

Thousand Oaks Condo Owners Assn.
Income/Expense Statement
Period: 04/01/18 to 04/30/18

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
60000 Homeowners Dues	26,509.45	28,584.00	(2,074.55)	116,005.00	114,336.00	1,669.00	343,008.00
60400 Interest Income - Banks	2.88	.00	2.88	10.25	.00	10.25	.00
60401 Interest Income - Owners	12.18	33.33	(21.15)	73.46	133.32	(59.86)	400.00
60403 NSF Charge	25.00	.00	25.00	25.00	.00	25.00	.00
60405 Reimbursed Attorneys Fees	97.10	250.00	(152.90)	852.12	1,000.00	(147.88)	3,000.00
60407 Miscellaneous Owner Chrg	650.00	.00	650.00	650.00	.00	650.00	.00
60700 Insurance Proceeds	.00	.00	.00	21,986.84	.00	21,986.84	.00
Subtotal Income	27,296.61	28,867.33	(1,570.72)	139,602.67	115,469.32	24,133.35	346,408.00
EXPENSES							
ACTIVITIES							
70040 Meeting Donations	100.00	100.00	.00	400.00	400.00	.00	1,200.00
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ADMINISTRATION							
71010 Management Fees (NSC)	1,400.00	1,400.00	.00	5,800.00	5,600.00	(200.00)	16,800.00
71020 Filing Fees	13.00	8.33	(4.67)	13.00	33.32	20.32	100.00
71030 Postage & Copies	.00	108.33	108.33	707.77	433.32	(274.45)	1,300.00
71050 Professional Fees	.00	1,250.00	1,250.00	.00	5,000.00	5,000.00	15,000.00
71080 Financial Audit	.00	833.33	833.33	10,000.00	3,333.32	(6,666.68)	10,000.00
ADMINISTRATION	1,413.00	3,599.99	2,186.99	16,520.77	14,399.96	(2,120.81)	43,200.00
REPAIRS							
REPAIRS	.00	.00	.00	.00	.00	.00	.00
GROUNDS							
73010 Mowing	.00	1,333.33	1,333.33	1,800.00	5,333.32	3,533.32	16,000.00
73020 Landscaping	.00	833.33	833.33	.00	3,333.32	3,333.32	10,000.00
73040 Trash & Tennis Court	400.00	325.00	(75.00)	1,550.00	1,300.00	(250.00)	3,900.00
GROUNDS	400.00	2,491.66	2,091.66	3,350.00	9,966.64	6,616.64	29,900.00
MAINTENANCE							
74010 General Repairs & Maint	3,693.92	5,000.00	1,306.08	28,121.62	20,000.00	(8,121.62)	60,000.00
74020 Fence Repairs	.00	166.67	166.67	.00	666.68	666.68	2,000.00
74030 Electrical/Lighting Repairs	.00	166.67	166.67	.00	666.68	666.68	2,000.00
74050 Parking Lot Maintenance	.00	41.67	41.67	.00	166.68	166.68	500.00
74060 Plumbing Repairs & Maint	.00	1,250.00	1,250.00	1,076.60	5,000.00	3,923.40	15,000.00
74070 Fire Damage Expenses	28,161.58	.00	(28,161.58)	28,161.58	.00	(28,161.58)	.00
MAINTENANCE	31,855.50	6,625.01	(25,230.49)	57,359.80	26,500.04	(30,859.76)	79,500.00
OTHER EXPENSES							
75010 Insurance	5,366.73	4,839.62	(527.11)	21,466.92	19,358.48	(2,108.44)	58,075.37
75020 Property Taxes	.00	5.83	5.83	.00	23.32	23.32	70.00

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75030	Miscellaneous Expenses	.00	20.83	20.83	633.99	83.32	(550.67)	250.00
75040	Security	560.00	583.33	23.33	1,680.00	2,333.32	653.32	7,000.00
75050	Tax Return	.00	18.75	18.75	.00	75.00	75.00	225.00
	OTHER EXPENSES	5,926.73	5,468.36	(458.37)	23,780.91	21,873.44	(1,907.47)	65,620.37
POOL/CLUBHOUSE EXPENSE								
76010	Pool Management	.00	.00	.00	50.00	.00	(50.00)	.00
76020	Pool Supplies	.00	250.00	250.00	.00	1,000.00	1,000.00	3,000.00
76030	Pool Phone	73.12	75.00	1.88	292.00	300.00	8.00	900.00
76040	Pool Maintenance	.00	458.33	458.33	.00	1,833.32	1,833.32	5,500.00
76080	Pool License	.00	8.33	8.33	.00	33.32	33.32	100.00
	POOL/CLUBHOUSE EXPENSE	73.12	791.66	718.54	342.00	3,166.64	2,824.64	9,500.00
UTILITIES								
77010	Electric (OG&E)	864.15	1,000.00	135.85	3,521.78	4,000.00	478.22	12,000.00
77020	Water (OKC)	3,797.15	4,666.67	869.52	16,728.83	18,666.68	1,937.85	56,000.00
77050	Waste Management	940.33	1,100.00	159.67	3,917.49	4,400.00	482.51	13,200.00
	UTILITIES	5,601.63	6,766.67	1,165.04	24,168.10	27,066.68	2,898.58	81,200.00
	TOTAL EXPENSES	45,369.98	25,843.35	(19,526.63)	125,921.58	103,373.40	(22,548.18)	310,120.37
	CURRENT YEAR NET INCOME/ (LOSS)	(18,073.37)	3,023.98	(21,097.35)	13,681.09	12,095.92	1,585.17	36,287.63
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