

The Oaks Owners Association, Inc

Balance Sheet For 11/30/2022

Assets

Mutual of Omaha Bank Operating	\$17,216.22
Mutual of Omaha Bank - Reserve	\$51,100.38
Accounts Receivable	\$5,643.60

Total Assets

<u>\$73,960.20</u>
Total Assets
<u><u>\$73,960.20</u></u>

Liabilities

Accounts Payable	\$1,745.93
Due to Reserves	\$50.00
Prepaid Assessments	\$2,927.09

Total Liabilities

\$4,723.02

Equity

Initial Contribution	\$1,687.50
Net Income	\$16,396.26
Retained Earnings	\$45,799.79
Retained Earnings - Reserve	\$5,116.97
Bank Charges	(\$60.00)

Total Equity

\$68,940.52

Total Liabilities / Equity

\$73,663.54

The Oaks Owners Association, Inc

Statement of Revenues and Expenses 11/1/2022 - 11/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	-	5,323.27	(5,323.27)	63,879.20	58,555.97	5,323.23	63,879.20
4100 - Late Fee Income	275.00	-	275.00	3,387.50	-	3,387.50	-
4450 - Operating Interest Income	.84	-	.84	8.48	-	8.48	-
4500 - Reserve Income	(407.43)	(407.43)	-	(4,481.73)	(4,481.73)	-	(4,889.16)
4850 - Bank Charges	-	-	-	30.00	-	30.00	-
Total Income	(131.59)	4,915.84	(5,047.43)	62,823.45	54,074.24	8,749.21	58,990.04
Total Income	(131.59)	4,915.84	(5,047.43)	62,823.45	54,074.24	8,749.21	58,990.04
Operating Expense							
Expense							
5000 - Electric	102.43	62.50	(39.93)	567.25	687.50	120.25	750.00
5100 - Trash	1,978.68	1,757.83	(220.85)	20,647.62	19,336.13	(1,311.49)	21,094.00
5200 - Water/Sewer	368.61	162.50	(206.11)	1,418.71	1,787.50	368.79	1,950.00
6500 - Landscape Contract	365.00	243.33	(121.67)	2,920.00	2,676.63	(243.37)	2,920.00
6525 - Irrigation Repairs	-	62.50	62.50	550.07	687.50	137.43	750.00
6600 - Landscape-Other	-	208.33	208.33	2,535.10	2,291.63	(243.47)	2,500.00
6700 - Common Area Lights	-	133.33	133.33	1,000.00	1,466.63	466.63	1,600.00
6801 - Winter watering	-	87.50	87.50	210.00	962.50	752.50	1,050.00
6850 - Signage	-	8.33	8.33	-	91.63	91.63	100.00
7000 - Management	1,309.00	1,309.00	-	14,399.00	14,399.00	-	15,708.00
7100 - Administration	246.38	275.00	28.62	2,304.46	3,025.00	720.54	3,300.00
7200 - Insurance	69.65	235.83	166.18	3,466.64	2,594.13	(872.51)	2,830.00
7300 - Audit/Tax Return	-	27.50	27.50	300.00	302.50	2.50	330.00
7500 - Legal - General	-	50.00	50.00	-	550.00	550.00	600.00
7510 - Legal - Collection	-	208.33	208.33	-	2,291.63	2,291.63	2,500.00
7600 - Miscellaneous	-	.67	.67	9.70	7.37	(2.33)	8.04
7650 - Community Activities	58.40	83.33	24.93	677.41	916.63	239.22	1,000.00
Total Expense	4,498.15	4,915.81	417.66	51,005.96	54,073.91	3,067.95	58,990.04
Total Expense	4,498.15	4,915.81	417.66	51,005.96	54,073.91	3,067.95	58,990.04
Operating Net Total	(4,629.74)	.03	(4,629.77)	11,817.49	.33	11,817.16	-

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Statement of Revenues and Expenses 11/1/2022 - 11/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4600 - Reserve Interest Income	12.50	-	12.50	97.04	-	97.04	-
Total Income	12.50	-	12.50	97.04	-	97.04	-
Total Income	12.50	-	12.50	97.04	-	97.04	-
Reserve Expense							
Expense							
8000 - Reserve Contributions	(407.43)	-	407.43	(4,481.73)	-	4,481.73	-
Total Expense	(407.43)	-	407.43	(4,481.73)	-	4,481.73	-
Total Expense	(407.43)	-	407.43	(4,481.73)	-	4,481.73	-
Reserve Net Total	419.93	-	419.93	4,578.77	-	4,578.77	-
Net Total	(4,209.81)	.03	(4,209.84)	16,396.26	.33	16,395.93	-