

THE OAKS COMMUNITY ASSOCIATION

MAY 2026 STATEMENTS REVIEW (NOT SAME AS LEDGERS IN Rent Manager)

<u>General Funds:</u>	<u>Account #</u>		<u>Total</u>	<u>Same Time Last Year</u>
PNC Operating Checking Acct (as of 05/31/2026stmt)	XXXX1262		\$45,739.15	\$39,216.61
PNC Operating Money Mkt Acct (as of 05/29/2026stmt)	XXXX5812		\$70,126.86	\$43,108.27
PNC Petty Cash Checking Acct (as of 05/31/2026stmt)	XXXX6825		\$1,091.99	\$680.83
Petty Cash Fund			\$148.17	\$233.71
	Total General Fund :		\$117,106.17	\$83,239.42
Reserve Fund: For Repairs & Replacement of Assets				
PNC Insured Money Mkt- Reserves (as of 05/29/2026stmt)	XXXX5767		\$245,938.94	\$248,987.22
PNC Brokerage Account- Reserves (as of 05/31/2026stmt)	XXX-XX6638		\$489,817.91	\$378,926.62
	Total Reserves :	57%	\$735,756.85	55% \$627,913.84
TOTAL OF ALL TOCA FUNDS :			\$852,863.02	\$711,153.26
2025 Unfunded Reserves Months Payable at			\$0.00	\$0.00
	Total Due Rsvs Short Term		\$0.00	\$0.00
2026 FULLY FUNDED RESERVES BALANCE TARGET			\$ 1,294,679.00	\$ 1,137,174.00
RESERVE TARGET (75% of Fully Funded Reserve Target)			\$ 971,009.25	\$ 852,880.50
2026 Scheduled Contributions to Reserves			\$124,248.75	\$ 163,545.58
				\$ -
RESERVE FUNDING DEFICIT (To reach the Target Goal of 75%)			\$ 235,252.40	\$ 224,966.66
Bingo Cash Fund			\$121.03	\$403.89
ACCOUNTS RECEIVABLE:				
Debits (Past due accounts)			\$ 28,661.45	\$ 24,733.33
Credits (Credits due Members or prepaid invoices)			(\$13,089.89)	(\$8,509.81)
Allowance for Doubtful accounts			(\$5,400.00)	(\$5,400.00)
Total Accounts Receivable Net Balance:			\$ 10,171.56	\$ 10,823.52
Prepared by: Susan Cook 6/3/2026				

Budget Comparison

Comparison Periods: 05/01/26 to 05/31/26 and 01/01/26 to 05/31/26

Accrual Basis | Property: THE OAKS Community Association

	Actual 05/01/26 - 05/31/26	Budget 05/01/26 - 05/31/26	\$ Change	% Change	Actual YTD 01/01/26 - 05/31/26	Budget 01/01/26 - 05/31/26	\$ Change	% Change
Income								
50000 Income	92,523.93	98,646.87	-6,122.94	-6.2%	506,963.09	496,693.63	10,269.46	2.1%
Total Income:	92,523.93	98,646.87	-6,122.94	-6.2%	506,963.09	496,693.63	10,269.46	2.1%
Expense								
60000 Operating Expense	33,154.55	34,083.08	-928.53	-2.7%	159,735.93	170,129.59	-10,393.66	-6.1%
61600 Water Distribution System	0.00	54.00	-54.00	-100.0%	505.00	462.00	43.00	9.3%
61650 Community Improvements	0.00	2,583.33	-2,583.33	-100.0%	740.00	12,916.69	-12,176.69	-94.3%
62000 Waste Water Treatment Plant	620.92	1,531.08	-910.16	-59.4%	2,607.67	13,361.90	-10,754.23	-80.5%
63000 Maintenance Expense	4,327.98	8,816.66	-4,488.68	-50.9%	17,009.63	41,783.38	-24,773.75	-59.3%
63390 Maintenance Building	546.37	445.42	100.95	22.7%	1,598.61	2,393.45	-794.84	-33.2%
64000 Pool & Spa Expense	4,240.42	648.33	3,592.09	554.1%	12,942.07	11,891.69	1,050.38	8.8%
65000 Payroll Expense	25,037.96	24,541.62	496.34	2.0%	135,152.97	127,853.93	7,299.04	5.7%
71000 Administrative Expense	2,580.17	2,981.80	-401.63	-13.5%	15,744.99	18,699.03	-2,954.04	-15.8%
71341 Entrance Light Electricity	11.17	11.53	-0.36	-3.1%	44.88	57.65	-12.77	-22.2%
72000 Insurance Expense	2,542.06	2,545.88	-3.82	-0.2%	13,265.73	13,051.53	214.20	1.6%
72200 Taxes, Licenses, Permits	0.00	0.00	0.00		2,555.00	4,508.00	-1,953.00	-43.3%
74000 Other Misc Professional Fees	3,130.00	2,350.01	779.99	33.2%	7,542.00	5,083.35	2,458.65	48.4%
91000 Reserve Expense	18,341.63	18,054.13	287.50	1.6%	74,576.44	74,501.44	75.00	0.1%
Total Expense:	94,533.23	98,646.87	-4,113.64	-4.2%	444,020.92	496,693.63	-52,672.71	-10.6%
Net Income:	-2,009.30	0.00	-2,009.30		62,942.17	0.00	62,942.17	

