

The Oaks Owners Association, Inc

Balance Sheet For 1/31/2023

Assets

Mutual of Omaha Bank Operating	\$23,206.49
Mutual of Omaha Bank - Reserve	\$51,941.40
Accounts Receivable	\$6,331.70

Total Assets**Total Assets****\$81,479.59****\$81,479.59**

Liabilities

Accounts Payable	\$1,460.38
Due to Reserves	\$50.00
Prepaid Assessments	\$4,232.80

Total Liabilities**\$5,743.18****Equity**

Initial Contribution	\$1,687.50
Net Income	\$11,406.46
Retained Earnings	\$57,298.82
Retained Earnings - Reserve	\$5,116.97
Bank Charges	(\$70.00)

Total Equity**Total Liabilities / Equity****\$75,439.75****\$81,182.93**

The Oaks Owners Association, Inc

Statement of Revenues and Expenses 1/1/2023 - 1/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	15,969.80	5,323.27	10,646.53	15,969.80	5,323.27	10,646.53	63,879.20
4100 - Late Fee Income	425.00	-	425.00	425.00	-	425.00	-
4450 - Operating Interest Income	1.01	-	1.01	1.01	-	1.01	-
4500 - Reserve Income	(407.43)	(407.43)	-	(407.43)	(407.43)	-	(4,889.16)
4850 - Bank Charges	20.00	-	20.00	20.00	-	20.00	-
Total Income	16,008.38	4,915.84	11,092.54	16,008.38	4,915.84	11,092.54	58,990.04
Total Income	16,008.38	4,915.84	11,092.54	16,008.38	4,915.84	11,092.54	58,990.04
Operating Expense							
Expense							
5000 - Electric	111.62	54.17	(57.45)	111.62	54.17	(57.45)	650.00
5100 - Trash	2,019.75	1,916.67	(103.08)	2,019.75	1,916.67	(103.08)	23,000.00
5200 - Water/Sewer	72.94	125.00	52.06	72.94	125.00	52.06	1,500.00
6500 - Landscape Contract	-	291.67	291.67	-	291.67	291.67	3,500.00
6525 - Irrigation Repairs	-	20.83	20.83	-	20.83	20.83	250.00
6600 - Landscape-Other	-	208.33	208.33	-	208.33	208.33	2,500.00
6700 - Common Area Lights	1,150.00	100.50	(1,049.50)	1,150.00	100.50	(1,049.50)	1,206.04
6801 - Winter watering	-	41.67	41.67	-	41.67	41.67	500.00
6850 - Signage	-	8.33	8.33	-	8.33	8.33	100.00
7000 - Management	1,309.00	1,309.00	-	1,309.00	1,309.00	-	15,708.00
7100 - Administration	237.18	216.67	(20.51)	237.18	216.67	(20.51)	2,600.00
7200 - Insurance	52.99	235.83	182.84	52.99	235.83	182.84	2,830.00
7300 - Audit/Tax Return	-	27.50	27.50	-	27.50	27.50	330.00
7500 - Legal - General	69.00	68.00	(1.00)	69.00	68.00	(1.00)	816.00
7510 - Legal - Collection	-	208.33	208.33	-	208.33	208.33	2,500.00
7650 - Community Activities	-	83.33	83.33	-	83.33	83.33	1,000.00
Total Expense	5,022.48	4,915.83	(106.65)	5,022.48	4,915.83	(106.65)	58,990.04
Total Expense	5,022.48	4,915.83	(106.65)	5,022.48	4,915.83	(106.65)	58,990.04
Operating Net Total	10,985.90	.01	10,985.89	10,985.90	.01	10,985.89	-

The Oaks Owners Association, Inc

Statement of Revenues and Expenses 1/1/2023 - 1/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4600 - Reserve Interest Income	13.13	-	13.13	13.13	-	13.13	-
Total Income	13.13	-	13.13	13.13	-	13.13	-
Total Income	13.13	-	13.13	13.13	-	13.13	-
 Reserve Expense							
Expense							
8000 - Reserve Contributions	(407.43)	-	407.43	(407.43)	-	407.43	-
Total Expense	(407.43)	-	407.43	(407.43)	-	407.43	-
Total Expense	(407.43)	-	407.43	(407.43)	-	407.43	-
Reserve Net Total	420.56	-	420.56	420.56	-	420.56	-
Net Total	11,406.46	.01	11,406.45	11,406.46	.01	11,406.45	-