

The Oaks Owners Association, Inc

Balance Sheet For 2/28/2026

Assets

Mutual of Omaha Bank Operating	\$35,292.96
Mutual of Omaha Bank - Reserve	\$59,944.77
Accounts Receivable	\$8,098.57

Total Assets

Total Assets**\$103,336.30**

\$103,336.30

Liabilities

Accounts Payable	\$1,380.93
Due to Reserves	\$50.00
Prepaid Assessments	\$5,542.43
Suspense	(\$500.00)

Total Liabilities

\$6,473.36**Equity**

Initial Contribution	\$1,687.50
Net Income	\$8,974.45
Retained Earnings	\$81,047.36
Retained Earnings - Reserve	\$5,116.97
Bank Charges	(\$260.00)

Total Equity

Total Liabilities / Equity**\$96,566.28**

\$103,039.64

The Oaks Owners Association, Inc

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	-	-	-	17,690.00	17,690.00	-	70,760.00
4100 - Late Fee Income	350.00	-	350.00	675.00	-	675.00	-
4450 - Operating Interest Income	1.46	-	1.46	3.11	-	3.11	-
4500 - Reserve Income	(91.20)	(91.20)	-	(994.15)	(182.40)	(811.75)	(1,094.40)
4850 - Bank Charges	-	-	-	10.00	-	10.00	-
Total Income	260.26	(91.20)	351.46	17,383.96	17,507.60	(123.64)	69,665.60
Total Income	260.26	(91.20)	351.46	17,383.96	17,507.60	(123.64)	69,665.60
Operating Expense							
Expense							
5000 - Electric	82.43	62.50	(19.93)	182.33	125.00	(57.33)	750.00
5100 - Trash	2,270.43	2,083.33	(187.10)	4,450.09	4,166.66	(283.43)	25,000.00
5200 - Water/Sewer	95.58	216.67	121.09	184.68	433.34	248.66	2,600.00
6500 - Landscape Contract	-	625.00	625.00	-	1,250.00	1,250.00	7,500.00
6525 - Irrigation Repairs	-	50.00	50.00	-	100.00	100.00	600.00
6600 - Landscape-Other	-	41.67	41.67	-	83.34	83.34	500.00
6700 - Common Area Lights	-	104.17	104.17	-	208.34	208.34	1,250.00
7000 - Management	1,486.46	1,486.46	-	2,972.92	2,972.92	-	17,837.52
7100 - Administration	233.17	416.67	183.50	657.05	833.34	176.29	5,000.00
7200 - Insurance	352.00	525.00	173.00	352.00	1,050.00	698.00	6,300.00
7300 - Audit/Tax Return	-	41.67	41.67	-	83.34	83.34	500.00
7350 - Bad Debt	550.00	-	(550.00)	550.00	-	(550.00)	-
7500 - Legal - General	69.00	69.00	-	69.00	138.00	69.00	828.00
7600 - Miscellaneous	-	.01	.01	-	.02	.02	.08
7650 - Community Activities	-	83.33	83.33	-	166.66	166.66	1,000.00
Total Expense	5,139.07	5,805.48	666.41	9,418.07	11,610.96	2,192.89	69,665.60
Total Expense	5,139.07	5,805.48	666.41	9,418.07	11,610.96	2,192.89	69,665.60
Operating Net Total	(4,878.81)	(5,896.68)	1,017.87	7,965.89	5,896.64	2,069.25	-

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Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4600 - Reserve Interest Income	6.89	-	6.89	14.41	-	14.41	-
Total Income	6.89	-	6.89	14.41	-	14.41	-
Expense							
8000 - Reserve Contributions	91.20	-	91.20	994.15	-	994.15	-
Total Expense	91.20	-	91.20	994.15	-	994.15	-
Total Income	98.09	-	98.09	1,008.56	-	1,008.56	-
Reserve Net Total	98.09	-	98.09	1,008.56	-	1,008.56	-
Net Total	(4,780.72)	(5,896.68)	1,115.96	8,974.45	5,896.64	3,077.81	-