

The Oaks Owners Association, Inc

Balance Sheet For 10/31/2023

Assets

Mutual of Omaha Bank Operating	\$26,154.04
Mutual of Omaha Bank - Reserve	\$56,136.44
Accounts Receivable	\$5,523.40

Total Assets

	<u>\$87,813.88</u>
Total Assets	<u>\$87,813.88</u>

Liabilities

Accounts Payable	\$1,558.30
Due to Reserves	\$50.00
Prepaid Assessments	\$3,600.50
Suspense	(\$500.00)

Total Liabilities

\$4,708.80

Equity

Initial Contribution	\$1,687.50
Net Income	\$18,815.13
Retained Earnings	\$57,298.82
Retained Earnings - Reserve	\$5,116.97
Bank Charges	(\$110.00)

Total Equity

	<u>\$82,808.42</u>
Total Liabilities / Equity	<u>\$87,517.22</u>

The Oaks Owners Association, Inc

Statement of Revenues and Expenses 10/1/2023 - 10/31/2023

	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	63,879.20	53,232.70	10,646.50	63,879.20
4020 - Violation Income	-	-	-	100.00	-	100.00	-
4100 - Late Fee Income	250.00	-	250.00	2,050.00	-	2,050.00	-
4450 - Operating Interest Income	1.26	-	1.26	10.40	-	10.40	-
4500 - Reserve Income	(407.43)	(407.43)	-	(4,481.73)	(4,074.30)	(407.43)	(4,889.16)
4850 - Bank Charges	20.00	-	20.00	90.00	-	90.00	-
Total Income	15,833.63	4,915.84	10,917.79	61,647.87	49,158.40	12,489.47	58,990.04
Total Income	15,833.63	4,915.84	10,917.79	61,647.87	49,158.40	12,489.47	58,990.04
Operating Expense							
Expense							
5000 - Electric	50.63	54.17	3.54	619.84	541.70	(78.14)	650.00
5100 - Trash	2,029.75	1,916.67	(113.08)	21,956.15	19,166.70	(2,789.45)	23,000.00
5200 - Water/Sewer	159.92	125.00	(34.92)	1,087.53	1,250.00	162.47	1,500.00
6500 - Landscape Contract	-	291.67	291.67	2,466.40	2,916.70	450.30	3,500.00
6525 - Irrigation Repairs	-	20.83	20.83	495.00	208.30	(286.70)	250.00
6600 - Landscape-Other	-	208.33	208.33	-	2,083.30	2,083.30	2,500.00
6700 - Common Area Lights	-	100.50	100.50	1,159.21	1,005.00	(154.21)	1,206.04
6801 - Winter watering	-	41.67	41.67	-	416.70	416.70	500.00
6850 - Signage	-	8.33	8.33	-	83.30	83.30	100.00
7000 - Management	1,309.00	1,309.00	-	13,090.00	13,090.00	-	15,708.00
7100 - Administration	265.67	216.67	(49.00)	2,779.79	2,166.70	(613.09)	2,600.00
7200 - Insurance	69.65	235.83	166.18	2,471.95	2,358.30	(113.65)	2,830.00
7300 - Audit/Tax Return	450.00	27.50	(422.50)	450.00	275.00	(175.00)	330.00
7500 - Legal - General	69.00	68.00	(1.00)	690.00	680.00	(10.00)	816.00
7510 - Legal - Collection	-	208.33	208.33	-	2,083.30	2,083.30	2,500.00
7600 - Miscellaneous	4.60	-	(4.60)	9.70	-	(9.70)	-
7650 - Community Activities	172.77	83.33	(89.44)	172.77	833.30	660.53	1,000.00
Total Expense	4,580.99	4,915.83	334.84	47,448.34	49,158.30	1,709.96	58,990.04
Total Expense	4,580.99	4,915.83	334.84	47,448.34	49,158.30	1,709.96	58,990.04
Operating Net Total	11,252.64	.01	11,252.63	14,199.53	.10	14,199.43	-

The Oaks Owners Association, Inc

Statement of Revenues and Expenses 10/1/2023 - 10/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4600 - Reserve Interest Income	14.20	-	14.20	133.87	-	133.87	-
Total Income	14.20	-	14.20	133.87	-	133.87	-
Total Income	14.20	-	14.20	133.87	-	133.87	-
Reserve Expense							
Expense							
8000 - Reserve Contributions	(407.43)	-	407.43	(4,481.73)	-	4,481.73	-
Total Expense	(407.43)	-	407.43	(4,481.73)	-	4,481.73	-
Total Expense	(407.43)	-	407.43	(4,481.73)	-	4,481.73	-
Reserve Net Total	421.63	-	421.63	4,615.60	-	4,615.60	-
Net Total	11,674.27	.01	11,674.26	18,815.13	.10	18,815.03	-