

THE OAKS COMMUNITY ASSOCIATION
OCTOBER 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 10/31/2025stmt)	XXXX1262		\$36,639.29	\$61,589.20
PNC Operating Money Mkt Acct (as of 10/31/2025stmt)	XXXX5812		\$12,568.95	\$24,206.72
PNC Petty Cash Checking Acct (as of 10/31/2025stmt)	XXXX6825		\$948.03	\$901.46
Petty Cash Fund			\$335.95	\$1,598.99
	Total General Fund :		\$50,492.22	\$88,296.37
<u>Reserve Fund: For Repairs & Replacement of Assets</u>				
PNC Insured Money Mkt- Reserves (as of 10/31/2025stmt)	XXXX5767		\$253,247.21	\$127,172.65
PNC Brokerage Account- Reserves (as of 10/31/2025stmt)	XXX-XX6638		\$384,139.04	\$368,987.33
	Total Reserves :	56%	\$637,386.25	\$496,159.98
TOTAL OF ALL TOCA FUNDS :			\$687,878.47	\$584,456.35
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			\$43,185.16	\$ 36,961.02
2025 Unscheduled Amount Due to Reserves				\$ -
Unscheduled Amounts Due from prior years			\$0.00	\$319,759.50
RESERVE FUNDING DEFICIT			\$ 215,494.25	\$ 356,720.52
Social Committee Cash fund CLOSED			\$0.00	\$116.05
Bingo Cash Fund			\$326.27	\$464.05
ACCOUNTS RECEIVABLE:				
Debits (Past due accounts)			\$ 23,546.21	\$ 59,357.39
Credits (Credits due Members or prepaid invoices)			(\$14,333.09)	\$9,634.31
Allowance for Doubtful accounts			(\$5,400.00)	(\$16,435.81)
Total Accounts Receivable Net Balance:			\$ 3,813.12	\$ 52,555.89
Prepared by: Susan Cook 11/4/2025				

Balance Sheet

As of 10/31/25

Accrual Basis | Property: THE OAKS Community Association

Assets

Bank	
10000 Operating Cash	50,169.13
10801 Physical Petty Cash	370.77
10802 Bingo	326.27
12000 Reserves Cash (Total if fully funded)	448,940.92
Total Bank	499,807.09
Accounts Receivable	
13000 Accounts Receivable	18,471.12
Total Accounts Receivable	18,471.12
Other Current Asset	
14000 Undeposited Funds	17.01
AA1298 Clearing Account	160.00
Total Other Current Asset	177.01

Total Assets: 518,455.22

Liabilities & Equity

Liabilities

Accounts Payable	
30000 Liabilities	-19,978.31
Total Accounts Payable	-19,978.31
Other Current Liability	
32010 Unearned Revenue	31,459.12
35250 Reserve Exp (spending from Operations)	-91,217.00
36000 Payroll Liabilities	-393.13
36100 Payroll Related Liabilities	3,906.65
Total Other Current Liability	-56,244.36

Total Liabilities: -76,222.67

Equity

32000 Retained Earnings	61,101.39
35000 35000 Reserves Equity	490,619.07
AA3090 Net Income	42,957.43

Total Equity: 594,677.89

Total Liabilities & Equity: 518,455.22

Profit & Loss

From 10/01/25 to 10/31/25

Accrual Basis | Property: THE OAKS Community Association

Income

50000 Income	90,232.23
Total Income:	90,232.23

Expense

60000 Operating Expense	16,372.84
61600 Water Distribution System	54.00
61650 Community Improvements	660.00
62000 Waste Water Treatment Plant	5,448.82
63000 Maintenance Expense	7,019.00
63390 Maintenance Building	371.38
64000 Pool & Spa Expense	660.28
65000 Payroll Expense	20,948.52
71000 Administrative Expense	4,027.02
71341 Entrance Light Electricity	11.47
72000 Insurance Expense	2,352.67
72200 Taxes, Licenses, Permits	-1,861.00
74000 Other Misc Professional Fees	2,883.00
91000 Reserve Expense	25,352.62
Total Expense:	84,300.62
Net Income:	5,931.61