Budget Comparison

Comparison Periods: 05/01/26 to 05/31/26 and 01/01/26 to 05/31/26

Accrual Basis | Property: THE OAKS Community Association

Summary

	Actual 05/01/26 - 05/31/26	Budget 05/01/26 - 05/31/26	\$ Change	% Change	Actual YTD 01/01/26 - 05/31/26	Budget 01/01/26 - 05/31/26	\$ Change	% Change
Income:	92,523.93	98,646.87	-6,122.94	-6.2%	506,963.09	496,693.63	10,269.46	2.1%
Expense:	-94,533.23	-98,646.87	4,113.64	4.2%	-444,020.92	-496,693.63	52,672.71	10.6%
Other Income & Expense:	0.00	0.00	0.00		0.00	0.00	0.00	
Net Income:	-2,009.30	0.00	-2,009.30		62,942.17	0.00	62,942.17	

Profit & Loss

From 05/01/26 to 05/31/26

Accrual Basis | Property: THE OAKS Community Association

Income	
50000 Income	92,523.93
Total Income:	92,523.93

Expense	
60000 Operating Expense	33,154.55
62000 Waste Water Treatment Plant	620.92
63000 Maintenance Expense	4,327.98
63390 Maintenance Building	546.37
64000 Pool & Spa Expense	4,240.42
65000 Payroll Expense	25,037.96
71000 Administrative Expense	2,580.17
71341 Entrance Light Electricity	11.17
72000 Insurance Expense	2,542.06
74000 Other Misc Professional Fees	3,130.00
91000 Reserve Expense	18,341.63
Total Expense:	94,533.23
Net Income:	-2,009.30

Summary	
Income:	92,523.93
Expense:	-94,533.23
Net Income:	-2,009.30

Balance Sheet

As of 05/31/26

Accrual Basis | Property: THE OAKS Community Association

Assets

Bank	
10000 Operating Cash	115,698.08
10801 Physical Petty Cash	148.11
10802 Bingo	121.03
12000 Reserves Cash (Total if fully funded)	735,756.85
Total Bank	851,724.07
Accounts Receivable	
13000 Accounts Receivable	23,378.27
Total Accounts Receivable	23,378.27
Other Current Asset	
14000 Undeposited Funds	-603.56
AA1298 Clearing Account	420.16
Total Other Current Asset	-183.40
Total Assets:	874,918.94

Liabilities & Equity

Liabilities

Accounts Payable	
30000 Liabilities	40,513.77
Total Accounts Payable	40,513.77
Other Current Liability	
32010 Unearned Revenue	30,199.44
35250 Reserve Exp (spending from Operations)	-149,401.14
36000 Payroll Liabilities	-1,141.50
36100 Payroll Related Liabilities	5,166.08
Total Other Current Liability	-115,177.12
Total Liabilities:	-74,663.35

Equity

32000 Retained Earnings	68,617.09
35000 35000 Reserves Equity	818,023.03
AA3090 Net Income	62,942.17
Total Equity:	949,582.29
Total Liabilities & Equity:	874,918.94