

The Oaks Owners Association, Inc

Balance Sheet For 4/30/2023

Assets

Mutual of Omaha Bank Operating	\$27,849.79
Mutual of Omaha Bank - Reserve	\$52,794.59
Accounts Receivable	\$5,163.00

Total Assets

	<u>\$85,807.38</u>
Total Assets	<u>\$85,807.38</u>

Liabilities

Accounts Payable	\$1,380.93
Due to Reserves	\$50.00
Prepaid Assessments	\$4,659.21
Suspense	(\$500.00)

Total Liabilities

\$5,590.14

Equity

Initial Contribution	\$1,687.50
Net Income	\$15,897.29
Retained Earnings	\$57,298.82
Retained Earnings - Reserve	\$5,116.97
Bank Charges	(\$80.00)

Total Equity

\$79,920.58

Total Liabilities / Equity

\$85,510.72

The Oaks Owners Association, Inc

Statement of Revenues and Expenses 4/1/2023 - 4/30/2023

	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	31,939.60	21,293.08	10,646.52	63,879.20
4100 - Late Fee Income	225.00	-	225.00	1,175.00	-	1,175.00	-
4450 - Operating Interest Income	1.12	-	1.12	3.82	-	3.82	-
4500 - Reserve Income	(407.43)	(407.43)	-	(1,629.72)	(1,629.72)	-	(4,889.16)
4850 - Bank Charges	20.00	-	20.00	40.00	-	40.00	-
Total Income	15,808.49	4,915.84	10,892.65	31,528.70	19,663.36	11,865.34	58,990.04
Total Income	15,808.49	4,915.84	10,892.65	31,528.70	19,663.36	11,865.34	58,990.04
Operating Expense							
Expense							
5000 - Electric	49.28	54.17	4.89	265.37	216.68	(48.69)	650.00
5100 - Trash	1,967.00	1,916.67	(50.33)	8,008.35	7,666.68	(341.67)	23,000.00
5200 - Water/Sewer	77.84	125.00	47.16	306.46	500.00	193.54	1,500.00
6500 - Landscape Contract	-	291.67	291.67	-	1,166.68	1,166.68	3,500.00
6525 - Irrigation Repairs	-	20.83	20.83	-	83.32	83.32	250.00
6600 - Landscape-Other	-	208.33	208.33	-	833.32	833.32	2,500.00
6700 - Common Area Lights	-	100.50	100.50	1,150.00	402.00	(748.00)	1,206.04
6801 - Winter watering	-	41.67	41.67	-	166.68	166.68	500.00
6850 - Signage	-	8.33	8.33	-	33.32	33.32	100.00
7000 - Management	1,309.00	1,309.00	-	5,236.00	5,236.00	-	15,708.00
7100 - Administration	301.91	216.67	(85.24)	1,049.04	866.68	(182.36)	2,600.00
7200 - Insurance	69.65	235.83	166.18	613.94	943.32	329.38	2,830.00
7300 - Audit/Tax Return	-	27.50	27.50	-	110.00	110.00	330.00
7500 - Legal - General	69.00	68.00	(1.00)	276.00	272.00	(4.00)	816.00
7510 - Legal - Collection	-	208.33	208.33	-	833.32	833.32	2,500.00
7650 - Community Activities	-	83.33	83.33	-	333.32	333.32	1,000.00
Total Expense	3,843.68	4,915.83	1,072.15	16,905.16	19,663.32	2,758.16	58,990.04
Total Expense	3,843.68	4,915.83	1,072.15	16,905.16	19,663.32	2,758.16	58,990.04
Operating Net Total	11,964.81	.01	11,964.80	14,623.54	.04	14,623.50	-

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Statement of Revenues and Expenses 4/1/2023 - 4/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4600 - Reserve Interest Income	13.02	-	13.02	51.46	-	51.46	-
Total Income	13.02	-	13.02	51.46	-	51.46	-
Total Income	13.02	-	13.02	51.46	-	51.46	-
Reserve Expense							
Expense							
8000 - Reserve Contributions	-	-	-	(1,222.29)	-	1,222.29	-
Total Expense	-	-	-	(1,222.29)	-	1,222.29	-
Total Expense	-	-	-	(1,222.29)	-	1,222.29	-
Reserve Net Total	13.02	-	13.02	1,273.75	-	1,273.75	-
Net Total	11,977.83	.01	11,977.82	15,897.29	.04	15,897.25	-