

The Oaks Owners Association, Inc

Balance Sheet For 9/30/2023

Assets		
Mutual of Omaha Bank Operating	\$20,531.41	
Mutual of Omaha Bank - Reserve	\$55,714.81	
Accounts Receivable	\$4,289.70	
Total Assets		\$80,535.92
	Total Assets	\$80,535.92

Liabilities		
Accounts Payable	\$1,874.21	
Due to Reserves	\$50.00	
Prepaid Assessments	\$7,570.90	
Suspense	(\$500.00)	
Total Liabilities		\$8,995.11

Equity		
Initial Contribution	\$1,687.50	
Net Income	\$7,240.86	
Retained Earnings	\$57,298.82	
Retained Earnings - Reserve	\$5,116.97	
Bank Charges	(\$100.00)	
Total Equity		\$71,244.15
	Total Liabilities / Equity	\$80,239.26

The Oaks Owners Association, Inc

Statement of Revenues and Expenses 9/1/2023 - 9/30/2023

	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)	47,909.40	47,909.43	(.03)	63,879.20
4020 - Violation Income	200.00	-	200.00	200.00	-	200.00	-
4100 - Late Fee Income	175.00	-	175.00	1,800.00	-	1,800.00	-
4450 - Operating Interest Income	.98	-	.98	9.14	-	9.14	-
4500 - Reserve Income	(814.86)	(407.43)	(407.43)	(4,074.30)	(3,666.87)	(407.43)	(4,889.16)
4850 - Bank Charges	-	-	-	70.00	-	70.00	-
Total Income	(438.88)	4,915.84	(5,354.72)	45,914.24	44,242.56	1,671.68	58,990.04
Total Income	(438.88)	4,915.84	(5,354.72)	45,914.24	44,242.56	1,671.68	58,990.04
Operating Expense							
Expense							
5000 - Electric	50.79	54.17	3.38	569.21	487.53	(81.68)	650.00
5100 - Trash	4,040.52	1,916.67	(2,123.85)	19,926.40	17,250.03	(2,676.37)	23,000.00
5200 - Water/Sewer	192.75	125.00	(67.75)	927.61	1,125.00	197.39	1,500.00
6500 - Landscape Contract	986.56	291.67	(694.89)	2,466.40	2,625.03	158.63	3,500.00
6525 - Irrigation Repairs	-	20.83	20.83	495.00	187.47	(307.53)	250.00
6600 - Landscape-Other	-	208.33	208.33	-	1,874.97	1,874.97	2,500.00
6700 - Common Area Lights	-	100.50	100.50	1,159.21	904.50	(254.71)	1,206.04
6801 - Winter watering	-	41.67	41.67	-	375.03	375.03	500.00
6850 - Signage	-	8.33	8.33	-	74.97	74.97	100.00
7000 - Management	1,309.00	1,309.00	-	11,781.00	11,781.00	-	15,708.00
7100 - Administration	164.84	216.67	51.83	2,514.12	1,950.03	(564.09)	2,600.00
7200 - Insurance	69.65	235.83	166.18	2,402.30	2,122.47	(279.83)	2,830.00
7300 - Audit/Tax Return	-	27.50	27.50	-	247.50	247.50	330.00
7500 - Legal - General	69.00	68.00	(1.00)	621.00	612.00	(9.00)	816.00
7510 - Legal - Collection	-	208.33	208.33	-	1,874.97	1,874.97	2,500.00
7600 - Miscellaneous	-	-	-	5.10	-	(5.10)	-
7650 - Community Activities	-	83.33	83.33	-	749.97	749.97	1,000.00
Total Expense	6,883.11	4,915.83	(1,967.28)	42,867.35	44,242.47	1,375.12	58,990.04
Total Expense	6,883.11	4,915.83	(1,967.28)	42,867.35	44,242.47	1,375.12	58,990.04
Operating Net Total	(7,321.99)	.01	(7,322.00)	3,046.89	.09	3,046.80	-

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Statement of Revenues and Expenses 9/1/2023 - 9/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4600 - Reserve Interest Income	13.60	-	13.60	119.67	-	119.67	-
Total Income	13.60	-	13.60	119.67	-	119.67	-
Total Income	13.60	-	13.60	119.67	-	119.67	-
Reserve Expense							
Expense							
8000 - Reserve Contributions	(814.86)	-	814.86	(4,074.30)	-	4,074.30	-
Total Expense	(814.86)	-	814.86	(4,074.30)	-	4,074.30	-
Total Expense	(814.86)	-	814.86	(4,074.30)	-	4,074.30	-
Reserve Net Total	828.46	-	828.46	4,193.97	-	4,193.97	-
Net Total	(6,493.53)	.01	(6,493.54)	7,240.86	.09	7,240.77	-