

The Oaks Owners Association, Inc

Balance Sheet For 4/30/2026

Assets

Mutual of Omaha Bank Operating	\$45,759.13
Mutual of Omaha Bank - Reserve	\$60,151.28
Accounts Receivable	\$7,027.97

Total Assets

	<u>\$112,938.38</u>
Total Assets	<u>\$112,938.38</u>

Liabilities

Accounts Payable	\$1,475.93
Due to Reserves	\$50.00
Prepaid Assessments	\$4,687.73
Suspense	(\$500.00)

Total Liabilities\$5,713.66**Equity**

Initial Contribution	\$1,687.50
Net Income	\$19,336.23
Retained Earnings	\$81,047.36
Retained Earnings - Reserve	\$5,116.97
Bank Charges	(\$260.00)

Total Equity\$106,928.06**Total Liabilities / Equity**\$112,641.72

The Oaks Owners Association, Inc

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	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	-	35,380.00	35,380.00	-	70,760.00
4100 - Late Fee Income	450.00	-	450.00	1,425.00	-	1,425.00	-
4400 - Miscellaneous Income	1,614.00	-	1,614.00	1,614.00	-	1,614.00	-
4450 - Operating Interest Income	1.76	-	1.76	6.40	-	6.40	-
4500 - Reserve Income	-	(91.20)	91.20	(1,185.60)	(364.80)	(820.80)	(1,094.40)
4850 - Bank Charges	-	-	-	10.00	-	10.00	-
Total Income	19,755.76	17,598.80	2,156.96	37,249.80	35,015.20	2,234.60	69,665.60
Total Income	19,755.76	17,598.80	2,156.96	37,249.80	35,015.20	2,234.60	69,665.60
Operating Expense							
Expense							
5000 - Electric	74.00	62.50	(11.50)	330.35	250.00	(80.35)	750.00
5100 - Trash	2,303.73	2,083.33	(220.40)	8,944.10	8,333.32	(610.78)	25,000.00
5200 - Water/Sewer	95.58	216.67	121.09	375.84	866.68	490.84	2,600.00
6500 - Landscape Contract	735.00	625.00	(110.00)	735.00	2,500.00	1,765.00	7,500.00
6525 - Irrigation Repairs	95.00	50.00	(45.00)	95.00	200.00	105.00	600.00
6600 - Landscape-Other	-	41.67	41.67	-	166.68	166.68	500.00
6700 - Common Area Lights	-	104.17	104.17	-	416.68	416.68	1,250.00
7000 - Management	1,486.46	1,486.46	-	5,945.84	5,945.84	-	17,837.52
7100 - Administration	201.13	416.67	215.54	1,074.51	1,666.68	592.17	5,000.00
7200 - Insurance	-	525.00	525.00	352.00	2,100.00	1,748.00	6,300.00
7300 - Audit/Tax Return	-	41.67	41.67	-	166.68	166.68	500.00
7350 - Bad Debt	-	-	-	550.00	-	(550.00)	-
7500 - Legal - General	363.00	69.00	(294.00)	726.00	276.00	(450.00)	828.00
7600 - Miscellaneous	-	.01	.01	-	.04	.04	.08
7650 - Community Activities	-	83.33	83.33	-	333.32	333.32	1,000.00
Total Expense	5,353.90	5,805.48	451.58	19,128.64	23,221.92	4,093.28	69,665.60
Total Expense	5,353.90	5,805.48	451.58	19,128.64	23,221.92	4,093.28	69,665.60
Operating Net Total	14,401.86	11,793.32	2,608.54	18,121.16	11,793.28	6,327.88	-

