

The Oaks Owners Association, Inc

Balance Sheet For 4/30/2024

Assets

Mutual of Omaha Bank Operating	\$38,478.55
Mutual of Omaha Bank - Reserve	\$56,855.36
Accounts Receivable	\$3,995.40

Total Assets

	\$99,329.31
Total Assets	\$99,329.31

Liabilities

Accounts Payable	\$1,383.43
Due to Reserves	\$50.00
Prepaid Assessments	\$5,432.80
Suspense	(\$500.00)

Total Liabilities

\$6,366.23

Equity

Initial Contribution	\$1,687.50
Net Income	\$17,488.14
Retained Earnings	\$68,503.81
Retained Earnings - Reserve	\$5,116.97
Bank Charges	(\$130.00)

Total Equity

	\$92,666.42
Total Liabilities / Equity	\$99,032.65

The Oaks Owners Association, Inc

Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

	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	32,940.00	21,960.00	10,980.00	65,880.00
4100 - Late Fee Income	200.00	-	200.00	875.00	-	875.00	-
4400 - Miscellaneous Income	-	-	-	150.00	-	150.00	-
4450 - Operating Interest Income	1.57	-	1.57	5.45	-	5.45	-
4500 - Reserve Income	(57.75)	(57.75)	-	(231.00)	(231.00)	-	(693.00)
4850 - Bank Charges	-	-	-	40.00	-	40.00	-
Total Income	16,613.82	5,432.25	11,181.57	33,779.45	21,729.00	12,050.45	65,187.00
Total Income	16,613.82	5,432.25	11,181.57	33,779.45	21,729.00	12,050.45	65,187.00
Operating Expense							
Expense							
5000 - Electric	55.80	62.50	6.70	239.11	250.00	10.89	750.00
5100 - Trash	2,011.53	2,280.47	268.94	8,072.33	9,121.88	1,049.55	27,365.60
5200 - Water/Sewer	41.54	133.33	91.79	285.54	533.32	247.78	1,600.00
6500 - Landscape Contract	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
6525 - Irrigation Repairs	-	66.67	66.67	-	266.68	266.68	800.00
6600 - Landscape-Other	-	208.33	208.33	-	833.32	833.32	2,500.00
6700 - Common Area Lights	-	108.33	108.33	-	433.32	433.32	1,300.00
7000 - Management	1,374.45	1,374.45	-	5,497.80	5,497.80	-	16,493.40
7100 - Administration	274.28	283.33	9.05	1,235.22	1,133.32	(101.90)	3,400.00
7200 - Insurance	421.65	308.33	(113.32)	965.94	1,233.32	267.38	3,700.00
7300 - Audit/Tax Return	-	37.50	37.50	-	150.00	150.00	450.00
7500 - Legal - General	69.00	69.00	-	276.00	276.00	-	828.00
7600 - Miscellaneous	2.50	-	(2.50)	6.70	-	(6.70)	-
7650 - Community Activities	-	83.33	83.33	-	333.32	333.32	1,000.00
Total Expense	4,250.75	5,432.24	1,181.49	16,578.64	21,728.96	5,150.32	65,187.00
Total Expense	4,250.75	5,432.24	1,181.49	16,578.64	21,728.96	5,150.32	65,187.00
Operating Net Total	12,363.07	.01	12,363.06	17,200.81	.04	17,200.77	-

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Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4600 - Reserve Interest Income	14.00	-	14.00	56.33	-	56.33	-
Total Income	14.00	-	14.00	56.33	-	56.33	-
Total Income	14.00	-	14.00	56.33	-	56.33	-
Reserve Expense							
Expense							
8000 - Reserve Contributions	(57.75)	57.75	115.50	(231.00)	231.00	462.00	693.00
Total Expense	(57.75)	57.75	115.50	(231.00)	231.00	462.00	693.00
Total Expense	(57.75)	57.75	115.50	(231.00)	231.00	462.00	693.00
Reserve Net Total	71.75	(57.75)	129.50	287.33	(231.00)	518.33	(693.00)
Net Total	12,434.82	(57.74)	12,492.56	17,488.14	(230.96)	17,719.10	(693.00)