

The Oaks Owners Association, Inc

Balance Sheet For 7/31/2023

Assets		
Mutual of Omaha Bank Operating	\$28,038.89	
Mutual of Omaha Bank - Reserve	\$54,872.37	
Accounts Receivable	\$5,012.09	
Total Assets		\$87,923.35
	Total Assets	\$87,923.35

Liabilities		
Accounts Payable	\$1,874.21	
Due to Reserves	\$50.00	
Prepaid Assessments	\$4,386.90	
Suspense	(\$500.00)	
Total Liabilities		\$5,811.11

Equity		
Initial Contribution	\$1,687.50	
Net Income	\$17,812.29	
Retained Earnings	\$57,298.82	
Retained Earnings - Reserve	\$5,116.97	
Bank Charges	(\$100.00)	
Total Equity		\$81,815.58
	Total Liabilities / Equity	\$87,626.69

The Oaks Owners Association, Inc

Statement of Revenues and Expenses 7/1/2023 - 7/31/2023

	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	47,909.40	37,262.89	10,646.51	63,879.20
4100 - Late Fee Income	275.00	-	275.00	1,775.00	-	1,775.00	-
4450 - Operating Interest Income	1.23	-	1.23	7.03	-	7.03	-
4500 - Reserve Income	(407.43)	(407.43)	-	(3,259.44)	(2,852.01)	(407.43)	(4,889.16)
4850 - Bank Charges	30.00	-	30.00	70.00	-	70.00	-
Total Income	15,868.60	4,915.84	10,952.76	46,501.99	34,410.88	12,091.11	58,990.04
Total Income	15,868.60	4,915.84	10,952.76	46,501.99	34,410.88	12,091.11	58,990.04
Operating Expense							
Expense							
5000 - Electric	49.46	54.17	4.71	468.75	379.19	(89.56)	650.00
5100 - Trash	1,960.68	1,916.67	(44.01)	13,900.16	13,416.69	(483.47)	23,000.00
5200 - Water/Sewer	168.13	125.00	(43.13)	591.35	875.00	283.65	1,500.00
6500 - Landscape Contract	1,479.84	291.67	(1,188.17)	1,479.84	2,041.69	561.85	3,500.00
6525 - Irrigation Repairs	190.00	20.83	(169.17)	495.00	145.81	(349.19)	250.00
6600 - Landscape-Other	-	208.33	208.33	-	1,458.31	1,458.31	2,500.00
6700 - Common Area Lights	-	100.50	100.50	1,150.00	703.50	(446.50)	1,206.04
6801 - Winter watering	-	41.67	41.67	-	291.69	291.69	500.00
6850 - Signage	-	8.33	8.33	-	58.31	58.31	100.00
7000 - Management	1,309.00	1,309.00	-	9,163.00	9,163.00	-	15,708.00
7100 - Administration	206.85	216.67	9.82	2,042.03	1,516.69	(525.34)	2,600.00
7200 - Insurance	69.65	235.83	166.18	2,263.00	1,650.81	(612.19)	2,830.00
7300 - Audit/Tax Return	-	27.50	27.50	-	192.50	192.50	330.00
7500 - Legal - General	69.00	68.00	(1.00)	483.00	476.00	(7.00)	816.00
7510 - Legal - Collection	-	208.33	208.33	-	1,458.31	1,458.31	2,500.00
7600 - Miscellaneous	-	-	-	5.10	-	(5.10)	-
7650 - Community Activities	-	83.33	83.33	-	583.31	583.31	1,000.00
Total Expense	5,502.61	4,915.83	(586.78)	32,041.23	34,410.81	2,369.58	58,990.04
Total Expense	5,502.61	4,915.83	(586.78)	32,041.23	34,410.81	2,369.58	58,990.04
Operating Net Total	10,365.99	.01	10,365.98	14,460.76	.07	14,460.69	-

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Statement of Revenues and Expenses 7/1/2023 - 7/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4600 - Reserve Interest Income	13.89	-	13.89	92.09	-	92.09	-
Total Income	13.89	-	13.89	92.09	-	92.09	-
Total Income	13.89	-	13.89	92.09	-	92.09	-
Reserve Expense							
Expense							
8000 - Reserve Contributions	(407.43)	-	407.43	(3,259.44)	-	3,259.44	-
Total Expense	(407.43)	-	407.43	(3,259.44)	-	3,259.44	-
Total Expense	(407.43)	-	407.43	(3,259.44)	-	3,259.44	-
Reserve Net Total	421.32	-	421.32	3,351.53	-	3,351.53	-
Net Total	10,787.31	.01	10,787.30	17,812.29	.07	17,812.22	-