

THE OAKS COMMUNITY ASSOCIATION

APRIL 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 04/30/2025stmt)	XXXX1262		\$73,755.54	\$70,984.94
PNC Operating Money Mkt Acct (as of 04/30/2025stmt)	XXXX5812		\$53,035.99	\$22,639.01
PNC Petty Cash Checking Acct (as of 04/30/2025stmt)	XXXX6825		\$539.33	\$826.16
Petty Cash Fund			\$915.36	\$110.42
	Total General Fund :		\$128,246.22	\$94,560.53
<u>Reserve Fund: For Repairs & Replacement of Assets</u>				
PNC Insured Money Mkt- Reserves (as of 04/30/2025stmt)	XXXX5767		\$211,919.68	\$128,233.16
PNC Brokerage Account- Reserves (as of 04/30/2025stmt)	XXX-XX6638		\$376,418.80	\$356,414.94
	Total Reserves :	52%	\$588,338.48	\$484,648.10
TOTAL OF ALL TOCA FUNDS :			\$716,584.70	\$579,208.63
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			\$163,545.58	\$ 98,562.72
2025 Unscheduled Amount Due to Reserves			\$0.00	
Unscheduled Amounts Due from prior years			\$100,996.44	\$553,963.18
BALANCE DUE FROM OPERATING TO RESERVES			\$ 264,542.02	\$ 431,958.75
Social Committee Cash fund			\$31.05	\$351.65
Bingo Cash Fund			\$386.85	\$390.97
ACCOUNTS RECEIVABLE:				
Debits (Past due accounts)			\$ 24,354.00	\$ 21,928.28
Credits (Credits due Members or prepaid invoices)			(\$14,456.53)	(\$14,082.27)
Allowance for Doubtful accounts			(\$5,400.00)	(\$16,435.81)
Total Accounts Receivable Net Balance:			\$ 4,497.47	\$ (8,589.80)
Prepared by: Susan Cook 5/2/2025				

Balance Sheet

Property: THE OAKS Community Association
As of 04/30/25 (accrual basis)

ASSETS

Bank	
10000 Operating Cash	74,587.47
10801 Physical Petty Cash	915.30
10802 Bingo	386.85
10803 Social Committee	31.05
11150 Operating Cash:Due to Reserves	-477,863.11
12000 Reserves Cash (Total if fully funded)	1,094,286.11
Total Bank	692,343.67
Accounts Receivable	
13000 Accounts Receivable	23,000.72
Total Accounts Receivable	23,000.72
Other Current Asset	
14000 Undeposited Funds	182.09
AA1298 Clearing Account	80.00
Total Other Current Asset	262.09
Other Asset	
21000 Other Assets	5,472.58
Total Other Asset	5,472.58
TOTAL ASSETS	721,079.06

LIABILITIES & EQUITY

Liabilities

Accounts Payable	
30000 Liabilities	-51,771.03
Total Accounts Payable	-51,771.03
Other Current Liability	
32010 Unearned Revenue	33,398.86
35250 Reserve Exp (spending from Operations)	-110,603.86
36000 Payroll Liabilities	-753.04
36100 Payroll Related Liabilities	3,039.27
Total Other Current Liability	-74,918.77
Total Liabilities	-126,689.80

Equity

32000 Retained Earnings	-63,942.50
35000 35000 Reserves Equity	847,798.50
AA3090 Net Income	63,912.86
Total Equity	847,768.86

TOTAL LIABILITIES & EQUITY	721,079.06
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Profit & Loss

Property: THE OAKS Community Association
04/01/25 - 04/30/25 (accrual basis)

