    |           | \$ 53,081.21 |

# Oaks Owners Association, Inc.

Income/Expense Statement  
Period: 10/01/19 to 10/31/19

| Account                        | Description                 | Current Period   |                 |                 | Year-To-Date     |                  |                  | Yearly Budget    |
|--------------------------------|-----------------------------|------------------|-----------------|-----------------|------------------|------------------|------------------|------------------|
|                                |                             | Actual           | Budget          | Variance        | Actual           | Budget           | Variance         |                  |
| <b>INCOME:</b>                 |                             |                  |                 |                 |                  |                  |                  |                  |
| 04000                          | Assessment Income           | 13,420.00        | 4,473.33        | 8,946.67        | 53,507.89        | 44,733.30        | 8,774.59         | 53,680.00        |
| 04100                          | Late Fee Income             | 350.00           | 166.67          | 183.33          | 1,640.00         | 1,666.70         | (26.70)          | 2,000.00         |
| 04150                          | Violation Income            | .00              | 41.67           | (41.67)         | 1,200.00         | 416.70           | 783.30           | 500.00           |
| 04400                          | Miscellaneous Income        | 20.00            | .00             | 20.00           | 1,528.73         | .00              | 1,528.73         | .00              |
| 04450                          | Operating Interest Income   | .36              | .00             | .36             | 15.24            | .00              | 15.24            | .00              |
| 04500                          | Reserve Income              | (142.17)         | (142.17)        | .00             | (1,421.70)       | (1,421.70)       | .00              | (1,706.00)       |
| 04600                          | Reserve Interest Income     | 11.39            | .00             | 11.39           | 22.09            | .00              | 22.09            | .00              |
|                                | <b>Subtotal Income</b>      | <b>13,659.58</b> | <b>4,539.50</b> | <b>9,120.08</b> | <b>56,492.25</b> | <b>45,395.00</b> | <b>11,097.25</b> | <b>54,474.00</b> |
| <b>EXPENSES</b>                |                             |                  |                 |                 |                  |                  |                  |                  |
| <b>Utilities Expense</b>       |                             |                  |                 |                 |                  |                  |                  |                  |
| 05000                          | Electric                    | 51.09            | 58.33           | 7.24            | 645.54           | 583.30           | (62.24)          | 700.00           |
| 05100                          | Trash                       | 1,643.51         | 1,647.00        | 3.49            | 16,206.00        | 16,470.00        | 264.00           | 19,764.00        |
| 05200                          | Water/Sewer                 | 526.57           | 162.50          | (364.07)        | 2,506.17         | 1,625.00         | (881.17)         | 1,950.00         |
|                                | <b>Utilities Expense</b>    | <b>2,221.17</b>  | <b>1,867.83</b> | <b>(353.34)</b> | <b>19,357.71</b> | <b>18,678.30</b> | <b>(679.41)</b>  | <b>22,414.00</b> |
| <b>Maintenance Expenses</b>    |                             |                  |                 |                 |                  |                  |                  |                  |
| 06500                          | Landscape Contract          | .00              | 470.83          | 470.83          | 4,141.50         | 4,708.30         | 566.80           | 5,650.00         |
| 06525                          | Irrigation Repairs          | .00              | 41.67           | 41.67           | 680.68           | 416.70           | (263.98)         | 500.00           |
| 06600                          | Landscape-Other             | .00              | 83.33           | 83.33           | 388.50           | 833.30           | 444.80           | 1,000.00         |
| 06700                          | Common Area Lights          | .00              | 108.33          | 108.33          | 900.00           | 1,083.30         | 183.30           | 1,300.00         |
| 06800                          | Retaining Wall Repair       | .00              | 100.00          | 100.00          | 990.50           | 1,000.00         | 9.50             | 1,200.00         |
| 06850                          | Signage                     | .00              | 8.33            | 8.33            | .00              | 83.30            | 83.30            | 100.00           |
|                                | <b>Maintenance Expenses</b> | <b>.00</b>       | <b>812.49</b>   | <b>812.49</b>   | <b>7,101.18</b>  | <b>8,124.90</b>  | <b>1,023.72</b>  | <b>9,750.00</b>  |
| <b>Administrative/Business</b> |                             |                  |                 |                 |                  |                  |                  |                  |
| 07000                          | Management                  | 1,152.92         | 1,152.92        | .00             | 11,529.20        | 11,529.20        | .00              | 13,835.00        |
| 07100                          | Administration              | 157.15           | 250.00          | 92.85           | 2,638.04         | 2,500.00         | (138.04)         | 3,000.00         |
| 07200                          | Insurance                   | 52.08            | 170.83          | 118.75          | 2,034.90         | 1,708.30         | (326.60)         | 2,050.00         |
| 07300                          | Audit/Tax Return            | .00              | .00             | .00             | 285.00           | 275.00           | (10.00)          | 275.00           |
| 07400                          | Bank Charges                | 10.00            | .00             | (10.00)         | 30.00            | .00              | (30.00)          | .00              |
| 07500                          | Legal - General             | .00              | 208.33          | 208.33          | 2,307.00         | 2,083.30         | (223.70)         | 2,500.00         |
| 07510                          | Legal - Collection          | .00              | .00             | .00             | 1,433.50         | .00              | (1,433.50)       | .00              |
| 07600                          | Miscellaneous               | .00              | 4.17            | 4.17            | .00              | 41.70            | 41.70            | 50.00            |
| 07625                          | Homeowner Reimbursement     | .00              | .00             | .00             | 62.11            | .00              | (62.11)          | .00              |
| 07650                          | Community Activities        | 309.34           | 50.00           | (259.34)        | 748.69           | 500.00           | (248.69)         | 600.00           |
| 08000                          | Reserve Contributions       | (142.17)         | .00             | 142.17          | (1,421.70)       | .00              | 1,421.70         | .00              |
| 08010                          | Reserve Interest Income     | .00              | .00             | .00             | (75.84)          | .00              | 75.84            | .00              |

Oaks Owners Association, Inc.

Income/Expense Statement  
 Period: 10/01/19 to 10/31/19

| Account | Description                    | Actual   | Current Period |          | Actual    | Year-to-Date |           | Yearly Budget |
|---------|--------------------------------|----------|----------------|----------|-----------|--------------|-----------|---------------|
|         |                                |          | Budget         | Variance |           | Budget       | Variance  |               |
|         | Administrative/Business        | 1,539.32 | 1,836.25       | 296.93   | 19,570.90 | 18,637.50    | (933.40)  | 22,310.00     |
|         | TOTAL EXPENSES                 | 3,760.49 | 4,516.57       | 756.08   | 46,029.79 | 45,440.70    | (589.09)  | 54,474.00     |
|         | Current Year Net Income/(loss) | 9,899.09 | 22.93          | 9,876.16 | 10,462.46 | (45.70)      | 10,508.16 | .00           |
| =====   |                                |          |                |          |           |              |           |               |