

The Oaks Owners Association, Inc

Balance Sheet For 12/31/2022

Assets		
Mutual of Omaha Bank Operating	\$15,362.13	
Mutual of Omaha Bank - Reserve	\$51,520.84	
Accounts Receivable	\$5,642.80	
Total Assets		\$72,525.77
	Total Assets	\$72,525.77

Liabilities		
Accounts Payable	\$1,380.93	
Due to Reserves	\$50.00	
Prepaid Assessments	\$6,764.89	
Total Liabilities		\$8,195.82

Equity		
Initial Contribution	\$1,687.50	
Net Income	\$11,499.03	
Retained Earnings	\$45,799.79	
Retained Earnings - Reserve	\$5,116.97	
Bank Charges	(\$70.00)	
Total Equity		\$64,033.29
	Total Liabilities / Equity	\$72,229.11

The Oaks Owners Association, Inc

Statement of Revenues and Expenses 12/1/2022 - 12/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	-	5,323.23	(5,323.23)	63,879.20	63,879.20	-	63,879.20
4100 - Late Fee Income	250.00	-	250.00	3,637.50	-	3,637.50	-
4450 - Operating Interest Income	.66	-	.66	9.14	-	9.14	-
4500 - Reserve Income	(407.43)	(407.43)	-	(4,889.16)	(4,889.16)	-	(4,889.16)
4850 - Bank Charges	-	-	-	30.00	-	30.00	-
Total Income	(156.77)	4,915.80	(5,072.57)	62,666.68	58,990.04	3,676.64	58,990.04
Total Income	(156.77)	4,915.80	(5,072.57)	62,666.68	58,990.04	3,676.64	58,990.04
Operating Expense							
Expense							
5000 - Electric	28.83	62.50	33.67	596.08	750.00	153.92	750.00
5100 - Trash	2,018.06	1,757.87	(260.19)	22,665.68	21,094.00	(1,571.68)	21,094.00
5200 - Water/Sewer	72.94	162.50	89.56	1,491.65	1,950.00	458.35	1,950.00
6500 - Landscape Contract	-	243.37	243.37	2,920.00	2,920.00	-	2,920.00
6525 - Irrigation Repairs	-	62.50	62.50	550.07	750.00	199.93	750.00
6600 - Landscape-Other	-	208.37	208.37	2,535.10	2,500.00	(35.10)	2,500.00
6700 - Common Area Lights	-	133.37	133.37	1,000.00	1,600.00	600.00	1,600.00
6801 - Winter watering	-	87.50	87.50	210.00	1,050.00	840.00	1,050.00
6850 - Signage	-	8.37	8.37	-	100.00	100.00	100.00
7000 - Management	1,309.00	1,309.00	-	15,708.00	15,708.00	-	15,708.00
7100 - Administration	132.70	275.00	142.30	2,437.16	3,300.00	862.84	3,300.00
7200 - Insurance	86.39	235.87	149.48	3,553.03	2,830.00	(723.03)	2,830.00
7300 - Audit/Tax Return	-	27.50	27.50	300.00	330.00	30.00	330.00
7500 - Legal - General	-	50.00	50.00	-	600.00	600.00	600.00
7510 - Legal - Collection	-	208.37	208.37	-	2,500.00	2,500.00	2,500.00
7580 - HB1137 Compliance	1,513.00	-	(1,513.00)	1,513.00	-	(1,513.00)	-
7600 - Miscellaneous	-	.67	.67	9.70	8.04	(1.66)	8.04
7650 - Community Activities	-	83.37	83.37	677.41	1,000.00	322.59	1,000.00
Total Expense	5,160.92	4,916.13	(244.79)	56,166.88	58,990.04	2,823.16	58,990.04
Total Expense	5,160.92	4,916.13	(244.79)	56,166.88	58,990.04	2,823.16	58,990.04
Operating Net Total	(5,317.69)	(.33)	(5,317.36)	6,499.80	-	6,499.80	-

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Statement of Revenues and Expenses 12/1/2022 - 12/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4600 - Reserve Interest Income	13.03	-	13.03	110.07	-	110.07	-
Total Income	13.03	-	13.03	110.07	-	110.07	-
Total Income	13.03	-	13.03	110.07	-	110.07	-
Reserve Expense							
Expense							
8000 - Reserve Contributions	(407.43)	-	407.43	(4,889.16)	-	4,889.16	-
Total Expense	(407.43)	-	407.43	(4,889.16)	-	4,889.16	-
Total Expense	(407.43)	-	407.43	(4,889.16)	-	4,889.16	-
Reserve Net Total	420.46	-	420.46	4,999.23	-	4,999.23	-
Net Total	(4,897.23)	(.33)	(4,896.90)	11,499.03	-	11,499.03	-