THE OAKS COMMUNITY ASSOCIATION

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

General Funds:	Account #		Total	Same Time Last Year
PNC Operating Checking Acct (as of 05/31/2025stmt)	XXXX1262		$39,216.61	$35,955.18
PNC Operating Money Mkt Acct (as of 05/31/2025stmt)	XXXX5812		$43,108.27	$52,710.73
PNC Petty Cash Checking Acct (as of 05/31/2025stmt)	XXXX6825		$680.83	$178.36
Petty Cash Fund			$233.71	$133.03
	Total General Fund :		$83,239.42	$88,977.30
Reserve Fund: For Repairs & Replacement of Assets				
PNC Insured Money Mkt- Reserves (as of 05/31/2025stmt)	XXXX5767		$248,987.22	$140,831.98
PNC Brokerage Account- Reserves (as of 05/31/2025stmt)	XXX-XX6638		$378,926.62	$358,600.15
	Total Reserves :	55%	***$627,913.84***	$499,432.13
TOTAL OF ALL TOCA FUNDS :			***$711,153.26***	$588,409.43
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	$ 86,242.38
2025 Unscheduled Amount Due to Reserves			$0.00	
Unscheduled Amounts Due from prior years			$61,421.08	$551,499.49
BALANCE DUE FROM OPERATING TO RESERVES			$ 224,966.66	$ 404,329.57
Social Committee Cash fund			$31.10	$351.65
Bingo Cash Fund			$403.89	$434.47
ACCOUNTS RECEIVABLE:				
Debits (Past due accounts)			$ 24,733.33	$ 26,872.69
Credits (Credits due Members or prepaid invoices)			($8,509.81)	($17,928.42)
Allowance for Doubtful accounts			($5,400.00)	($16,435.81)
Total Accounts Receivable Net Balance:			**$ 10,823.52**	$ (7,491.54)
Prepared by: Susan Cook 06/03/2025				

Balance Sheet

Property: THE OAKS Community Association

As of 05/31/25 (accrual basis)

ASSETS	
Bank	
10000 Operating Cash	72,924.78
10801 Physical Petty Cash	233.65
10802 Bingo	403.89
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	692,929.19
Accounts Receivable	
13000 Accounts Receivable	23,773.54
Total Accounts Receivable	23,773.54
Other Current Asset	
14000 Undeposited Funds	-64.51
AA1298 Clearing Account	160.00
Total Other Current Asset	95.49
Other Asset	
21000 Other Assets	5,472.58
Total Other Asset	5,472.58
TOTAL ASSETS	**722,270.80**
LIABILITIES & EQUITY	
Liabilities	
Accounts Payable	
30000 Liabilities	-24,639.35
Total Accounts Payable	-24,639.35
Other Current Liability	
32010 Unearned Revenue	27,952.09
35250 Reserve Exp (spending from Operations)	-127,719.53
36000 Payroll Liabilities	-753.04
36100 Payroll Related Liabilities	2,787.82
Total Other Current Liability	-97,732.66
Total Liabilities	-122,372.01
Equity	
32000 Retained Earnings	-63,942.50
35000 35000 Reserves Equity	850,783.55
AA3090 Net Income	57,801.76
Total Equity	844,642.81
TOTAL LIABILITIES & EQUITY	**722,270.80**

Profit & Loss

Property: THE OAKS Community Association

05/01/25 - 05/31/25 (accrual basis)

	Amount
INCOME	
50000 Income	94,439.57
TOTAL INCOME	**94,439.57**
EXPENSE	
60000 Operating Expense	38,568.48
62000 Waste Water Treatment Plant	2,667.02
63000 Maintenance Expense	1,979.05
63390 Maintenance Building	80.67
64000 Pool & Spa Expense	5,908.88
65000 Payroll Expense	24,487.74
71000 Administrative Expense	2,885.22
72000 Insurance Expense	1,953.44
74000 Other Misc Professional Fees	554.85
91000 Reserve Expense	16,533.03
TOTAL EXPENSE	**95,618.38**
NET INCOME	**-1,178.81**

