

Oaks Homeowners Association
 Yearly Analysis
 12/31/2021

	12/31/2021	12/31/2020	12/31/2019	12/31/2018	12/31/2017	12/31/2016	12/31/2015	12/31/2014	12/31/2013	12/31/2012
Beginning Cash and Investments	\$ 41,720	\$ 40,265	\$ 38,724	\$ 45,282	\$ 42,652	\$ 40,520	\$ 40,600	\$ 38,766	\$ 44,209	\$ 42,795
Revenues										
Homeowners Dues	26,575	26,720	26,710	26,915	26,945	25,435	23,235	24,015	23,835	23,890
Resale Certificates	350	200	400	450	250	350	350	425	350	350
Refunds	-	-	-	-	-	-	-	382	-	-
Interest Income	2	369	51	52	53	63	63	76	223	221
Total revenues	26,927	27,289	27,161	27,417	27,248	25,848	23,648	24,898	24,408	24,461
Expenses										
Electric, Street Lights	3,528	3,534	3,511	4,262	4,983	4,679	4,471	4,268	5,139	6,929
Insurance	699	699	699	699	699	699	699	704	704	990
Administrative Expense	2,834	2,998	3,077	2,927	2,741	2,977	1,679	1,757	2,042	1,973
Income Taxes	4	-	-	-	-	-	-	-	-	-
Legal Counsel	-	-	-	-	-	-	-	381	-	-
Safety Fence	-	1,791	-	-	-	-	-	-	-	-
Real Estate Taxes	-	-	-	-	-	-	-	-	-	1,840
Common Grounds Maintenance	26,535	14,525	10,967	19,760	10,262	12,198	12,181	12,434	19,678	8,956
Signs	-	-	-	-	-	-	268	-	-	279
Accounting	2,200	2,150	2,100	2,050	2,000	2,000	1,950	1,900	1,850	1,800
Repairs & Maintenance, Street Lights	414	137	5,266	4,277	3,933	1,163	2,480	1,620	438	280
Total expenses	36,214	25,834	25,620	33,975	24,618	23,716	23,728	23,064	29,851	23,047
Increase in cash and investments	(9,287)	1,455	1,541	(6,558)	2,630	2,132	(80)	1,834	(5,443)	1,414
Ending Cash and Investments	\$ 32,433	\$ 41,720	\$ 40,265	\$ 38,724	\$ 45,282	\$ 42,652	\$ 40,520	\$ 40,600	\$ 38,766	\$ 44,209

2022 BUDGET

The Oaks Homeowners Association

ASSETS

	Current Balance
Checking Account	\$32,433.41
Total Assets	\$32,433.41

2022 BUDGET & 2021 ACTUAL YTD

2021 Assessment Fee Face Value: \$185		2022	2021		
	2021 actual	BUDGET	BUDGET	ACTUAL YTD 12/31/2021	Over v. Budget over/(under)
INCOME:					
2022 Assessment Fee - Discount Value (141 @ \$195)	141	\$27,495.00	\$23,450.00	\$24,675.00	\$1,225.00
Face Value (8 @ \$205)	8	\$1,640.00	\$2,220.00	\$1,480.00	(\$740.00)
Late Fee (2 @ \$230, incl \$25 late fee)	2	\$460.00	\$1,050.00	\$420.00	(\$630.00)
Resale Certificates (7 @ \$50.00)/Copy of Ins.	7	\$350.00	\$200.00	\$350.00	\$150.00
CD Interest		\$0.00	\$10.00	\$2.06	(\$7.94)
Miscellaneous Income		\$0.00	\$0.00	\$0.00	\$0.00
Reimbursement Legal Costs		\$0.00	\$0.00	\$0.00	\$0.00
CD closed, added to checking		\$0.00		\$32,866.97	
Total Revenue for 2021		\$29,945.00	\$26,930.00	\$59,794.03	\$32,864.03
EXPENSES:					
Accounting Expense (Audit \$1,900 & tax return \$300)		\$2,200.00	\$2,150.00	\$2,200.00	\$50.00
Administration (Board service, mailbox, website, supplies)		\$3,000.00	\$3,000.00	\$2,833.80	(\$166.20)
Common Ground Maint. (cutting, spraying & clean-up)		\$17,946.00	\$14,000.00	\$26,535.32	\$12,535.32
Electric (\$300/mo x 12 months)		\$3,600.00	\$3,600.00	\$3,527.80	(\$72.20)
Income Taxes		\$0.00	\$0.00	\$4.00	\$4.00
Insurance		\$699.00	\$699.00	\$699.00	\$0.00
Legal Costs		\$0.00	\$0.00	\$0.00	\$0.00
Real Estate Taxes (\$1,823.00 2012)		\$0.00	\$0.00	\$0.00	\$0.00
Repairs & Maintenance Street Lights		\$1,500.00	\$2,481.00	\$414.15	(\$2,066.85)
Sign (mulch) & Fence		\$1,000.00	\$1,000.00	\$0.00	(\$1,000.00)
Total Expenses for 2021		\$29,945.00	\$26,930.00	\$36,214.07	\$9,284.07
NET		\$0.00	\$0.00	\$23,579.96	