	Amount
INCOME	
50000 Income	69,933.11
TOTAL INCOME	69,933.11
EXPENSE	
60000 Operating Expense	-29,701.21
61600 Water Distribution System	54.00
62000 Waste Water Treatment Plant	-1,677.66
63000 Maintenance Expense	5,793.54
63390 Maintenance Building	161.34
64000 Pool & Spa Expense	2,913.47
65000 Payroll Expense	25,108.97
71000 Administrative Expense	2,329.54
71341 Entrance Light Electricity	11.53
72000 Insurance Expense	1,963.02
72200 Taxes, Licenses, Permits	1,058.00
74000 Other Misc Professional Fees	368.85
91000 Reserve Expense	21,429.56
TOTAL EXPENSE	29,812.95
NET INCOME	40,120.16

NET INCOME SUMMARY

Income	69,933.11
Expense	-29,812.95
NET INCOME	40,120.16

Budget Comparison

Property: THE OAKS Community Association

Comparison Periods: 04/01/25 - 04/30/25 and 01/01/25 - 04/30/25 (accrual basis)

	Actual 04/01/25 - 04/30/25	Budget 04/25 - 04/25	\$ Change	% Change	Actual YTD 01/01/25 - 04/30/25	Budget YTD 01/25 - 04/25	\$ Change	% Change
INCOME								
50000 Income	69,933.11	107,184.71	-37,251.60	-34.8 %	443,271.21	425,543.95	17,727.26	4.2 %
TOTAL INCOME	69,933.11	107,184.71	-37,251.60	-34.8 %	443,271.21	425,543.95	17,727.26	4.2 %
EXPENSE								
60000 Operating Expense	-29,701.21	43,625.09	-73,326.30	-168.1 %	135,902.01	172,679.90	-36,777.89	-21.3 %
61600 Water Distribution System	54.00	54.00	0.00	0.0 %	401.00	455.00	-54.00	-11.9 %
61650 Community Improvements	0.00	1,666.68	-1,666.68	-100.0 %	278.77	6,666.72	-6,387.95	-95.8 %
62000 Waste Water Treatment Plant	-1,677.66	2,980.50	-4,658.16	-156.3 %	9,001.88	9,909.50	-907.62	-9.2 %
63000 Maintenance Expense	5,793.54	3,216.68	2,576.86	80.1 %	24,129.31	12,866.72	11,262.59	87.5 %
63390 Maintenance Building	161.34	462.09	-300.75	-65.1 %	1,282.49	1,848.36	-565.87	-30.6 %
64000 Pool & Spa Expense	2,913.47	1,215.91	1,697.56	139.6 %	9,416.09	4,820.52	4,595.57	95.3 %
65000 Payroll Expense	25,108.97	25,663.21	-554.24	-2.2 %	98,842.45	114,654.39	-15,811.94	-13.8 %
71000 Administrative Expense	2,329.54	3,303.04	-973.50	-29.5 %	12,606.41	14,551.45	-1,945.04	-13.4 %
71341 Entrance Light Electricity	11.53	3.59	7.94	221.2 %	46.01	14.36	31.65	220.4 %
72000 Insurance Expense	1,963.02	2,269.77	-306.75	-13.5 %	7,974.24	9,469.96	-1,495.72	-15.8 %
72200 Taxes, Licenses, Permits	1,058.00	111.25	946.75	851.0 %	7,130.93	3,023.75	4,107.18	135.8 %
74000 Other Misc Professional Fees	368.85	1,183.34	-814.49	-68.8 %	3,541.80	5,078.36	-1,536.56	-30.3 %
91000 Reserve Expense	21,429.56	21,429.56	0.00	0.0 %	68,804.96	69,504.96	-700.00	-1.0 %
TOTAL EXPENSE	29,812.95	107,184.71	-77,371.76	-72.2 %	379,358.35	425,543.95	-46,185.60	-10.9 %
NET INCOME	40,120.16	0.00	40,120.16		63,912.86	0.00	63,912.86	
NET INCOME SUMMARY								
Income	69,933.11	107,184.71	-37,251.60	-34.8 %	443,271.21	425,543.95	17,727.26	4.2 %
Expense	-29,812.95	-107,184.71	77,371.76	72.2 %	-379,358.35	-425,543.95	46,185.60	10.9 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	40,120.16	0.00	40,120.16		63,912.86	0.00	63,912.86	