THE OAKS COMMUNITY ASSOCIATION

JULY 2025 STATEMENTS REVIEW
(NOT SAME AS LEDGERS IN Rent Manager)

General Funds:	Account #		Total	Same Time Last Year
PNC Operating Checking Acct (as of 07/31/2025stmt)	XXXX1262		$45,068.91	$40,920.74
PNC Operating Money Mkt Acct (as of 07/31/2025stmt)	XXXX5812		$12,507.71	$52,928.12
PNC Petty Cash Checking Acct (as of 07/31/2025stmt)	XXXX6825		$627.65	$1,735.50
Petty Cash Fund			$224.31	$385.04
	Total General Fund :		$58,428.58	$95,969.40
Reserve Fund: For Repairs & Replacement of Assets				
PNC Insured Money Mkt- Reserves (as of 07/31/2025stmt)	XXXX5767		$194,678.73	$166,092.61
PNC Brokerage Account- Reserves (as of 07/31/2025stmt)	XXX-XX6638		$380,526.17	$359,584.04
	Total Reserves :	51%	***$575,204.90***	$525,676.65
TOTAL OF ALL TOCA FUNDS :			***$633,633.48***	$621,646.05
2025 Unfunded Reserves Months Payable at			$0.00	$0.00
	Total Due Rsvs Short Term		***$0.00***	$0.00
2025 FULLY FUNDED RESERVES BALANCE TARGET			$ 1,137,174.00	$ 1,137,174.00
RESERVE TARGET (75% of Fully Funded Reserve Target)			$ 852,880.50	
2025 Scheduled Contributions to Reserves			$108,281.65	$ 796,021.80
2025 Unscheduled Amount Due to Reserves			$0.00	
Unscheduled Amounts Due from prior years			$169,393.95	-$184,524.45
BALANCE DUE FROM OPERATING TO RESERVES			$ 277,675.60	$ 611,497.35
Social Committee Cash fund			$31.10	$0.00
Bingo Cash Fund			$303.02	$365.77
ACCOUNTS RECEIVABLE:				
Debits (Past due accounts)			$ 24,213.83	$ 32,005.01
Credits (Credits due Members or prepaid invoices)			($17,443.35)	($17,592.26)
Allowance for Doubtful accounts			($5,400.00)	($16,435.81)
Total Accounts Receivable Net Balance:			**$ 1,370.48**	$ (16,435.81)
Prepared by: Susan Cook 08/04/2025				

Profit & Loss

From 07/01/25 to 07/31/25

Accrual Basis | Property: THE OAKS Community Association

Income

50000 Income	97,941.49
Total Income:	**97,941.49**

Expense

60000 Operating Expense	39,075.00
61650 Community Improvements	10,889.00
62000 Waste Water Treatment Plant	1,369.74
63000 Maintenance Expense	7,060.07
63390 Maintenance Building	112.74
64000 Pool & Spa Expense	868.22
65000 Payroll Expense	24,538.39
71000 Administrative Expense	3,615.41
71341 Entrance Light Electricity	11.53
72000 Insurance Expense	2,416.24
74000 Other Misc Professional Fees	368.85
91000 Reserve Expense	18,369.42
Total Expense:	**108,694.61**
Net Income:	**-10,753.12**

Summary

Income:	97,941.49
Expense:	-108,694.61
Net Income:	-10,753.12

Balance Sheet

As of 07/31/25

Accrual Basis | Property: THE OAKS Community Association

Assets

Bank	
10000 Operating Cash	50,346.68
10801 Physical Petty Cash	224.25
10802 Bingo	303.02
10803 Social Committee	31.10
11150 Operating Cash:Due to Reserves	-331,692.00
12000 Reserves Cash (Total if fully funded)	800,297.07
Total Bank	**519,510.12**
Accounts Receivable	
13000 Accounts Receivable	20,353.18
Total Accounts Receivable	**20,353.18**
Other Current Asset	
14000 Undeposited Funds	1,293.54
AA1298 Clearing Account	160.00
Total Other Current Asset	**1,453.54**
Total Assets:	**541,316.84**

