

## OAK RANCH ESTATES HOA

Balance Sheet  
 As of 02/28/21

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CASH:					
1015	UNION BK - Cash Operating #070	27,282.61			27,282.61
1100	UNION BK - Reserve Ckg #1100		28,550.63		28,550.63
	Subtotal Cash	27,282.61	28,550.63	.00	55,833.24
CURRENT ASSETS:					
1400	Assessments Receivable	812.00			812.00
1450	Late Charge Receivable	82.35			82.35
1650	Owner Interest Receivable	24.29			24.29
1660	Horse Stall/Corral Receivable	26.00			26.00
1670	Rule Compliance Receivable	861.00			861.00
1700	Prepaid Insurance	1,112.25			1,112.25
	Subtotal Current Assets	2,917.89	.00	.00	2,917.89
	TOTAL ASSETS	30,200.50	28,550.63	.00	58,751.13
LIABILITIES & EQUITY					
CURRENT LIABILITIES					
3100	Accounts Payable	448.88			448.88
3550	Corral Security Deposit	1,000.00			1,000.00
3600	Prepaid Owner Assessments	4,712.00			4,712.00
	Subtotal Current Liabilities	(6,160.88)	.00	.00	(6,160.88)
EQUITY:					
5850	Reserve Fund as of 12/31/20		28,438.77		28,438.77
5950	Prior Years Net Income/(Loss)	19,607.67			19,607.67
	Current Year Net Income/(Loss)	4,431.95	111.86	.00	4,543.81
	Subtotal Equity	24,039.62	28,550.63	.00	52,590.25
	TOTAL LIABILITIES & EQUITY	30,200.50	28,550.63	.00	58,751.13

## OAK RANCH ESTATES HOA

Income/Expense Statement  
 Period: 02/01/21 to 02/28/21

Current Period			Account	Description	Year-To-Date			Yearly Budget
Actual	Budget	Variance			Actual	Budget	Variance	
OPERATING INCOME:								
.00	.00	.00	06100	Assessment Income	7,440.00	7,440.00	.00	29,760.00
70.00	70.00	.00	06250	Late Charge Income	70.00	70.00	.00	70.00
26.00	26.00	.00	06500	Horse Stall/Shed Fees	1,376.00	1,376.00	.00	5,426.00
13.58	13.58	.00	06520	Owner Interest	13.58	13.58	.00	13.58
109.58	109.58	.00		TOTAL OPERATING INCOME	8,899.58	8,899.58	.00	35,269.58
GENERAL & ADMINISTRATIVE EXPENSES:								
.00	23.00	23.00	07100	Admin/Late Charge *	.00	46.00	46.00	276.00
.00	.00	.00	07150	CPA - Accounting	.00	.00	.00	852.00
.00	28.00	28.00	07400	Contingency	.00	56.00	56.00	336.00
.00	14.00	14.00	07450	Dues & Subscriptions	125.00	28.00	(97.00)	168.00
.00	.00	.00	07550	Insurance-Hazard/Liab/D&O	.00	.00	.00	2,544.00
1,125.00	83.00	(1,042.00)	07650	Legal Fees	1,125.00	166.00	(959.00)	996.00
480.00	480.00	.00	07750	Management	960.00	960.00	.00	5,760.00
384.64	6.00	(378.64)	07800	Meeting/Board Expense	419.64	12.00	(407.64)	72.00
.00	90.00	90.00	07850	Office/Extra Administration	30.00	180.00	150.00	1,080.00
.00	80.00	80.00	08000	Postage/Reproduction/Mailing	277.10	160.00	(117.10)	960.00
.00	.00	.00	08010	Reserve Study	.00	.00	.00	384.00
.00	10.00	10.00	08050	Rule Enforcement	.00	20.00	20.00	120.00
.00	.00	.00	08100	Taxes-State/Federal	.00	.00	.00	12.00
1,989.64	814.00	(1,175.64)		Subtotal General & Admin Exp	2,936.74	1,628.00	(1,308.74)	13,560.00

## OAK RANCH ESTATES HOA

Income/Expense Statement  
 Period: 02/01/21 to 02/28/21

Actual	Current Period Budget	Variance	Account	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
CORRAL EXPENSES:								
69.22	62.00	(7.22)	08920	Corral Expenses	234.18	124.00	(110.18)	744.00
185.52	.00	(185.52)	08940	Corral - Manure Removal	357.71	.00	(357.71)	.00
254.74	62.00	(192.74)		Subtotal Corral Expenses	591.89	124.00	(467.89)	744.00
MAINTENANCE EXPENSES:								
.00	417.00	417.00	09150	Weed Abatement	.00	834.00	834.00	5,004.00
.00	20.00	20.00	09200	Common Area Supplies/Maint	.00	40.00	40.00	240.00
.00	.00	.00	09250	Tree Maintenance	.00	.00	.00	3,000.00
.00	260.00	260.00	09255	Landscape Service	257.00	520.00	263.00	3,120.00
341.00	341.00	.00	09890	Reserve Transfer	682.00	682.00	.00	4,092.00
341.00	1,038.00	697.00		Subtotal Maintenance Expense	939.00	2,076.00	1,137.00	15,456.00
2,585.38	1,914.00	(671.38)		TOTAL OPERATING EXPENSES	4,467.63	3,828.00	(639.63)	29,760.00
(2,475.80)	(1,804.42)	(671.38)		OPERATING NET INCOME/(LOSS)	4,431.95	5,071.58	(639.63)	5,509.58
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### OAK RANCH ESTATES HOA

Income/Expense Statement  
 Period: 02/01/21 to 02/28/21

Actual		Current Period		Account	Description	Year-To-Date		Yearly Budget	
		Budget	Variance			Actual	Budget		Variance
RESERVE INCOME									
	(.42)	(.42)	.00	06900	Reserve Interest Income	(.88)	(.88)	.00	(.88)
	(341.00)	(341.00)	.00	06910	Reserve Transfer	(682.00)	(682.00)	.00	(4,092.00)
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RESERVE EXPENSES									
	.00	.00	.00	09922	PAVING - Arena Sand	571.02	571.02	.00	571.02
	(341.42)	(341.42)	.00		Subtotal Reserve Expenses	(111.86)	(111.86)	.00	(3,521.86)
	341.42	341.42	.00		TOTAL RESERVE EXPENSES	111.86	111.86	.00	3,521.86
	341.42	341.42	.00		RESERVE NET INCOME/LOSS	111.86	111.86	.00	3,521.86
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CASH DISBURSEMENTS

Starting Check Date: 2/01/21 Cash account #: "All"  
Ending Check Date: 2/28/21

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
Cash account #:	1015		UNION BK - Cash Operating #070		
2/07/21	530	OR	OAK RANCH ESTATES HOA	341.00	1100-RSV TRANSFER FEB
2/07/21	531	ASVA	ASSOCIATION SERVICES	384.64	ANNUAL MTG
2/20/21	532	*KEV*	KEVIN LYNN	23.40	8920-CORRAL GATE MAINT
2/20/21	533	ASVM	ASSOCIATION SERVICES.	480.00	7750-MGMT SRVCS FEB
2/20/21	534	DUNL	WILLIAM S. DUNLEVY	1,125.00	7650-LEGAL-DISPUTE
Totals:				2,354.04	