NET INCOME SUMMARY

Income	94,439.57
Expense	-95,618.38
NET INCOME	**-1,178.81**

Budget Comparison

Property: THE OAKS Community Association

Comparison Periods: 05/01/25 - 05/31/25 and 01/01/25 - 05/31/25 (accrual basis)

	Actual 05/01/25 - 05/31/25	Budget 05/25 - 05/25	$ Change	% Change	Actual YTD 01/01/25 - 05/31/25	Budget YTD 01/25 - 05/25	$ Change	% Change
INCOME								
50000 Income	94,439.57	95,487.05	-1,047.48	-1.1 %	537,761.04	521,031.00	16,730.04	3.2 %
TOTAL INCOME	**94,439.57**	**95,487.05**	**-1,047.48**	**-1.1 %**	**537,761.04**	**521,031.00**	**16,730.04**	**3.2 %**
EXPENSE								
60000 Operating Expense	38,568.48	33,590.16	4,978.32	14.8 %	174,470.49	206,270.06	-31,799.57	-15.4 %
61600 Water Distribution System	0.00	54.00	-54.00	-100.0 %	401.00	509.00	-108.00	-21.2 %
61650 Community Improvements	0.00	1,666.66	-1,666.66	-100.0 %	278.77	8,333.38	-8,054.61	-96.7 %
62000 Waste Water Treatment Plant	2,667.02	1,177.00	1,490.02	126.6 %	11,668.90	11,086.50	582.40	5.3 %
63000 Maintenance Expense	1,979.05	3,216.66	-1,237.61	-38.5 %	31,351.18	16,083.38	15,267.80	94.9 %
63390 Maintenance Building	80.67	462.09	-381.42	-82.5 %	1,363.16	2,310.45	-947.29	-41.0 %
64000 Pool & Spa Expense	5,908.88	6,215.90	-307.02	-4.9 %	15,517.70	11,036.42	4,481.28	40.6 %
65000 Payroll Expense	24,487.74	25,663.20	-1,175.46	-4.6 %	123,330.19	140,317.59	-16,987.40	-12.1 %
71000 Administrative Expense	2,885.22	4,640.42	-1,755.20	-37.8 %	15,038.63	19,191.87	-4,153.24	-21.6 %
71341 Entrance Light Electricity	0.00	3.58	-3.58	-100.0 %	46.01	17.94	28.07	156.5 %
72000 Insurance Expense	1,953.44	2,269.77	-316.33	-13.9 %	9,927.68	11,739.73	-1,812.05	-15.4 %
72200 Taxes, Licenses, Permits	0.00	111.25	-111.25	-100.0 %	7,130.93	3,135.00	3,995.93	127.5 %
74000 Other Misc Professional Fees	554.85	1,183.33	-628.48	-53.1 %	4,096.65	6,261.69	-2,165.04	-34.6 %
91000 Reserve Expense	16,533.03	15,233.03	1,300.00	8.5 %	85,337.99	84,737.99	600.00	0.7 %
TOTAL EXPENSE	**95,618.38**	**95,487.05**	**131.33**	**0.1 %**	**479,959.28**	**521,031.00**	**-41,071.72**	**-7.9 %**
NET INCOME	**-1,178.81**	**0.00**	**-1,178.81**		**57,801.76**	**0.00**	**57,801.76**	
NET INCOME SUMMARY								
Income	94,439.57	95,487.05	-1,047.48	-1.1 %	537,761.04	521,031.00	16,730.04	3.2 %
Expense	-95,618.38	-95,487.05	-131.33	0.1 %	-479,959.28	-521,031.00	41,071.72	7.9 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	**-1,178.81**	**0.00**	**-1,178.81**		**57,801.76**	**0.00**	**57,801.76**	