

The Oaks Owners Association, Inc

Balance Sheet For 1/31/2024

Assets

Mutual of Omaha Bank Operating	\$31,998.01
Mutual of Omaha Bank - Reserve	\$56,582.44
Accounts Receivable	\$6,583.70

Total Assets

\$95,164.15

Total Assets

\$95,164.15

Liabilities

Accounts Payable	\$1,451.02
Due to Reserves	\$50.00
Prepaid Assessments	\$5,691.80
Suspense	(\$500.00)

Total Liabilities

\$6,692.82

Equity

Initial Contribution	\$1,687.50
Net Income	\$12,996.39
Retained Earnings	\$68,503.81
Retained Earnings - Reserve	\$5,116.97
Bank Charges	(\$130.00)

Total Equity

\$88,174.67

Total Liabilities / Equity

\$94,867.49

The Oaks Owners Association, Inc

Statement of Revenues and Expenses 1/1/2024 - 1/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	16,470.00	5,490.00	10,980.00	16,470.00	5,490.00	10,980.00	65,880.00
4100 - Late Fee Income	250.00	-	250.00	250.00	-	250.00	-
4400 - Miscellaneous Income	150.00	-	150.00	150.00	-	150.00	-
4450 - Operating Interest Income	1.39	-	1.39	1.39	-	1.39	-
4500 - Reserve Income	-	(57.75)	57.75	-	(57.75)	57.75	(693.00)
4850 - Bank Charges	20.00	-	20.00	20.00	-	20.00	-
Total Income	16,891.39	5,432.25	11,459.14	16,891.39	5,432.25	11,459.14	65,187.00
Total Income	16,891.39	5,432.25	11,459.14	16,891.39	5,432.25	11,459.14	65,187.00
Operating Expense							
Expense							
5000 - Electric	102.25	62.50	(39.75)	102.25	62.50	(39.75)	750.00
5100 - Trash	2,019.92	2,280.47	260.55	2,019.92	2,280.47	260.55	27,365.60
5200 - Water/Sewer	77.84	133.33	55.49	77.84	133.33	55.49	1,600.00
6500 - Landscape Contract	-	416.67	416.67	-	416.67	416.67	5,000.00
6525 - Irrigation Repairs	-	66.67	66.67	-	66.67	66.67	800.00
6600 - Landscape-Other	-	208.33	208.33	-	208.33	208.33	2,500.00
6700 - Common Area Lights	-	108.33	108.33	-	108.33	108.33	1,300.00
7000 - Management	1,374.45	1,374.45	-	1,374.45	1,374.45	-	16,493.40
7100 - Administration	212.96	283.33	70.37	212.96	283.33	70.37	3,400.00
7200 - Insurance	52.99	308.33	255.34	52.99	308.33	255.34	3,700.00
7300 - Audit/Tax Return	-	37.50	37.50	-	37.50	37.50	450.00
7500 - Legal - General	69.00	69.00	-	69.00	69.00	-	828.00
7650 - Community Activities	-	83.33	83.33	-	83.33	83.33	1,000.00
Total Expense	3,909.41	5,432.24	1,522.83	3,909.41	5,432.24	1,522.83	65,187.00
Total Expense	3,909.41	5,432.24	1,522.83	3,909.41	5,432.24	1,522.83	65,187.00
Operating Net Total	12,981.98	.01	12,981.97	12,981.98	.01	12,981.97	-

The Oaks Owners Association, Inc

Statement of Revenues and Expenses 1/1/2024 - 1/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4600 - Reserve Interest Income	14.41	-	14.41	14.41	-	14.41	-
Total Income	14.41	-	14.41	14.41	-	14.41	-
Total Income	14.41	-	14.41	14.41	-	14.41	-
Reserve Expense							
Expense							
8000 - Reserve Contributions	-	57.75	57.75	-	57.75	57.75	693.00
Total Expense	-	57.75	57.75	-	57.75	57.75	693.00
Total Expense	-	57.75	57.75	-	57.75	57.75	693.00
Reserve Net Total	14.41	(57.75)	72.16	14.41	(57.75)	72.16	(693.00)
Net Total	12,996.39	(57.74)	13,054.13	12,996.39	(57.74)	13,054.13	(693.00)