

THE OAKS COMMUNITY ASSOCIATION

JUNE 2025 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 06/30/2025stmt)	XXXX1262	\$48,063.17	\$38,622.72
PNC Operating Money Mkt Acct (as of 06/30/2025stmt)	XXXX5812	\$12,486.69	\$52,810.41
PNC Petty Cash Checking Acct (as of 06/30/2025stmt)	XXXX6825	\$433.90	\$576.06
Petty Cash Fund		\$931.24	\$302.10
	Total General Fund :	\$61,915.00	\$92,311.29
<u>Reserve Fund: For Repairs & Replacement of Assets</u>			
PNC Insured Money Mkt- Reserves (as of 06/30/2025stmt)	XXXX5767	\$270,902.35	\$359,584.04
PNC Brokerage Account- Reserves (as of 06/30/2025stmt)	XXX-XX6638	\$380,166.59	Closed
	Total Reserves :	57% \$651,068.94	\$513,012.68
TOTAL OF ALL TOCA FUNDS :		\$712,983.94	\$605,323.97
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		\$106,243.83	\$ 73,922.04
2025 Unscheduled Amount Due to Reserves		\$0.00	
Unscheduled Amounts Due from prior years		\$95,567.73	\$550,239.28
BALANCE DUE FROM OPERATING TO RESERVES		\$ 201,811.56	\$ 387,672.88
Social Committee Cash fund		\$31.10	\$398.60
Bingo Cash Fund		\$366.39	\$451.22
ACCOUNTS RECEIVABLE:			
Debits (Past due accounts)		\$ 24,733.33	\$ 28,255.83
Credits (Credits due Members or prepaid invoices)		(\$8,509.81)	(\$8,840.66)
Allowance for Doubtful accounts		(\$5,400.00)	(\$16,435.81)
Total Accounts Receivable Net Balance:		\$ 10,823.52	\$ 2,979.36
Prepared by: Susan Cook 07/03/2025			

Balance Sheet

As of 06/30/25

Accrual Basis | Property: THE OAKS Community Association

Assets

Bank	
10000 Operating Cash	58,503.82
10801 Physical Petty Cash	931.18
10802 Bingo	366.39
10803 Social Committee	31.10
11150 Operating Cash:Due to Reserves	-477,863.11
12000 Reserves Cash (Total if fully funded)	1,097,198.88
Total Bank	679,168.26
Accounts Receivable	
13000 Accounts Receivable	23,878.84
Total Accounts Receivable	23,878.84
Other Current Asset	
14000 Undeposited Funds	2,985.99
AA1298 Clearing Account	160.00
Total Other Current Asset	3,145.99
Other Asset	
21000 Other Assets	5,472.58
Total Other Asset	5,472.58
Total Assets:	711,665.67

Liabilities & Equity

Liabilities

Accounts Payable	
30000 Liabilities	-11,391.38
Total Accounts Payable	-11,391.38
Other Current Liability	
32010 Unearned Revenue	30,453.64
35250 Reserve Exp (spending from Operations)	-138,914.18
36000 Payroll Liabilities	-753.04
36100 Payroll Related Liabilities	2,892.22
Total Other Current Liability	-106,321.36
Total Liabilities:	-117,712.74

Equity

32000 Retained Earnings	-63,942.50
35000 35000 Reserves Equity	850,783.55
AA3090 Net Income	42,537.36
Total Equity:	829,378.41

Total Liabilities & Equity:

711,665.67

Profit & Loss

From 06/01/25 to 06/30/25

Accrual Basis | Property: THE OAKS Community Association

Income

50000 Income	92,134.44
Total Income:	92,134.44

Expense

60000 Operating Expense	41,316.33
61600 Water Distribution System	108.00
61650 Community Improvements	376.48
62000 Waste Water Treatment Plant	387.52
63000 Maintenance Expense	7,744.88
63390 Maintenance Building	153.10
64000 Pool & Spa Expense	706.29
65000 Payroll Expense	24,023.44
71000 Administrative Expense	2,762.41
71341 Entrance Light Electricity	23.06
72000 Insurance Expense	1,992.11
72200 Taxes, Licenses, Permits	6,342.00
74000 Other Misc Professional Fees	368.85
91000 Reserve Expense	20,669.16
Total Expense:	106,973.63
Net Income:	-14,839.19

