

THE OAKS COMMUNITY ASSOCIATION

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

General Funds:	Account #	Total	Same Time Last Year
PNC Operating Checking Acct (as of 02/28/2026stmt)	XXXX1262	\$132,269.94	\$79,070.06
PNC Operating Money Mkt Acct (as of 02/28/2026stmt)	XXXX5812	\$22,649.16	\$52,860.75
PNC Petty Cash Checking Acct (as of 02/28/2026stmt)	XXXX6825	\$839.49	\$494.84
Petty Cash Fund		\$203.64	\$943.03
	TotalGeneral Fund :	\$155,962.23	\$133,368.68
Reserve Fund: For Repairs & Replacement of Assets			
PNC Insured Money Mkt- Reserves (as of 02/28/2026stmt)	XXXX5767	\$284,214.81	\$186,802.94
PNC Brokerage Account- Reserves (as of 02/28/2026stmt)	XXX-XX6638	\$387,751.84	\$373,533.48
	Total Reserves :	\$671,966.65	\$560,336.42
		52%	49%
TOTAL OF ALL TOCA FUNDS :		\$827,928.88	\$693,705.10
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		\$203,732.53	\$ 188,022.58
			\$ -
RESERVE FUNDING DEFICIT (To reach the Target Goal of 75%)		\$ 299,042.60	\$ 292,544.08
Social Committee Cash fund CLOSED		\$0.00	\$31.05
Bingo Cash Fund		\$214.30	\$302.88
ACCOUNTS RECEIVABLE:			
Debits (Past due accounts)		\$ 28,545.03	\$ 43,896.94
Credits (Credits due Membersorprepaidinvoices)		(\$12,498.53)	(\$10,866.24)
Allowance for Doubtful accounts		(\$5,400.00)	(\$5,400.00)
	Total Accounts Receivable Net Balance:	\$ 10,646.50	\$ 27,630.70
Prepared by: Susan Cook2/4/26			

Budget Comparison

Comparison Periods: 02/01/26 to 02/28/26 and 01/01/26 to 02/28/26

Accrual Basis | Property: THE OAKS Community Association

	Actual 02/01/26 - 02/28/26	Budget 02/01/26 - 02/28/26	% Change	Actual YTD 01/01/26 - 02/28/26	Budget 01/01/26 - 02/28/26	\$ Change	% Change
Income							
50000 Income	109,844.77	106,346.89	3.3%	221,506.36	210,628.79	10,877.57	5.2%
Total Income:	109,844.77	106,346.89	3.3%	221,506.36	210,628.79	10,877.57	5.2%
Expense							
60000 Operating Expense	28,885.34	40,873.10	-29.3%	60,781.92	79,556.20	-18,774.28	-23.6%
61600 Water Distribution System	68.00	60.00	13.3%	126.00	114.00	12.00	10.5%
61650 Community Improvements	0.00	2,583.34	-100.0%	0.00	5,166.68	-5,166.68	-100.0%
62000 Waste Water Treatment Plant	271.83	5,077.08	-94.6%	1,066.10	6,637.91	-5,571.81	-83.9%
63000 Maintenance Expense	3,497.47	9,250.02	-62.2%	5,880.04	16,233.36	-10,353.32	-63.8%
63390 Maintenance Building	370.07	476.77	-22.4%	722.51	962.19	-239.68	-24.9%
64000 Pool & Spa Expense	1,389.61	1,198.34	16.0%	3,163.05	2,296.68	866.37	37.7%
65000 Payroll Expense	24,564.48	21,691.62	13.2%	61,546.82	54,229.07	7,317.75	13.5%
71000 Administrative Expense	3,474.56	4,100.98	-15.3%	6,593.60	7,704.56	-1,110.96	-14.4%
71341 Entrance Light Electricity	0.00	11.53	-100.0%	11.29	23.06	-11.77	-51.0%
72000 Insurance Expense	2,558.06	2,545.89	0.5%	5,395.92	5,413.89	-17.97	-0.3%
72200 Taxes, Licenses, Permits	1,237.00	0.00		1,237.00	3,190.00	-1,953.00	-61.2%
74000 Other Misc Professional Fees	2,260.00	1,683.34	34.3%	2,835.00	2,033.34	801.66	39.4%
91000 Reserve Expense	16,294.88	16,794.88	-3.0%	26,567.85	27,067.85	-500.00	-1.8%
Total Expense:	84,871.30	106,346.89	-20.2%	175,927.10	210,628.79	-34,701.69	-16.5%
Net Income:	24,973.47	0.00		45,579.26	0.00	45,579.26	

Budget Comparison

Comparison Periods: 02/01/26 to 02/28/26 and 01/01/26 to 02/28/26

Accrual Basis | Property: THE OAKS Community Association

Summary

	Actual 02/01/26 - 02/28/26	Budget 02/01/26 - 02/28/26	\$ Change	% Change	Actual YTD 01/01/26 - 02/28/26	Budget 01/01/26 - 02/28/26	\$ Change	% Change
Income:	109,844.77	106,346.89	3,497.88	3.3%	221,506.36	210,628.79	10,877.57	5.2%
Expense:	-84,871.30	-106,346.89	21,475.59	20.2%	-175,927.10	-210,628.79	34,701.69	16.5%
Other Income & Expense:	0.00	0.00	0.00		0.00	0.00	0.00	
Net Income:	24,973.47	0.00	24,973.47		45,579.26	0.00	45,579.26	

Profit & Loss

From 02/01/26 to 02/28/26

Accrual Basis | Property: THE OAKS Community Association

Income

50000 Income	109,844.77
Total Income:	109,844.77

Expense

60000 Operating Expense	28,885.34
61600 Water Distribution System	68.00
62000 Waste Water Treatment Plant	271.83
63000 Maintenance Expense	3,497.47
63390 Maintenance Building	370.07
64000 Pool & Spa Expense	1,389.61
65000 Payroll Expense	24,564.48
71000 Administrative Expense	3,474.56
72000 Insurance Expense	2,558.06
72200 Taxes, Licenses, Permits	1,237.00
74000 Other Misc Professional Fees	2,260.00
91000 Reserve Expense	16,294.88
Total Expense:	84,871.30
Net Income:	24,973.47

Summary

Income:	109,844.77
Expense:	-84,871.30
Net Income:	24,973.47

Balance Sheet

As of 02/28/26

Accrual Basis | Property: THE OAKS Community Association

Assets

Bank	
10000 Operating Cash	62,598.34
10801 Physical Petty Cash	203.58
10802 Bingo	214.30
12000 Reserves Cash (Total if fully funded)	671,966.65
Total Bank	734,982.87
Accounts Receivable	
13000 Accounts Receivable	23,320.85
Total Accounts Receivable	23,320.85
Other Current Asset	
14000 Undeposited Funds	1,313.60
AA1298 Clearing Account	380.16
Total Other Current Asset	1,693.76
Total Assets:	759,997.48

Liabilities & Equity

Liabilities

Accounts Payable	
30000 Liabilities	-13,324.05
Total Accounts Payable	-13,324.05
Other Current Liability	
32010 Unearned Revenue	29,502.31
35250 Reserve Exp (spending from Operations)	-135,810.99
36000 Payroll Liabilities	-1,141.50
36100 Payroll Related Liabilities	5,166.08
Total Other Current Liability	-102,284.10
Total Liabilities:	-115,608.15

Equity

32000 Retained Earnings	76,889.09
35000 35000 Reserves Equity	753,137.28
AA3090 Net Income	45,579.26
Total Equity:	875,605.63
Total Liabilities & Equity:	759,997.48