

The Oaks Owners Association, Inc

Balance Sheet For 11/30/2025

Assets

Mutual of Omaha Bank Operating	\$30,571.07
Mutual of Omaha Bank - Reserve	\$58,810.89
Accounts Receivable	\$8,777.57

Total Assets

	<u>\$98,159.53</u>
Total Assets	<u><u>\$98,159.53</u></u>

Liabilities

Accounts Payable	\$2,154.93
Due to Reserves	\$50.00
Prepaid Assessments	\$4,019.93
Suspense	(\$500.00)

Total Liabilities\$5,724.86**Equity**

Initial Contribution	\$1,687.50
Net Income	\$8,542.62
Retained Earnings	\$77,040.92
Retained Earnings - Reserve	\$5,116.97
Bank Charges	(\$250.00)

Total Equity\$92,138.01**Total Liabilities / Equity**\$97,862.87

The Oaks Owners Association, Inc

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	-	-	-	70,760.00	70,760.00	-	70,760.00
4100 - Late Fee Income	300.00	-	300.00	3,450.00	-	3,450.00	-
4400 - Miscellaneous Income	-	-	-	2,140.95	-	2,140.95	-
4450 - Operating Interest Income	1.40	-	1.40	17.58	-	17.58	-
4500 - Reserve Income	(117.83)	(117.83)	-	(1,296.13)	(1,296.13)	-	(1,413.96)
4850 - Bank Charges	-	-	-	70.00	-	70.00	-
Total Income	183.57	(117.83)	301.40	75,142.40	69,463.87	5,678.53	69,346.04
Total Income	183.57	(117.83)	301.40	75,142.40	69,463.87	5,678.53	69,346.04
Operating Expense							
Expense							
5000 - Electric	75.07	62.50	(12.57)	733.34	687.50	(45.84)	750.00
5100 - Trash	2,081.47	2,166.67	85.20	22,824.06	23,833.37	1,009.31	26,000.00
5200 - Water/Sewer	116.13	133.33	17.20	1,212.77	1,466.63	253.86	1,600.00
6500 - Landscape Contract	705.00	625.00	(80.00)	6,140.00	6,875.00	735.00	7,500.00
6525 - Irrigation Repairs	-	50.00	50.00	3,685.56	550.00	(3,135.56)	600.00
6600 - Landscape-Other	-	83.33	83.33	490.00	916.63	426.63	1,000.00
6700 - Common Area Lights	-	104.17	104.17	2,500.00	1,145.87	(1,354.13)	1,250.00
6800 - Retaining Wall Repair	-	-	-	6,000.00	-	(6,000.00)	-
7000 - Management	1,443.17	1,443.17	-	15,877.27	15,874.87	(2.40)	17,318.04
7100 - Administration	306.10	416.67	110.57	2,806.25	4,583.37	1,777.12	5,000.00
7200 - Insurance	-	500.00	500.00	4,123.44	5,500.00	1,376.56	6,000.00
7300 - Audit/Tax Return	-	41.67	41.67	-	458.37	458.37	500.00
7500 - Legal - General	69.00	69.00	-	873.00	759.00	(114.00)	828.00
7600 - Miscellaneous	-	-	-	5.40	-	(5.40)	-
7650 - Community Activities	-	83.33	83.33	718.88	916.63	197.75	1,000.00
Total Expense	4,795.94	5,778.84	982.90	67,989.97	63,567.24	(4,422.73)	69,346.04
Total Expense	4,795.94	5,778.84	982.90	67,989.97	63,567.24	(4,422.73)	69,346.04
Operating Net Total	(4,612.37)	(5,896.67)	1,284.30	7,152.43	5,896.63	1,255.80	-

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Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4600 - Reserve Interest Income	7.24	-	7.24	94.06	-	94.06	-
Total Income	7.24	-	7.24	94.06	-	94.06	-
Expense							
8000 - Reserve Contributions	117.83	117.83	-	1,296.13	1,296.13	-	1,413.96
Total Expense	117.83	117.83	-	1,296.13	1,296.13	-	1,413.96
Total Income	125.07	117.83	7.24	1,390.19	1,296.13	94.06	1,413.96
Reserve Net Total	125.07	117.83	7.24	1,390.19	1,296.13	94.06	1,413.96
Net Total	(4,487.30)	(5,778.84)	1,291.54	8,542.62	7,192.76	1,349.86	1,413.96

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AP Aging for Ending Date: 11/30/2025

Provider	Current	Over 30	Over 60	Over 90	Total
AMERICAN FAMILY INSURANCE Inv # 051222 on 5/9/2022 - June insurance installment - Insurance	0.00	0.00	0.00	52.99	52.99
CASTLE ROCK WATER Inv # 041222 on 4/6/2022 - Water 3/1-3/31 - Water/Sewer	0.00	0.00	0.00	36.47	36.47
CASTLE ROCK WATER Inv # 081522 on 8/8/2022 - Water 7/1-7/31 - Water/Sewer	0.00	0.00	0.00	36.47	36.47
COSWMP, LTD DBA SOS SITE SERVICES Inv # 2112 on 6/20/2022 - Mowing native Phase I and II - Landscape-Other	0.00	0.00	0.00	1,255.00	1,255.00
MOELLER GRAF, PPC Inv # 101195931 on 11/5/2025 - Attorney retainer - Legal - General	69.00	0.00	0.00	0.00	69.00
TREE OF LIFE LANDSCAPES LLC Inv # INV19136 on 11/3/2025 - Landscape contract November - Landscape Contract	705.00	0.00	0.00	0.00	705.00
Total	774.00	0.00	0.00	1,380.93	2,154.93