

<b>THE OAKS COMMUNITY ASSOCIATION</b>			
<b>OCTOBER 2022 STATEMENTS REVIEW (NOT SAME AS LEDGERS IN QUICKBOOKS)</b>			
<u>General Funds:</u>	<u>Account #</u>	<u>Total</u>	<u>Same Time Last Year</u>
PNC Operating Checking Acct (as of 10/31/2022 stmt)	XXXX1262	\$5,275.88	\$19,696.28
PNC Petty Cash Checking Acct (as of 10/31/2022 stmt)	XXXX6825	\$6,296.74	\$257.36
PNC Credit Card Owed (as of 10/2/22 stmt)		\$1,486.06	(\$6,921.47)
Staples Credit Card Owed (as of 11/2/2022 stmt)		\$287.95	(\$302.91)
Petty Cash Fund		\$199.29	\$486.09
<b>Total General Fund :</b>		<b>\$13,545.92</b>	<b>\$13,215.35</b>
<b>Reserve Fund: For Repairs &amp; Replacement of Assets</b>			
PNC Insured Deposit Acct (as of 10/31/2022 stmt)	XXXX4997	\$230,861.92	\$161,849.41
PNC Reserves CD		\$37,787.00	\$37,779.44
<b>Total Reserves :</b>		<b>\$268,648.92</b>	<b>\$199,628.85</b>
<b>TOTAL OF ALL TOCA FUNDS :</b>		<b>\$282,194.84</b>	<b>\$212,844.20</b>
			\$0.00
2022 Unfunded Reserves Months Payable at \$9,827.92 (extra \$20K in 6/2022, extra \$15K in 7/2022, in addition to monthly contribution) Oct contribution not made due to prior excess funding.		\$0.00	\$0.00
Reserves Loan balance		\$0.00	\$0.00
PNC Line of Credit		\$0.00	\$0.00
<b>Total Due Rsvs Short Term</b>		<b>\$0.00</b>	<b>\$0.00</b>
2022 FULLY FUNDED RESERVES BALANCE TARGET		\$ 801,080.00	\$ 783,322.26
BALANCE DUE FROM OPERATING TO RESERVES		\$ 518,885.16	\$ 570,478.06
Social Committee Cash fund		\$193.00	\$28.00
Bingo Cash Fund		\$410.17	\$74.97
<b>ACCOUNTS RECEIVABLE:</b>			
Debits (Past due accounts)		\$ 49,799.78	\$ 87,228.66
Credits (Credits due Members or prepaid invoices)		(\$6,062.08)	(\$5,185.75)
Allowance for Doubtful accounts		(\$33,136.82)	(\$59,759.85)
<b>Total Accounts Receivable Net Balance:</b>		<b>\$ 10,600.88</b>	<b>\$ 22,283.06</b>
Prepared by: Susan Cook 11/3/2022			



# The Oaks Community Association

## Profit and Loss

October 2022

	TOTAL
Income	
50000 Income	
51000 Assessments	43,054.00
52000 Utilities Income	92,066.00
53000 Other Income	3,518.88
<b>Total 50000 Income</b>	<b>138,638.88</b>
<b>Total Income</b>	<b>\$138,638.88</b>
GROSS PROFIT	<b>\$138,638.88</b>
Expenses	
60000 Operating Expense	38,371.62
61600 Water Distribution System	287.50
62000 Waste Water Treatment Plant	2,063.90
63000 Maintenance Expense	2,524.64
63390 Maintenance Building	274.18
64000 Pool & Spa Expense	1,438.52
65000 Payroll Expense	22,465.49
71000 Administrative Expense	2,597.45
71341 Entrance Light Electricity	10.19
72000 Insurance Expense	1,962.63
72200 Taxes, Licenses, Permits	236.58
74000 Other Misc Professional Fees	3,167.00
<b>Total Expenses</b>	<b>\$75,399.70</b>
NET OPERATING INCOME	<b>\$63,239.18</b>
NET INCOME	<b>\$63,239.18</b>



# The Oaks Community Association

## Balance Sheet

As of October 31, 2022

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	\$287,534.42
Accounts Receivable	\$10,600.88
Other Current Assets	\$709.10
<b>Total Current Assets</b>	<b>\$298,844.40</b>
Other Assets	\$ -2,906.63
<b>TOTAL ASSETS</b>	<b>\$295,937.77</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	\$18,653.17
Equity	\$277,284.60
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$295,937.77</b>



