THE OAKS COMMUNITY ASSOCIATION

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

General Funds:	Account #		Total		Same Time Last Year
PNC Operating Checking Acct (as of 12/31/2025stmt)	XXXX1262		$78,787.57		$75,991.30
PNC Operating Money Mkt Acct (as of 12/31/2025stmt)	XXXX5812		$12,600.52		$22,682.04
PNC Petty Cash Checking Acct (as of 12/31/2025stmt)	XXXX6825		$8,635.84		$1,079.28
Petty Cash Fund			$480.87		$3,231.36
	Total General Fund :		$100,504.80		$102,983.98
Reserve Fund: For Repairs & Replacement of Assets					
PNC Insured Money Mkt- Reserves (as of 12/31/2025stmt)	XXXX5767		$285,972.52		$164,634.22
PNC Brokerage Account- Reserves (as of 12/31/2025stmt)	XXX-XX6638		$387,491.83		$372,124.46
	Total Reserves :	59%	$673,464.35	47%	$536,758.68
TOTAL OF ALL TOCA FUNDS :			$773,969.15		$639,742.66
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		$ 852,880.50
2025 Scheduled Contributions to Reserves					$ -
2025 Unscheduled Amount Due to Reserves					$ -
Unscheduled Amounts Due from prior years			$0.00		$316,121.82
RESERVE FUNDING DEFICIT (To reach the Target Goal of 75%)			$ 179,416.15		$ 316,121.82
Social Committee Cash fund CLOSED			$0.00		$16.05
Bingo Cash Fund			$213.75		$295.42
ACCOUNTS RECEIVABLE:					
Debits (Past due accounts)			$ 27,801.47		$ 46,374.56
Credits (Credits due Members or prepaid invoices)			($14,272.77)		($15,471.20)
Allowance for Doubtful accounts			($5,400.00)		($16,435.81)
Total Accounts Receivable Net Balance:			$ 8,128.70		$ 14,467.55
Prepared by: Susan Cook 1/8/26					

Budget Comparison

Comparison Periods: 12/01/25 to 12/31/25 and 01/01/25 to 12/31/25

Accrual Basis | Property: THE OAKS Community Association

	Actual 12/01/25 - 12/31/25	Budget 12/01/25 - 12/31/25	$ Change	% Change	Actual YTD 01/01/25 - 12/31/25	Budget 01/01/25 - 12/31/25	$ Change	% Change
Income								
50000 Income	92,933	95,097	-2,164	-2.3%	1,207,617	1,248,296	-40,679	-3.3%
Total Income:	**92,933**	**95,097**	**-2,164**	**-2.3%**	**1,207,617**	**1,248,296**	**-40,679**	**-3.3%**
Expense								
60000 Operating Expense	34,636	21,895	12,741	58.2%	413,063	418,194	-5,131	-1.2%
61600 Water Distribution System	54	54	0	0.0%	833	1,200	-367	-30.6%
61650 Community Improvements	500	1,583	-1,083	-68.4%	12,734	20,000	-7,266	-36.3%
62000 Waste Water Treatment Plant	5,566	4,980	585	11.7%	25,671	32,503	-6,832	-21.0%
63000 Maintenance Expense	7,246	8,764	-1,518	-17.3%	80,350	91,912	-11,562	-12.6%
63390 Maintenance Building	121	1,327	-1,205	-90.8%	2,457	6,368	-3,911	-61.4%
64000 Pool & Spa Expense	1,519	1,590	-71	-4.5%	21,857	22,844	-988	-4.3%
65000 Payroll Expense	24,572	23,863	709	3.0%	293,796	298,857	-5,061	-1.7%
71000 Administrative Expense	2,944	3,359	-416	-12.4%	39,161	44,149	-4,988	-11.3%
71341 Entrance Light Electricity	23	12	11	97.9%	138	127	11	8.8%
72000 Insurance Expense	2,474	2,398	76	3.2%	26,993	26,781	212	0.8%
72200 Taxes, Licenses, Permits	559	0	559		12,171	11,664	507	4.3%
74000 Other Misc Professional Fees	350	4,000	-3,650	-91.2%	13,892	17,798	-3,906	-21.9%
80010 Bad Debt Expense	0	5,400	-5,400	-100.0%	0	5,400	-5,400	-100.0%
91000 Reserve Expense	15,872	15,872	0	0.0%	229,000	250,500	-21,500	-8.6%
Total Expense:	**96,435**	**95,097**	**1,338**	**1.4%**	**1,172,116**	**1,248,296**	**-76,180**	**-6.1%**
Net Income:	**-3,502**	**0**	**-3,502**		**35,501**	**0**	**35,501**	

Budget Comparison

Comparison Periods: 12/01/25 to 12/31/25 and 01/01/25 to 12/31/25

Accrual Basis | Property: THE OAKS Community Association

Summary

	Actual 12/01/25 - 12/31/25	Budget 12/01/25 - 12/31/25	$ Change	% Change	Actual YTD 01/01/25 - 12/31/25	Budget 01/01/25 - 12/31/25	$ Change	% Change
Income:	92,933	95,097	-2,164	-2.3%	1,207,617	1,248,296	-40,679	-3.3%
Expense:	-96,435	-95,097	-1,338	1.4%	-1,172,116	-1,248,296	76,180	6.1%
Other Income & Expense:	0	0	0		0	0	0	
Net Income:	-3,502	0	-3,502		35,501	0	35,501	

Profit & Loss

From 12/01/25 to 12/31/25

Accrual Basis | Property: THE OAKS Community Association

Income

50000 Income	92,933
Total Income:	**92,933**

Expense

60000 Operating Expense	34,636
61600 Water Distribution System	54
61650 Community Improvements	500
62000 Waste Water Treatment Plant	5,566
63000 Maintenance Expense	7,246
63390 Maintenance Building	121
64000 Pool & Spa Expense	1,519
65000 Payroll Expense	24,572
71000 Administrative Expense	2,944
71341 Entrance Light Electricity	23
72000 Insurance Expense	2,474
72200 Taxes, Licenses, Permits	559
74000 Other Misc Professional Fees	350
91000 Reserve Expense	15,872
Total Expense:	**96,435**
Net Income:	**-3,502**

Summary

Income:	92,933
Expense:	-96,435
Net Income:	-3,502

Balance Sheet

As of 12/31/25

Accrual Basis | Property: THE OAKS Community Association

Assets

Bank	
10000 Operating Cash	63,870
10801 Physical Petty Cash	481
10802 Bingo	214
12000 Reserves Cash (Total if fully funded)	660,773
Total Bank	**725,337**
Accounts Receivable	
13000 Accounts Receivable	23,283
Total Accounts Receivable	**23,283**
Other Current Asset	
14000 Undeposited Funds	870
AA1298 Clearing Account	285
Total Other Current Asset	**1,155**
Total Assets:	**749,775**

Liabilities & Equity

Liabilities

Accounts Payable	
30000 Liabilities	-19,905
Total Accounts Payable	**-19,905**
Other Current Liability	
32010 Unearned Revenue	32,179
35250 Reserve Exp (spending from Operations)	-107,708
36000 Payroll Liabilities	-393
36100 Payroll Related Liabilities	5,166
Total Other Current Liability	**-70,756**
Total Liabilities:	**-90,661**

Equity

32000 Retained Earnings	61,101
35000 35000 Reserves Equity	743,834
AA3090 Net Income	35,501
Total Equity:	**840,437**
Total Liabilities & Equity:	**749,775**