The Oaks Owners Association, Inc

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4600 - Reserve Interest Income	7.42	-	7.42	29.47	-	29.47	-
Total Income	7.42	-	7.42	29.47	-	29.47	-
Expense							
8000 - Reserve Contributions	-	-	-	1,185.60	-	1,185.60	-
Total Expense	-	-	-	1,185.60	-	1,185.60	-
Total Income	7.42	-	7.42	1,215.07	-	1,215.07	-
Reserve Net Total	7.42	-	7.42	1,215.07	-	1,215.07	-
Net Total	14,409.28	11,793.32	2,615.96	19,336.23	11,793.28	7,542.95	-



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PO Box 64084
 Phoenix, AZ 85082
 866.800.4656 (toll free)

METRO PROPERTY MANAGEMENT INC AGENT FOR
 THE OAKS OWNERS ASSOCIATION
 10800 E BETHANY DR STE 235
 AURORA CO 80014-2624

*******4594 - CAB INTEREST CHECKING**

Beginning Balance	\$35,020.95	Average Daily Balance	\$42,903.99
Total Deposits	\$15,873.90	Year-To-Date Interest Paid	\$6.40
Total Withdrawals	\$4,454.90	Days in Statement Period	30
Interest Paid	\$1.76	Annual Percentage Yield Earned	0.05%
Ending Balance	\$46,441.71		

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
04/01	LOCKBOX DEPOSIT	\$1,290.90
04/03	LOCKBOX DEPOSIT	\$1,265.60
04/06	LOCKBOX DEPOSIT	\$726.00
04/06	IMAGE DEPOSIT	\$290.00
04/07	LOCKBOX DEPOSIT	\$290.00
04/08	LOCKBOX DEPOSIT	\$268.90
04/09	LOCKBOX DEPOSIT	\$1,035.00
04/09	IMAGE DEPOSIT	\$145.00
04/10	LOCKBOX DEPOSIT	\$490.00
04/13	THE OAKS OWNERS L65662 200318003 -SETT-A228SFTP5	\$7,098.50
04/13	LOCKBOX DEPOSIT	\$290.00
04/14	LOCKBOX DEPOSIT	\$145.00
04/17	LOCKBOX DEPOSIT	\$390.00
04/20	LOCKBOX DEPOSIT	\$390.00
04/23	IMAGE DEPOSIT	\$1,262.00
04/27	IMAGE DEPOSIT	\$352.00
04/28	LOCKBOX DEPOSIT	\$145.00
04/30	INTEREST PYMT	\$1.76

WITHDRAWALS/DEBITS

Date	Description	Amount
04/02	CASTLE ROCK UTILITY THE OAKS OWNERS *ASSOC 1191358	\$47.79
04/02	CASTLE ROCK UTILITY THE OAKS OWNERS *ASSOC 1191359	\$47.79
04/03	WEB TFR TO 000271504535 APRIL MANAGEMENT FEE 123337010864	\$1,486.46
04/22	WASTE MANAGEMENT PAYMENT 705LOG IN TO THE MY WM ACCOUNT	\$2,303.73
04/30	WEB TFR TO 000271504535 MARCH ADMINISTRATION 204758011189	\$201.13
04/30	CORE ELECTRIC CORE EFT THE OAKS HOA #####49901	\$36.86
04/30	CORE ELECTRIC CORE EFT THE OAKS HOA #####14302	\$37.14

CHECKS (IN NUMERIC ORDER)

Date	Check #	Amount	Date	Check #	Amount
04/21	2978	\$294.00			



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METRO PROPERTY MANAGEMENT INC AGENT FOR
 THE OAKS OWNERS ASSOCIATION
 RESERVE ACCOUNT
 10800 E BETHANY DR STE 235
 AURORA CO 80014-2624

*******5390 - CAB MONEY MARKET**

Beginning Balance	\$60,143.86	Average Daily Balance	\$60,143.86
Total Deposits	\$0.00	Year-To-Date Interest Paid	\$29.47
Total Withdrawals	\$0.00	Days in Statement Period	30
Interest Paid	\$7.42	Annual Percentage Yield Earned	0.15%
Ending Balance	\$60,151.28		

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
04/30	INTEREST PYMT	\$7.42

