

The Oaks Owners Association, Inc

Balance Sheet For 2/28/2025

Assets

Mutual of Omaha Bank Operating	\$41,020.81
Mutual of Omaha Bank - Reserve	\$57,441.12
Accounts Receivable	\$5,323.97

Total Assets

\$103,785.90

Total Assets

\$103,785.90

Liabilities

Accounts Payable	\$3,028.99
Due to Reserves	\$50.00
Prepaid Assessments	\$6,381.13
Suspense	(\$500.00)

Total Liabilities

\$8,960.12

Equity

Initial Contribution	\$1,687.50
Net Income	\$8,803.73
Retained Earnings	\$79,130.92
Retained Earnings - Reserve	\$5,116.97
Bank Charges	(\$210.00)

Total Equity

\$94,529.12

Total Liabilities / Equity

\$103,489.24

The Oaks Owners Association, Inc

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	-	5,896.67	(5,896.67)	17,690.00	11,793.34	5,896.66	70,760.00
4100 - Late Fee Income	300.00	-	300.00	725.00	-	725.00	-
4450 - Operating Interest Income	1.62	-	1.62	3.35	-	3.35	-
4500 - Reserve Income	-	(117.83)	117.83	-	(235.66)	235.66	(1,413.96)
4850 - Bank Charges	10.00	-	10.00	20.00	-	20.00	-
Total Income	311.62	5,778.84	(5,467.22)	18,438.35	11,557.68	6,880.67	69,346.04
Total Income	311.62	5,778.84	(5,467.22)	18,438.35	11,557.68	6,880.67	69,346.04
Operating Expense							
Expense							
5000 - Electric	61.58	62.50	.92	140.73	125.00	(15.73)	750.00
5100 - Trash	2,078.82	2,166.67	87.85	4,119.82	4,333.34	213.52	26,000.00
5200 - Water/Sewer	89.10	133.33	44.23	172.18	266.66	94.48	1,600.00
6500 - Landscape Contract	-	625.00	625.00	-	1,250.00	1,250.00	7,500.00
6525 - Irrigation Repairs	-	50.00	50.00	-	100.00	100.00	600.00
6600 - Landscape-Other	-	83.33	83.33	-	166.66	166.66	1,000.00
6700 - Common Area Lights	1,250.00	104.17	(1,145.83)	1,250.00	208.34	(1,041.66)	1,250.00
7000 - Management	1,443.77	1,443.17	(.60)	2,887.54	2,886.34	(1.20)	17,318.04
7100 - Administration	198.29	416.67	218.38	403.15	833.34	430.19	5,000.00
7200 - Insurance	445.11	500.00	54.89	538.22	1,000.00	461.78	6,000.00
7300 - Audit/Tax Return	-	41.67	41.67	-	83.34	83.34	500.00
7500 - Legal - General	69.00	69.00	-	138.00	138.00	-	828.00
7600 - Miscellaneous	5.40	-	(5.40)	5.40	-	(5.40)	-
7650 - Community Activities	-	83.33	83.33	-	166.66	166.66	1,000.00
Total Expense	5,641.07	5,778.84	137.77	9,655.04	11,557.68	1,902.64	69,346.04
Total Expense	5,641.07	5,778.84	137.77	9,655.04	11,557.68	1,902.64	69,346.04
Operating Net Total	(5,329.45)	-	(5,329.45)	8,783.31	-	8,783.31	-

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Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4600 - Reserve Interest Income	9.69	-	9.69	20.42	-	20.42	-
Total Income	9.69	-	9.69	20.42	-	20.42	-
Total Income	9.69	-	9.69	20.42	-	20.42	-
Reserve Net Total	9.69	-	9.69	20.42	-	20.42	-
Net Total	(5,319.76)	-	(5,319.76)	8,803.73	-	8,803.73	-