Summary

Income:	92,134.44
Expense:	-106,973.63
Net Income:	-14,839.19

Budget Comparison

Comparison Periods: 06/01/25 to 06/30/25 and 01/01/25 to 06/30/25

Accrual Basis | Property: THE OAKS Community Association

	Actual 06/01/25 - 06/30/25	Budget 06/01/25 - 06/30/25	\$ Change	% Change	Actual YTD 01/01/25 - 06/30/25	Budget 01/01/25 - 06/30/25	\$ Change	% Change
Income								
50000 Income	92,134.44	88,039.25	4,095.19	4.7%	630,189.96	609,070.25	21,119.71	3.5%
Total Income:	92,134.44	88,039.25	4,095.19	4.7%	630,189.96	609,070.25	21,119.71	3.5%
Expense								
60000 Operating Expense	41,316.33	26,422.36	14,893.97	56.4%	215,786.82	232,692.42	-16,905.60	-7.3%
61600 Water Distribution System	108.00	81.00	27.00	33.3%	509.00	590.00	-81.00	-13.7%
61650 Community Improvements	376.48	1,666.66	-1,290.18	-77.4%	655.25	10,000.04	-9,344.79	-93.4%
62000 Waste Water Treatment Plant	387.52	1,557.00	-1,169.48	-75.1%	12,197.42	12,643.50	-446.08	-3.5%
63000 Maintenance Expense	7,744.88	3,216.66	4,528.22	140.8%	39,674.75	19,300.04	20,374.71	105.6%
63390 Maintenance Building	153.10	462.09	-308.99	-66.9%	1,516.26	2,772.54	-1,256.28	-45.3%
64000 Pool & Spa Expense	706.29	986.17	-279.88	-28.4%	16,223.99	12,022.59	4,201.40	34.9%
65000 Payroll Expense	24,023.44	25,663.20	-1,639.76	-6.4%	147,353.63	165,980.79	-18,627.16	-11.2%
71000 Administrative Expense	2,762.41	3,747.02	-984.61	-26.3%	17,801.04	22,938.89	-5,137.85	-22.4%
71341 Entrance Light Electricity	23.06	3.58	19.48	544.1%	69.07	21.52	47.55	221.0%
72000 Insurance Expense	1,992.11	2,269.77	-277.66	-12.2%	11,919.79	14,009.50	-2,089.71	-14.9%
72200 Taxes, Licenses, Permits	6,342.00	111.25	6,230.75	5,600.7%	13,472.93	3,246.25	10,226.68	315.0%
74000 Other Misc Professional Fees	368.85	1,183.33	-814.48	-68.8%	4,465.50	7,445.02	-2,979.52	-40.0%
91000 Reserve Expense	20,669.16	20,669.16	0.00	0.0%	106,007.15	105,407.15	600.00	0.6%
Total Expense:	106,973.63	88,039.25	18,934.38	21.5%	587,652.60	609,070.25	-21,417.65	-3.5%
Net Income:	-14,839.19	0.00	-14,839.19		42,537.36	0.00	42,537.36	

Budget Comparison

Comparison Periods: 06/01/25 to 06/30/25 and 01/01/25 to 06/30/25

Accrual Basis | Property: THE OAKS Community Association

Summary									
	Actual 06/01/25 - 06/30/25	Budget 06/01/25 - 06/30/25	\$ Change	% Change	Actual YTD 01/01/25 - 06/30/25	Budget 01/01/25 - 06/30/25	\$ Change	% Change	
Income:	92,134.44	88,039.25	4,095.19	4.7%	630,189.96	609,070.25	21,119.71		3.5%
Expense:	-106,973.63	-88,039.25	-18,934.38	21.5%	-587,652.60	-609,070.25	21,417.65		3.5%
Other Income & Expense:	0.00	0.00	0.00		0.00	0.00	0.00		
Net Income:	-14,839.19	0.00	-14,839.19		42,537.36	0.00	42,537.36		