

THE OAKS COMMUNITY ASSOCIATION
JANUARY 2026 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 12/31/2025stmt)	XXXX1262	\$64,444.81	\$87,381.61
PNC Operating Money Mkt Acct (as of 12/31/2025stmt)	XXXX5812	\$22,623.30	\$52,780.50
PNC Petty Cash Checking Acct (as of 12/31/2025stmt)	XXXX6825	\$3,081.15	\$632.70
Petty Cash Fund		\$309.24	\$206.60
	Total General Fund :	\$90,458.50	\$141,001.41
<u>Reserve Fund: For Repairs & Replacement of Assets</u>			
PNC Insured Money Mkt- Reserves (as of 12/31/2025stmt)	XXXX5767	\$273,618.61	\$166,134.24
PNC Brokerage Account- Reserves (as of 12/31/2025stmt)	XXX-XX6638	\$387,549.81	\$373,126.55
	Total Reserves :	\$661,168.42	\$539,260.79
	TOTAL OF ALL TOCA FUNDS :	\$751,626.92	\$680,262.20
2025 Unfunded Reserves Months Payable at		\$0.00	\$0.00
	Total Due Rsvs Short Term	\$0.00	\$0.00
2026 FULLY FUNDED RESERVES BALANCE TARGET		\$ 1,294,679.00	\$ 1,137,174.00
RESERVE TARGET (75% of Fully Funded Reserve Target)		\$ 971,009.25	\$ 852,880.50
2026 Scheduled Contributions to Reserves		\$214,005.50	\$ 208,429.82
			\$ -
RESERVE FUNDING DEFICIT (To reach the Target Goal of 75%)		\$ 309,840.83	\$ 313,619.71
Social Committee Cash fund CLOSED		\$0.00	\$31.05
Bingo Cash Fund		\$213.75	\$295.42
ACCOUNTS RECEIVABLE:			
Debits (Past due accounts)		\$ 28,762.46	\$ 40,667.28
Credits (Credits due Members or prepaid invoices)		(\$14,137.88)	(\$13,611.05)
Allowance for Doubtful accounts		(\$5,400.00)	(\$5,400.00)
	Total Accounts Receivable Net Balance:	\$ 9,224.58	\$ 21,656.23
Prepared by: Susan Cook2/4/26			

Budget Comparison

Comparison Periods: 01/01/26 to 01/31/26 and 01/01/26 to 01/31/26

Accrual Basis | Property: THE OAKS Community Association

	Actual 01/01/26 - 01/31/26	Budget 01/01/26 - 01/31/26	\$ Change	% Change	Actual YTD 01/01/26 - 01/31/26	Budget 01/01/26 - 01/31/26	\$ Change	% Change
Income								
50000 Income	111,661.59	104,281.90	7,379.69	7.1%	111,661.59	104,281.90	7,379.69	7.1%
Total Income:	111,661.59	104,281.90	7,379.69	7.1%	111,661.59	104,281.90	7,379.69	7.1%
Expense								
60000 Operating Expense	32,025.98	38,683.10	-6,657.12	-17.2%	32,025.98	38,683.10	-6,657.12	-17.2%
61600 Water Distribution System	58.00	54.00	4.00	7.4%	58.00	54.00	4.00	7.4%
61650 Community Improvements	0.00	2,583.34	-2,583.34	-100.0%	0.00	2,583.34	-2,583.34	-100.0%
62000 Waste Water Treatment Plant	794.27	1,560.83	-766.56	-49.1%	794.27	1,560.83	-766.56	-49.1%
63000 Maintenance Expense	1,981.65	6,983.34	-5,001.69	-71.6%	1,981.65	6,983.34	-5,001.69	-71.6%
63390 Maintenance Building	326.95	485.42	-158.47	-32.6%	326.95	485.42	-158.47	-32.6%
64000 Pool & Spa Expense	1,703.44	1,098.34	605.10	55.1%	1,703.44	1,098.34	605.10	55.1%
65000 Payroll Expense	36,982.34	32,537.45	4,444.89	13.7%	36,982.34	32,537.45	4,444.89	13.7%
71000 Administrative Expense	3,085.13	3,603.58	-518.45	-14.4%	3,085.13	3,603.58	-518.45	-14.4%
71341 Entrance Light Electricity	11.29	11.53	-0.24	-2.1%	11.29	11.53	-0.24	-2.1%
72000 Insurance Expense	2,837.86	2,868.00	-30.14	-1.1%	2,837.86	2,868.00	-30.14	-1.1%
72200 Taxes, Licenses, Permits	0.00	3,190.00	-3,190.00	-100.0%	0.00	3,190.00	-3,190.00	-100.0%
74000 Other Misc Professional Fees	575.00	350.00	225.00	64.3%	575.00	350.00	225.00	64.3%
91000 Reserve Expense	10,272.97	10,272.97	0.00	0.0%	10,272.97	10,272.97	0.00	0.0%
Total Expense:	90,654.88	104,281.90	-13,627.02	-13.1%	90,654.88	104,281.90	-13,627.02	-13.1%
Net Income:	21,006.71	0.00	21,006.71		21,006.71	0.00	21,006.71	