Liabilities & Equity

Liabilities

Accounts Payable	
30000 Liabilities	-9,850.98
Total Accounts Payable	**-9,850.98**
Other Current Liability	
32010 Unearned Revenue	35,389.20
35250 Reserve Exp (spending from Operations)	-86,717.00
36000 Payroll Liabilities	-753.06
36100 Payroll Related Liabilities	3,621.96
Total Other Current Liability	**-48,458.90**
Total Liabilities:	**-58,309.88**

Equity

32000 Retained Earnings	-270,590.61
35000 35000 Reserves Equity	837,854.40
AA3090 Net Income	32,362.93
Total Equity:	**599,626.72**
Total Liabilities & Equity:	**541,316.84**

Budget Comparison

Comparison Periods: 07/01/25 to 07/31/25 and 01/01/25 to 07/31/25

Accrual Basis | Property: THE OAKS Community Association

	Actual 07/01/25 - 07/31/25	Budget 07/01/25 - 07/31/25	$ Change	% Change	Actual YTD 01/01/25 - 07/31/25	Budget 01/01/25 - 07/31/25	$ Change	% Change
Income								
50000 Income	97,941.49	96,873.73	1,067.76	1.1%	728,131.45	740,157.90	-12,026.45	-1.6%
Total Income:	**97,941.49**	**96,873.73**	**1,067.76**	**1.1%**	**728,131.45**	**740,157.90**	**-12,026.45**	**-1.6%**
Expense								
60000 Operating Expense	39,075.00	39,450.75	-375.75	-1.0%	254,861.82	259,911.14	-5,049.32	-1.9%
61600 Water Distribution System	0.00	185.00	-185.00	-100.0%	509.00	775.00	-266.00	-34.3%
61650 Community Improvements	10,889.00	0.00	10,889.00		11,544.25	278.77	11,265.48	4,041.1%
62000 Waste Water Treatment Plant	1,369.74	442.26	927.48	209.7%	13,567.16	12,805.16	762.00	6.0%
63000 Maintenance Expense	7,060.07	7,160.00	-99.93	-1.4%	46,156.13	46,374.82	-218.69	-0.5%
63390 Maintenance Building	112.74	112.74	0.00	0.0%	1,629.00	1,954.98	-325.98	-16.7%
64000 Pool & Spa Expense	868.22	986.17	-117.95	-12.0%	17,092.21	17,256.91	-164.70	-1.0%
65000 Payroll Expense	24,538.39	23,808.65	729.74	3.1%	171,892.02	168,828.62	3,063.40	1.8%
71000 Administrative Expense	3,615.41	3,562.12	53.29	1.5%	21,416.45	23,068.87	-1,652.42	-7.2%
71341 Entrance Light Electricity	11.53	11.53	0.00	0.0%	80.60	69.07	11.53	16.7%
72000 Insurance Expense	2,416.24	2,416.24	0.00	0.0%	14,336.03	14,336.04	-0.01	0.0%
72200 Taxes, Licenses, Permits	0.00	0.00	0.00		13,472.93	13,472.93	0.00	0.0%
74000 Other Misc Professional Fees	368.85	368.85	0.00	0.0%	4,834.35	4,834.35	0.00	0.0%
91000 Reserve Expense	18,369.42	18,369.42	0.00	0.0%	124,376.57	176,191.24	-51,814.67	-29.4%
Total Expense:	**108,694.61**	**96,873.73**	**11,820.88**	**12.2%**	**695,768.52**	**740,157.90**	**-44,389.38**	**-6.0%**
Net Income:	**-10,753.12**	**0.00**	**-10,753.12**		**32,362.93**	**0.00**	**32,362.93**	

Summary

	Actual 07/01/25 - 07/31/25	Budget 07/01/25 - 07/31/25	$ Change	% Change	Actual YTD 01/01/25 - 07/31/25	Budget 01/01/25 - 07/31/25	$ Change	% Change
Income:	97,941.49	96,873.73	1,067.76	1.1%	728,131.45	740,157.90	-12,026.45	-1.6%
Expense:	-108,694.61	-96,873.73	-11,820.88	12.2%	-695,768.52	-740,157.90	44,389.38	6.0%
Other Income & Expense:	0.00	0.00	0.00		0.00	0.00	0.00	
Net Income:	-10,753.12	0.00	-10,753.12		32,362.93	0.00	32,362.93	