# The Oaks Community Association

Budget vs. Actuals: 2022 Budget - Revision 6-29-2022 - FY22 P&L

October 2022

	OCT 2022				TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>								
50000 Income					\$0.00	\$0.00	\$0.00	0.00%
51000 Assessments	43,054.00	42,230.00	824.00	101.95 %	\$43,054.00	\$42,230.00	\$824.00	101.95 %
52000 Utilities Income	92,066.00	71,130.00	20,936.00	129.43 %	\$92,066.00	\$71,130.00	\$20,936.00	129.43 %
53000 Other Income	3,518.88	3,053.00	465.88	115.26 %	\$3,518.88	\$3,053.00	\$465.88	115.26 %
<b>Total 50000 Income</b>	<b>138,638.88</b>	<b>116,413.00</b>	<b>22,225.88</b>	<b>119.09 %</b>	<b>\$138,638.88</b>	<b>\$116,413.00</b>	<b>\$22,225.88</b>	<b>119.09 %</b>
Billable Expense Income		0.00	0.00		\$0.00	\$0.00	\$0.00	0.00%
<b>Total Income</b>	<b>\$138,638.88</b>	<b>\$116,413.00</b>	<b>\$22,225.88</b>	<b>119.09 %</b>	<b>\$138,638.88</b>	<b>\$116,413.00</b>	<b>\$22,225.88</b>	<b>119.09 %</b>
<b>GROSS PROFIT</b>	<b>\$138,638.88</b>	<b>\$116,413.00</b>	<b>\$22,225.88</b>	<b>119.09 %</b>	<b>\$138,638.88</b>	<b>\$116,413.00</b>	<b>\$22,225.88</b>	<b>119.09 %</b>
<b>Expenses</b>								
60000 Operating Expense	38,371.62	44,700.00	-6,328.38	85.84 %	\$38,371.62	\$44,700.00	\$ -6,328.38	85.84 %
61600 Water Distribution System	287.50	450.00	-162.50	63.89 %	\$287.50	\$450.00	\$ -162.50	63.89 %
61650 Community Improvements		0.00	0.00		\$0.00	\$0.00	\$0.00	0.00%
62000 Waste Water Treatment Plant	2,063.90	2,077.16	-13.26	99.36 %	\$2,063.90	\$2,077.16	\$ -13.26	99.36 %
63000 Maintenance Expense	2,524.64	4,560.00	-2,035.36	55.36 %	\$2,524.64	\$4,560.00	\$ -2,035.36	55.36 %
63390 Maintenance Building	274.18	70.00	204.18	391.69 %	\$274.18	\$70.00	\$204.18	391.69 %
64000 Pool & Spa Expense	1,438.52	1,520.00	-81.48	94.64 %	\$1,438.52	\$1,520.00	\$ -81.48	94.64 %
65000 Payroll Expense	22,465.49	27,637.69	-5,172.20	81.29 %	\$22,465.49	\$27,637.69	\$ -5,172.20	81.29 %
71000 Administrative Expense	2,597.45	3,068.61	-471.16	84.65 %	\$2,597.45	\$3,068.61	\$ -471.16	84.65 %
71341 Entrance Light Electricity	10.19	12.13	-1.94	84.01 %	\$10.19	\$12.13	\$ -1.94	84.01 %
72000 Insurance Expense	1,962.63	3,460.50	-1,497.87	56.72 %	\$1,962.63	\$3,460.50	\$ -1,497.87	56.72 %
72200 Taxes, Licenses, Permits	236.58	240.00	-3.42	98.58 %	\$236.58	\$240.00	\$ -3.42	98.58 %
74000 Other Misc Professional Fees	3,167.00	1,125.00	2,042.00	281.51 %	\$3,167.00	\$1,125.00	\$2,042.00	281.51 %
80010 Bad Debt Expense		472.94	-472.94		\$0.00	\$472.94	\$ -472.94	0.00%
91000 Reserve Expense		9,827.92	-9,827.92		\$0.00	\$9,827.92	\$ -9,827.92	0.00%
Accrual for Ops & Resv Excess		16,891.05	-16,891.05		\$0.00	\$16,891.05	\$ -16,891.05	0.00%
Cost of Labor		300.00	-300.00		\$0.00	\$300.00	\$ -300.00	0.00%
<b>Total Expenses</b>	<b>\$75,399.70</b>	<b>\$116,413.00</b>	<b>\$ -41,013.30</b>	<b>64.77 %</b>	<b>\$75,399.70</b>	<b>\$116,413.00</b>	<b>\$ -41,013.30</b>	<b>64.77 %</b>
<b>NET OPERATING INCOME</b>	<b>\$63,239.18</b>	<b>\$0.00</b>	<b>\$63,239.18</b>	<b>0.00%</b>	<b>\$63,239.18</b>	<b>\$0.00</b>	<b>\$63,239.18</b>	<b>0.00%</b>
<b>NET INCOME</b>	<b>\$63,239.18</b>	<b>\$0.00</b>	<b>\$63,239.18</b>	<b>0.00%</b>	<b>\$63,239.18</b>	<b>\$0.00</b>	<b>\$63,239.18</b>	<b>0.00%</b>





