

The Oaks Owners Association, Inc

Balance Sheet For 4/30/2025

Assets

Mutual of Omaha Bank Operating	\$40,862.07
Mutual of Omaha Bank - Reserve	\$57,631.97
Accounts Receivable	\$6,484.44

Total Assets

\$104,978.48

Total Assets

\$104,978.48

Liabilities

Accounts Payable	\$1,828.27
Due to Reserves	\$50.00
Prepaid Assessments	\$5,778.70
Suspense	(\$500.00)

Total Liabilities

\$7,156.97

Equity

Initial Contribution	\$1,687.50
Net Income	\$13,899.46
Retained Earnings	\$77,040.92
Retained Earnings - Reserve	\$5,116.97
Bank Charges	(\$220.00)

Total Equity

\$97,524.85

Total Liabilities / Equity

\$104,681.82

The Oaks Owners Association, Inc

Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	17,690.00	5,896.67	11,793.33	35,380.00	23,586.68	11,793.32	70,760.00
4100 - Late Fee Income	325.00	-	325.00	1,300.00	-	1,300.00	-
4450 - Operating Interest Income	1.90	-	1.90	6.89	-	6.89	-
4500 - Reserve Income	-	(117.83)	117.83	(173.25)	(471.32)	298.07	(1,413.96)
4850 - Bank Charges	-	-	-	20.00	-	20.00	-
Total Income	18,016.90	5,778.84	12,238.06	36,533.64	23,115.36	13,418.28	69,346.04
Total Income	18,016.90	5,778.84	12,238.06	36,533.64	23,115.36	13,418.28	69,346.04
Operating Expense							
Expense							
5000 - Electric	56.67	62.50	5.83	253.88	250.00	(3.88)	750.00
5100 - Trash	2,079.84	2,166.67	86.83	8,267.11	8,666.68	399.57	26,000.00
5200 - Water/Sewer	89.10	133.33	44.23	350.38	533.32	182.94	1,600.00
6500 - Landscape Contract	705.00	625.00	(80.00)	705.00	2,500.00	1,795.00	7,500.00
6525 - Irrigation Repairs	-	50.00	50.00	-	200.00	200.00	600.00
6600 - Landscape-Other	-	83.33	83.33	-	333.32	333.32	1,000.00
6700 - Common Area Lights	-	104.17	104.17	1,250.00	416.68	(833.32)	1,250.00
6800 - Retaining Wall Repair	4,500.00	-	(4,500.00)	6,000.00	-	(6,000.00)	-
7000 - Management	-	1,443.17	1,443.17	4,331.31	5,772.68	1,441.37	17,318.04
7100 - Administration	63.64	416.67	353.03	681.93	1,666.68	984.75	5,000.00
7200 - Insurance	93.11	500.00	406.89	724.44	2,000.00	1,275.56	6,000.00
7300 - Audit/Tax Return	-	41.67	41.67	-	166.68	166.68	500.00
7500 - Legal - General	69.00	69.00	-	276.00	276.00	-	828.00
7600 - Miscellaneous	-	-	-	5.40	-	(5.40)	-
7650 - Community Activities	-	83.33	83.33	-	333.32	333.32	1,000.00
Total Expense	7,656.36	5,778.84	(1,877.52)	22,845.45	23,115.36	269.91	69,346.04
Total Expense	7,656.36	5,778.84	(1,877.52)	22,845.45	23,115.36	269.91	69,346.04
Operating Net Total	10,360.54	-	10,360.54	13,688.19	-	13,688.19	

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Statement of Revenues and Expenses 4/1/2025 - 4/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4600 - Reserve Interest Income	8.05	-	8.05	38.02	-	38.02	-
Total Income	8.05	-	8.05	38.02	-	38.02	-
Total Income	8.05	-	8.05	38.02	-	38.02	-
Reserve Expense							
Expense							
8000 - Reserve Contributions	-	-	-	(173.25)	-	173.25	-
Total Expense	-	-	-	(173.25)	-	173.25	-
Total Expense	-	-	-	(173.25)	-	173.25	-
Reserve Net Total	8.05	-	8.05	211.27	-	211.27	-
Net Total	10,368.59	-	10,368.59	13,899.46	-	13,899.46	-