Budget Comparison

Comparison Periods: 01/01/26 to 01/31/26 and 01/01/26 to 01/31/26

Accrual Basis | Property: THE OAKS Community Association

Summary

	Actual 01/01/26 - 01/31/26	Budget 01/01/26 - 01/31/26	\$ Change	% Change	Actual YTD 01/01/26 - 01/31/26	Budget 01/01/26 - 01/31/26	\$ Change	% Change
Income:	111,661.59	104,281.90	7,379.69	7.1%	111,661.59	104,281.90	7,379.69	7.1%
Expense:	-90,654.88	-104,281.90	13,627.02	13.1%	-90,654.88	-104,281.90	13,627.02	13.1%
Other Income & Expense:	0.00	0.00	0.00		0.00	0.00	0.00	
Net Income:	21,006.71	0.00	21,006.71		21,006.71	0.00	21,006.71	

Profit & Loss

From 01/01/26 to 01/31/26

Accrual Basis | Property: THE OAKS Community Association

Income

50000 Income	111,661.59
Total Income:	111,661.59

Expense

60000 Operating Expense	32,025.98
61600 Water Distribution System	58.00
62000 Waste Water Treatment Plant	794.27
63000 Maintenance Expense	1,981.65
63390 Maintenance Building	326.95
64000 Pool & Spa Expense	1,703.44
65000 Payroll Expense	36,982.34
71000 Administrative Expense	3,085.13
71341 Entrance Light Electricity	11.29
72000 Insurance Expense	2,837.86
74000 Other Misc Professional Fees	575.00
91000 Reserve Expense	10,272.97
Total Expense:	90,654.88
Net Income:	21,006.71

Summary

Income:	111,661.59
Expense:	-90,654.88
Net Income:	21,006.71

Balance Sheet

As of 01/31/26

Accrual Basis | Property: THE OAKS Community Association

Assets

Bank	
10000 Operating Cash	81,220.45
10801 Physical Petty Cash	309.18
10802 Bingo	213.75
12000 Reserves Cash (Total if fully funded)	671,441.39
Total Bank	753,184.77
Accounts Receivable	
13000 Accounts Receivable	23,664.59
Total Accounts Receivable	23,664.59
Other Current Asset	
14000 Undeposited Funds	3,830.72
AA1298 Clearing Account	350.00
Total Other Current Asset	4,180.72
Total Assets:	781,030.08

Liabilities & Equity

Liabilities

Accounts Payable	
30000 Liabilities	25,302.93
Total Accounts Payable	25,302.93
Other Current Liability	
32010 Unearned Revenue	31,366.38
35250 Reserve Exp (spending from Operations)	-131,255.59
36000 Payroll Liabilities	-1,141.50
36100 Payroll Related Liabilities	5,166.08
Total Other Current Liability	-95,864.63
Total Liabilities:	-70,561.70

Equity

32000 Retained Earnings	76,888.10
35000 35000 Reserves Equity	753,696.97
AA3090 Net Income	21,006.71
Total Equity:	851,591.78
Total Liabilities & Equity:	781,030.08