

The Oaks Owners Association, Inc

Balance Sheet For 11/30/2023

Assets

Mutual of Omaha Bank Operating	\$21,930.82
Mutual of Omaha Bank - Reserve	\$56,150.28
Accounts Receivable	\$5,317.50

Total Assets**\$83,398.60****Total Assets****\$83,398.60**

Liabilities

Accounts Payable	\$1,380.93
Due to Reserves	\$50.00
Prepaid Assessments	\$3,625.50
Suspense	(\$500.00)

Total Liabilities**\$4,556.43****Equity**

Initial Contribution	\$1,687.50
Net Income	\$14,552.22
Retained Earnings	\$57,298.82
Retained Earnings - Reserve	\$5,116.97
Bank Charges	(\$110.00)

Total Equity**\$78,545.51****Total Liabilities / Equity****\$83,101.94**

The Oaks Owners Association, Inc

Statement of Revenues and Expenses 11/1/2023 - 11/30/2023

	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)	63,879.20	58,555.97	5,323.23	63,879.20
4020 - Violation Income	-	-	-	100.00	-	100.00	-
4100 - Late Fee Income	175.00	-	175.00	2,225.00	-	2,225.00	-
4450 - Operating Interest Income	1.14	-	1.14	11.54	-	11.54	-
4500 - Reserve Income	-	(407.43)	407.43	(4,481.73)	(4,481.73)	-	(4,889.16)
4850 - Bank Charges	-	-	-	90.00	-	90.00	-
Total Income	176.14	4,915.84	(4,739.70)	61,824.01	54,074.24	7,749.77	58,990.04
Total Income	176.14	4,915.84	(4,739.70)	61,824.01	54,074.24	7,749.77	58,990.04
Operating Expense							
Expense							
5000 - Electric	51.45	54.17	2.72	671.29	595.87	(75.42)	650.00
5100 - Trash	2,026.72	1,916.67	(110.05)	23,982.87	21,083.37	(2,899.50)	23,000.00
5200 - Water/Sewer	155.81	125.00	(30.81)	1,243.34	1,375.00	131.66	1,500.00
6500 - Landscape Contract	493.28	291.67	(201.61)	2,959.68	3,208.37	248.69	3,500.00
6525 - Irrigation Repairs	-	20.83	20.83	495.00	229.13	(265.87)	250.00
6600 - Landscape-Other	-	208.33	208.33	-	2,291.63	2,291.63	2,500.00
6700 - Common Area Lights	-	100.50	100.50	1,159.21	1,105.50	(53.71)	1,206.04
6801 - Winter watering	-	41.67	41.67	-	458.37	458.37	500.00
6850 - Signage	-	8.33	8.33	-	91.63	91.63	100.00
7000 - Management	1,309.00	1,309.00	-	14,399.00	14,399.00	-	15,708.00
7100 - Administration	262.62	216.67	(45.95)	3,042.41	2,383.37	(659.04)	2,600.00
7200 - Insurance	85.01	235.83	150.82	2,556.96	2,594.13	37.17	2,830.00
7300 - Audit/Tax Return	-	27.50	27.50	450.00	302.50	(147.50)	330.00
7500 - Legal - General	69.00	68.00	(1.00)	759.00	748.00	(11.00)	816.00
7510 - Legal - Collection	-	208.33	208.33	-	2,291.63	2,291.63	2,500.00
7600 - Miscellaneous	-	-	-	9.70	-	(9.70)	-
7650 - Community Activities	-	83.33	83.33	172.77	916.63	743.86	1,000.00
Total Expense	4,452.89	4,915.83	462.94	51,901.23	54,074.13	2,172.90	58,990.04
Total Expense	4,452.89	4,915.83	462.94	51,901.23	54,074.13	2,172.90	58,990.04
Operating Net Total	(4,276.75)	.01	(4,276.76)	9,922.78	.11	9,922.67	-

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Statement of Revenues and Expenses 11/1/2023 - 11/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4600 - Reserve Interest Income	13.84	-	13.84	147.71	-	147.71	-
Total Income	13.84	-	13.84	147.71	-	147.71	-
Total Income	13.84	-	13.84	147.71	-	147.71	-
Reserve Expense							
Expense							
8000 - Reserve Contributions	-	-	-	(4,481.73)	-	4,481.73	-
Total Expense	-	-	-	(4,481.73)	-	4,481.73	-
Total Expense	-	-	-	(4,481.73)	-	4,481.73	-
Reserve Net Total	13.84	-	13.84	4,629.44	-	4,629.44	-
Net Total	(4,262.91)	.01	(4,262.92)	14,552.22	.11	14,552.11	-