Summary

Income:	90,232.23
Expense:	-84,300.62
Net Income:	5,931.61

Budget Comparison

Comparison Periods: 10/01/25 to 10/31/25 and 01/01/25 to 10/31/25

Accrual Basis | Property: THE OAKS Community Association

	Actual 10/01/25 - 10/31/25	Budget 10/01/25 - 10/31/25	\$ Change	% Change	Actual YTD 01/01/25 - 10/31/25	Budget 01/01/25 - 10/31/25	\$ Change	% Change
Income								
50000 Income	90,232.23	105,913.99	-15,681.76	-14.8%	1,021,008.19	1,059,082.43	-38,074.24	-3.6%
Total Income:	90,232.23	105,913.99	-15,681.76	-14.8%	1,021,008.19	1,059,082.43	-38,074.24	-3.6%
Expense								
60000 Operating Expense	16,372.84	29,766.36	-13,393.52	-45.0%	347,121.76	379,537.61	-32,415.85	-8.5%
61600 Water Distribution System	54.00	101.00	-47.00	-46.5%	725.00	1,092.00	-367.00	-33.6%
61650 Community Improvements	660.00	3,455.00	-2,795.00	-80.9%	12,234.33	16,833.34	-4,599.01	-27.3%
62000 Waste Water Treatment Plant	5,448.82	1,915.38	3,533.44	184.5%	19,856.49	21,692.00	-1,835.51	-8.5%
63000 Maintenance Expense	7,019.00	9,357.49	-2,338.49	-25.0%	65,951.42	74,830.15	-8,878.73	-11.9%
63390 Maintenance Building	371.38	899.09	-527.71	-58.7%	2,226.56	3,774.90	-1,548.34	-41.0%
64000 Pool & Spa Expense	660.28	1,071.27	-410.99	-38.4%	20,065.81	19,663.95	401.86	2.0%
65000 Payroll Expense	20,948.52	23,970.83	-3,022.31	-12.6%	249,295.39	251,631.17	-2,335.78	-0.9%
71000 Administrative Expense	4,027.02	5,025.61	-998.59	-19.9%	32,900.35	36,856.47	-3,956.12	-10.7%
71341 Entrance Light Electricity	11.47	11.53	-0.06	-0.5%	103.60	103.66	-0.06	-0.1%
72000 Insurance Expense	2,352.67	2,391.81	-39.14	-1.6%	21,725.94	21,903.64	-177.70	-0.8%
72200 Taxes, Licenses, Permits	-1,861.00	246.00	-2,107.00	-856.5%	11,611.93	11,663.93	-52.00	-0.4%
74000 Other Misc Professional Fees	2,883.00	2,350.00	533.00	22.7%	8,417.35	12,184.35	-3,767.00	-30.9%
91000 Reserve Expense	25,352.62	25,352.62	0.00	0.0%	185,814.83	207,315.26	-21,500.43	-10.4%
Total Expense:	84,300.62	105,913.99	-21,613.37	-20.4%	978,050.76	1,059,082.43	-81,031.67	-7.7%
Net Income:	5,931.61	0.00	5,931.61		42,957.43	0.00	42,957.43	

Budget Comparison

Comparison Periods: 10/01/25 to 10/31/25 and 01/01/25 to 10/31/25

Accrual Basis | Property: THE OAKS Community Association

Summary

	Actual 10/01/25 - 10/31/25	Budget 10/01/25 - 10/31/25	\$ Change	% Change	Actual YTD 01/01/25 - 10/31/25	Budget 01/01/25 - 10/31/25	\$ Change	% Change
Income:	90,232.23	105,913.99	-15,681.76	-14.8%	1,021,008.19	1,059,082.43	-38,074.24	-3.6%
Expense:	-84,300.62	-105,913.99	21,613.37	20.4%	-978,050.76	-1,059,082.43	81,031.67	7.7%
Other Income & Expense:	0.00	0.00	0.00		0.00	0.00	0.00	
Net Income:	5,931.61	0.00	5,931.61		42,957.43	0.00	42,957.43	