

The Oaks Owners Association, Inc

Balance Sheet For 10/31/2024

Assets

Mutual of Omaha Bank Operating	\$35,709.56
Mutual of Omaha Bank - Reserve	\$57,284.12
Accounts Receivable	\$5,967.84

Total Assets

	\$98,961.52
Total Assets	\$98,961.52

Liabilities

Accounts Payable	\$1,380.93
Due to Reserves	\$50.00
Prepaid Assessments	\$3,107.23
Suspense	(\$365.00)

Total Liabilities

\$4,173.16

Equity

Initial Contribution	\$1,687.50
Net Income	\$20,018.42
Retained Earnings	\$67,828.81
Retained Earnings - Reserve	\$5,116.97
Bank Charges	(\$160.00)

Total Equity

	\$94,491.70
Total Liabilities / Equity	\$98,664.86

The Oaks Owners Association, Inc

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	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	65,880.00	54,900.00	10,980.00	65,880.00
4020 - Violation Income	-	-	-	600.00	-	600.00	-
4100 - Late Fee Income	375.00	-	375.00	2,300.00	-	2,300.00	-
4400 - Miscellaneous Income	1,904.00	-	1,904.00	3,503.94	-	3,503.94	-
4450 - Operating Interest Income	1.52	-	1.52	14.23	-	14.23	-
4500 - Reserve Income	(57.75)	(57.75)	-	(577.50)	(577.50)	-	(693.00)
4850 - Bank Charges	20.00	-	20.00	70.00	-	70.00	-
Total Income	18,712.77	5,432.25	13,280.52	71,790.67	54,322.50	17,468.17	65,187.00
Total Income	18,712.77	5,432.25	13,280.52	71,790.67	54,322.50	17,468.17	65,187.00
Operating Expense							
Expense							
5000 - Electric	57.00	62.50	5.50	579.30	625.00	45.70	750.00
5100 - Trash	1,964.27	2,280.47	316.20	19,999.65	22,804.70	2,805.05	27,365.60
5200 - Water/Sewer	336.02	133.33	(202.69)	1,525.76	1,333.30	(192.46)	1,600.00
6500 - Landscape Contract	-	416.67	416.67	3,375.00	4,166.70	791.70	5,000.00
6525 - Irrigation Repairs	-	66.67	66.67	535.74	666.70	130.96	800.00
6600 - Landscape-Other	600.00	208.33	(391.67)	1,040.00	2,083.30	1,043.30	2,500.00
6700 - Common Area Lights	-	108.33	108.33	-	1,083.30	1,083.30	1,300.00
6850 - Signage	-	-	-	715.40	-	(715.40)	-
7000 - Management	1,375.48	1,374.45	(1.03)	13,745.65	13,744.50	(1.15)	16,493.40
7100 - Administration	242.62	283.33	40.71	4,233.60	2,833.30	(1,400.30)	3,400.00
7200 - Insurance	93.13	308.33	215.20	5,299.56	3,083.30	(2,216.26)	3,700.00
7300 - Audit/Tax Return	-	37.50	37.50	-	375.00	375.00	450.00
7500 - Legal - General	69.00	69.00	-	621.00	690.00	69.00	828.00
7600 - Miscellaneous	-	-	-	23.90	-	(23.90)	-
7650 - Community Activities	136.85	83.33	(53.52)	793.78	833.30	39.52	1,000.00
Total Expense	4,874.37	5,432.24	557.87	52,488.34	54,322.40	1,834.06	65,187.00
Total Expense	4,874.37	5,432.24	557.87	52,488.34	54,322.40	1,834.06	65,187.00
Operating Net Total	13,838.40	.01	13,838.39	19,302.33	.10	19,302.23	-

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Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4600 - Reserve Interest Income	10.69	-	10.69	138.59	-	138.59	-
Total Income	10.69	-	10.69	138.59	-	138.59	-
Total Income	10.69	-	10.69	138.59	-	138.59	-
Reserve Expense							
Expense							
8000 - Reserve Contributions	(57.75)	57.75	115.50	(577.50)	577.50	1,155.00	693.00
Total Expense	(57.75)	57.75	115.50	(577.50)	577.50	1,155.00	693.00
Total Expense	(57.75)	57.75	115.50	(577.50)	577.50	1,155.00	693.00
Reserve Net Total	68.44	(57.75)	126.19	716.09	(577.50)	1,293.59	(693.00)
Net Total	13,906.84	(57.74)	13,964.58	20,018.42	(577.40)	20,595.82	(693.00)