

Oaks Owners Association, Inc.

Balance Sheet
As of 10/31/20

ASSETS

1010	Mutual of Omaha Bank Operating	\$	22,272.16	
1011	Mutual of Omaha Bank - Reserve		30,325.64	
1300	Accounts Receivable		3,191.00	
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	TOTAL ASSETS			\$ 55,788.80
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

2000	Accounts Payable	\$	2,400.00	
2400	Due to Reserves		50.00	
2500	Prepaid Assessments		2,769.89	
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	Subtotal Current Liab.			\$ 5,219.89

RESERVES:

3000	Initial Contribution	\$	1,687.50	
3200	Retained Earnings		24,611.63	
3300	Retained Earnings - Reserve		5,166.97	
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	Subtotal Reserves			\$ 31,466.10

EQUITY:

	Current Year Net Income/(Loss)	\$	19,102.81	
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	Subtotal Equity			\$ 19,102.81
	TOTAL LIABILITIES & EQUITY			\$ 55,788.80
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Oaks Owners Association, Inc.

Income/Expense Statement

Period: 10/01/20 to 10/31/20

** Current Year Vs. Prior Year **

Account	Description	Current Actual	Same Period Last Year Prior	Year-To-Date Variance	Year-To-Date Actual	Year-To-Date Prior	Last Year Variance	Yearly Budget
INCOME:								
04000	Assessment Income	15,969.80	13,420.00	2,549.80	63,879.20	53,507.89	10,371.31	63,879.20
04100	Late Fee Income	275.00	350.00	(75.00)	1,950.00	1,440.00	510.00	.00
04150	Violation Income	.00	.00	.00	.00	875.00	(875.00)	.00
04400	Miscellaneous Income	971.00	694.00	277.00	7,570.59	2,202.73	5,367.86	.00
04450	Operating Interest Income	.94	.36	.58	13.78	15.24	(1.46)	.00
04500	Reserve Income	(417.00)	(142.17)	(274.83)	(4,170.00)	(1,421.70)	(2,748.30)	(5,000.00)
04600	Reserve Interest Income	.00	11.39	(11.39)	.00	22.09	(22.09)	.00
	Subtotal Income	16,799.74	14,333.58	2,466.16	69,243.57	56,641.25	12,602.32	58,879.20
EXPENSES								
Utilities Expense								
05000	Electric	103.31	51.09	(52.22)	565.10	645.54	80.44	850.00
05100	Trash	1,617.42	1,643.51	26.09	16,756.37	16,206.00	(550.37)	20,357.00
05200	Water/Sewer	110.68	526.57	415.89	719.44	2,506.17	1,786.73	1,950.00
	Utilities Expense	1,831.41	2,221.17	389.76	18,040.91	19,357.71	1,316.80	23,157.00
Maintenance Expenses								
06500	Landscape Contract	837.00	697.00	(140.00)	5,859.00	4,838.50	(1,020.50)	8,000.00
06525	Irrigation Repairs	.00	210.00	210.00	2,260.65	890.68	(1,369.97)	1,000.00
06600	Landscape-Other	.00	.00	.00	454.82	388.50	(66.32)	1,000.00
06700	Common Area Lights	.00	.00	.00	1,030.60	900.00	(130.60)	1,600.00
06800	Retaining Wall Repair	.00	.00	.00	.00	990.50	990.50	.00
06850	Signage	.00	.00	.00	47.78	.00	(47.78)	100.00
	Maintenance Expenses	837.00	907.00	70.00	9,652.85	8,008.18	(1,644.67)	11,700.00
Administrative/Business								
07000	Management	1,210.50	1,152.92	(57.58)	12,105.00	11,529.20	(575.80)	14,526.00
07100	Administration	123.30	157.15	33.85	2,881.35	2,638.04	(243.31)	3,000.00
07200	Insurance	68.74	52.08	(16.66)	2,194.48	2,034.90	(159.58)	2,050.00
07250	Property taxes tract A	.00	.00	.00	373.02	.00	(373.02)	.00
07300	Audit/Tax Return	300.00	.00	(300.00)	300.00	285.00	(15.00)	300.00
07350	Bad Debt	.00	.00	.00	1,481.30	.00	(1,481.30)	.00
07400	Bank Charges	10.00	10.00	.00	10.00	30.00	20.00	.00
07500	Legal - General	.00	.00	.00	30.00	2,307.00	2,277.00	600.00
07510	Legal - Collection	360.00	335.00	(25.00)	7,226.00	1,768.50	(5,457.50)	2,500.00
07600	Miscellaneous	.00	.00	.00	.00	.00	.00	46.20
07625	Homeowner Reimbursement	.00	.00	.00	.00	62.11	62.11	.00
07650	Community Activities	.00	309.34	309.34	65.72	748.69	682.97	1,000.00
08000	Reserve Contributions	(417.00)	(142.17)	274.83	(4,170.00)	(1,421.70)	2,748.30	.00

Oaks Owners Association, Inc.

Income/Expense Statement

Period: 10/01/20 to 10/31/20

** Current Year Vs. Prior Year **

Account	Description	Current Actual	Same Period Last Year Prior	Variance	Year-To-Date Actual	Year-To-Date Prior	Last Year Variance	Yearly Budget
08010	Reserve Interest Income	(3.81)	.00	3.81	(49.87)	(75.84)	(25.97)	.00
	Administrative/Business	1,651.73	1,874.32	222.59	22,447.00	19,905.90	(2,541.10)	24,022.20
	TOTAL EXPENSES	4,320.14	5,002.49	682.35	50,140.76	47,271.79	(2,868.97)	58,879.20
	Current Year Net Income/(loss)	12,479.60	9,331.09	3,148.51	19,102.81	9,369.46	9,733.35	.00