# The Oaks Community Association

Budget vs. Actuals: 2022 Budget - Revision 6-29-2022 - FY22 P&L

January - October, 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
50000 Income				
51000 Assessments	430,322.01	509,956.00	-79,633.99	84.38 %
52000 Utilities Income	666,041.81	731,197.00	-65,155.19	91.09 %
53000 Other Income	41,088.30	38,085.38	3,002.92	107.88 %
<b>Total 50000 Income</b>	<b>1,137,452.12</b>	<b>1,279,238.38</b>	<b>-141,786.26</b>	<b>88.92 %</b>
Billable Expense Income		127.50	-127.50	
<b>Total Income</b>	<b>\$1,137,452.12</b>	<b>\$1,279,365.88</b>	<b>\$ -141,913.76</b>	<b>88.91 %</b>
<b>GROSS PROFIT</b>	<b>\$1,137,452.12</b>	<b>\$1,279,365.88</b>	<b>\$ -141,913.76</b>	<b>88.91 %</b>
<b>Expenses</b>				
60000 Operating Expense	543,157.61	560,930.00	-17,772.39	96.83 %
61600 Water Distribution System	2,048.50	5,400.00	-3,351.50	37.94 %
61650 Community Improvements	13,958.34	10,000.00	3,958.34	139.58 %
62000 Waste Water Treatment Plant	41,440.23	42,516.82	-1,076.59	97.47 %
63000 Maintenance Expense	36,659.15	63,594.00	-26,934.85	57.65 %
63390 Maintenance Building	74.78	1,080.00	-1,005.22	6.92 %
64000 Pool & Spa Expense	23,674.00	18,235.00	5,439.00	129.83 %
65000 Payroll Expense	257,325.35	342,171.89	-84,846.54	75.20 %
66000 Payroll Expenses	0.00		0.00	
71000 Administrative Expense	42,890.95	34,099.56	8,791.39	125.78 %
71341 Entrance Light Electricity	106.26	145.56	-39.30	73.00 %
72000 Insurance Expense	29,604.87	46,853.68	-17,248.81	63.19 %
72200 Taxes, Licenses, Permits	1,925.72	2,869.43	-943.71	67.11 %
74000 Other Misc Professional Fees	13,346.91	16,887.50	-3,540.59	79.03 %
80010 Bad Debt Expense		5,675.27	-5,675.27	
91000 Reserve Expense	123,451.28	118,235.04	5,216.24	104.41 %
Accrual for Ops & Resv Excess		7,072.13	-7,072.13	
Cost of Labor	1,240.00	3,600.00	-2,360.00	34.44 %
<b>Total Expenses</b>	<b>\$1,130,903.95</b>	<b>\$1,279,365.88</b>	<b>\$ -148,461.93</b>	<b>88.40 %</b>
<b>NET OPERATING INCOME</b>	<b>\$6,548.17</b>	<b>\$0.00</b>	<b>\$6,548.17</b>	<b>0.00%</b>
Other Expenses	\$18.82	\$0.00	\$18.82	0.00%
<b>NET OTHER INCOME</b>	<b>\$ -18.82</b>	<b>\$0.00</b>	<b>\$ -18.82</b>	<b>0.00%</b>
<b>NET INCOME</b>	<b>\$6,529.35</b>	<b>\$0.00</b>	<b>\$6,529.35</b>	<b>0.00%</b>