Oaks on the Bluff Estates Property Owners Association, Inc.

Balance Sheet For 9/30/2024

Assets		
First Citizens Bank - Checking	$55,566.25	
First Citizens Bank - Money Market	$39,578.95	
Total Assets		**$95,145.20**
Total Assets		**$95,145.20**
Liabilities		
Construction Deposit	$1,000.00	
Total Liabilities		**$1,000.00**
Equity		
Net Income	$19,808.22	
Retained Earnings	$74,336.98	
Total Equity		**$94,145.20**
Total Liabilities / Equity		**$95,145.20**

Oaks on the Bluff Estates Property Owners Association, Inc.

Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

Operating Income

	Current Period Actual	Current Period Budget	Current Period Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Annual Budget
Income							
6310 - Assessment Income	-	1,875.00	(1,875.00)	22,365.00	16,875.00	5,490.00	22,500.00
6325 - ACC Plan Review	-	-	-	800.00	-	800.00	-
6330 - Violation Fines	-	-	-	50.00	-	50.00	-
6340 - Late Fee Income	-	-	-	250.00	-	250.00	-
6390 - Owner Interest Income	-	-	-	28.28	-	28.28	-
6420 - Road Maintenance Assessment	-	1,312.50	(1,312.50)	14,700.00	11,812.50	2,887.50	15,750.00
6910 - Bank Interest Income	11.99	-	11.99	110.95	-	110.95	-
Total Income	**11.99**	**3,187.50**	**(3,175.51)**	**38,304.23**	**28,687.50**	**9,616.73**	**38,250.00**
Total Income	**11.99**	**3,187.50**	**(3,175.51)**	**38,304.23**	**28,687.50**	**9,616.73**	**38,250.00**

Operating Expense

	Current Period Actual	Current Period Budget	Current Period Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Annual Budget
Expense							
7010 - Management Fee	405.00	405.00	-	3,648.00	3,645.00	(3.00)	4,860.00
7020 - Accounting Fees	-	-	-	-	200.00	200.00	200.00
7250 - Bank Charges	-	-	-	10.00	-	(10.00)	-
7260 - Postage & Mail	4.69	20.83	16.14	121.52	187.47	65.95	250.00
7280 - Insurance	-	233.33	233.33	2,758.50	2,099.97	(658.53)	2,800.00
7300 - Secretary of State	-	-	-	10.00	10.00	-	10.00
7500 - Social Events & Decorations	-	16.67	16.67	18.29	150.03	131.74	200.00
8910 - Electricity	-	50.00	50.00	-	450.00	450.00	600.00
8930 - Water & Sewer	-	85.00	85.00	642.37	765.00	122.63	1,020.00
9020 - Grounds Maintenance	1,100.00	1,100.00	-	11,210.00	9,900.00	(1,310.00)	13,200.00
9110 - Gen. Maint. & Repairs	-	83.33	83.33	77.33	749.97	672.64	1,000.00
9900 - Reserves for Road Maint.	-	-	-	-	15,750.00	15,750.00	15,750.00
Total Expense	**1,509.69**	**1,994.16**	**484.47**	**18,496.01**	**33,907.44**	**15,411.43**	**39,890.00**
Total Expense	**1,509.69**	**1,994.16**	**484.47**	**18,496.01**	**33,907.44**	**15,411.43**	**39,890.00**
Operating Net Total	**(1,497.70)**	**1,193.34**	**(2,691.04)**	**19,808.22**	**(5,219.94)**	**25,028.16**	**(1,640.00)**
Net Total	**(1,497.70)**	**1,193.34**	**(2,691.04)**	**19,808.22**	**(5,219.94)**	**25,028.16**	**(1,640.00)**