

**THE OAKS COMMUNITY ASSOCIATION**  
**JANUARY 2023 STATEMENTS REVIEW**  
**(NOT SAME AS LEDGERS IN QUICKBOOKS)**

|   | <u>Account #</u> | <u>Total</u>        | <u>Same Time Last Year</u> |
|---|------------------|---------------------|----------------------------|
| <b><u>General Funds:</u></b>  |                  |                     |                            |
| PNC Operating Checking Acct (as of 1/31/2023 stmt)                  | XXXX1262         | \$75,342.91         | \$21,960.31                |
| PNC Petty Cash Checking Acct (as of 1/31/2023 stmt)                 | XXXX6825         | \$888.95            | \$572.36                   |
| PNC Credit Card Owed (account closed)                               |                  | \$0.00              | (\$7,068.67)               |
| Staples Credit Card Owed (as of 1/30/2023 stmt)                     |                  | \$175.39            | (\$97.06)                  |
| Petty Cash Fund   |                  | \$734.99            | \$232.29                   |
| <b>Total General Fund :</b>   |                  | <b>\$77,142.24</b>  | <b>\$15,599.23</b>         |
| <b><u>Reserve Fund: For Repairs &amp; Replacement of Assets</u></b> |                  |                     |                            |
| PNC Insured Deposit Acct (as of 1/31/2023 stmt)                     | XXXX4997         | \$269,094.02        | \$182,360.67               |
| PNC Reserves CD   |                  | \$37,788.90         | \$37,781.34                |
| <b>Total Reserves :</b>   |                  | <b>\$306,882.92</b> | <b>\$220,142.01</b>        |
| <b>TOTAL OF ALL TOCA FUNDS :</b>                                    |                  | <b>\$384,025.16</b> | <b>\$235,741.24</b>        |
|   |                  |                     |                            |
| 2023 Unfunded Reserves Months Payable at \$10713.34                 |                  | \$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                           |                  | \$ 854,603.00       | \$ 801,080.00              |
| BALANCE DUE FROM OPERATING TO RESERVES                              |                  | \$ 470,577.84       | \$ 565,338.76              |
| Social Committee Cash fund  |                  | \$458.25            | \$28.00                    |
| Bingo Cash Fund   |                  | \$428.11            | \$257.70                   |
| <b><u>ACCOUNTS RECEIVABLE:</u></b>                                  |                  |                     |                            |
| Debits (Past due accounts)  |                  | \$ 25,684.33        | \$ 84,921.80               |
| Credits (Credits due Members or prepaid invoices)                   |                  | (\$5,395.05)        | (\$4,246.20)               |
| Allowance for Doubtful accounts                                     |                  | (\$5,305.98)        | (\$58,576.82)              |
| <b>Total Accounts Receivable Net Balance:</b>                       |                  | <b>\$ 14,983.30</b> | <b>\$ 22,098.78</b>        |
| Prepared by: Susan Cook 2/2/2023                                    |                  |                     |                            |



# The Oaks Community Association

## Profit and Loss

January 2023

|                                    | TOTAL               |
|------------------------------------|---------------------|
| Income                             |                     |
| 50000 Income                       |                     |
| 51000 Assessments                  | 44,935.00           |
| 52000 Utilities Income             | 72,869.17           |
| 53000 Other Income                 | 3,228.93            |
| <b>Total 50000 Income</b>          | <b>121,033.10</b>   |
| <b>Total Income</b>                | <b>\$121,033.10</b> |
| GROSS PROFIT                       | \$121,033.10        |
| Expenses                           |                     |
| 60000 Operating Expense            | 60,206.69           |
| 61600 Water Distribution System    | 118.00              |
| 62000 Waste Water Treatment Plant  | 6,302.34            |
| 63000 Maintenance Expense          | 1,480.11            |
| 63390 Maintenance Building         | 265.82              |
| 64000 Pool & Spa Expense           | 1,726.71            |
| 65000 Payroll Expense              | 19,267.86           |
| 71000 Administrative Expense       | 4,001.60            |
| 71341 Entrance Light Electricity   | 10.31               |
| 72000 Insurance Expense            | 2,425.80            |
| 72200 Taxes, Licenses, Permits     | 1,726.58            |
| 74000 Other Misc Professional Fees | 3,000.50            |
| 91000 Reserve Expense              | 775.00              |
| <b>Total Expenses</b>              | <b>\$101,307.32</b> |
| NET OPERATING INCOME               | \$19,725.78         |
| NET INCOME                         | \$19,725.78         |



# The Oaks Community Association

## Balance Sheet

As of January 31, 2023

|                                     | TOTAL               |
|-------------------------------------|---------------------|
| <hr/>                               |                     |
| <b>ASSETS</b>                       |                     |
| Current Assets                      |                     |
| Bank Accounts                       | \$359,777.67        |
| Accounts Receivable                 | \$5,984.74          |
| Other Current Assets                | \$0.00              |
| <b>Total Current Assets</b>         | <b>\$365,762.41</b> |
| Other Assets                        | \$ -2,904.78        |
| <b>TOTAL ASSETS</b>                 | <b>\$362,857.63</b> |
| <hr/>                               |                     |
| <b>LIABILITIES AND EQUITY</b>       |                     |
| Liabilities                         | \$47,443.21         |
| Equity                              | \$315,414.42        |
| <b>TOTAL LIABILITIES AND EQUITY</b> | <b>\$362,857.63</b> |
| <hr/>                               |                     |



# The Oaks Community Association

Budget vs. Actuals: 2023 Budget - FY23 P&L

January 2023

|                                    | TOTAL               |                     |                      |                 |
|------------------------------------|---------------------|---------------------|----------------------|-----------------|
|                                    | ACTUAL              | BUDGET              | OVER BUDGET          | % OF BUDGET     |
| <b>Income</b>                      |                     |                     |                      |                 |
| 50000 Income                       |                     |                     |                      |                 |
| 51000 Assessments                  | 44,935.00           | 44,935.00           | 0.00                 | 100.00 %        |
| 52000 Utilities Income             | 72,869.17           | 63,814.63           | 9,054.54             | 114.19 %        |
| 53000 Other Income                 | 3,228.93            | 3,927.08            | -698.15              | 82.22 %         |
| <b>Total 50000 Income</b>          | <b>121,033.10</b>   | <b>112,676.71</b>   | <b>8,356.39</b>      | <b>107.42 %</b> |
| <b>Total Income</b>                | <b>\$121,033.10</b> | <b>\$112,676.71</b> | <b>\$8,356.39</b>    | <b>107.42 %</b> |
| <b>GROSS PROFIT</b>                | <b>\$121,033.10</b> | <b>\$112,676.71</b> | <b>\$8,356.39</b>    | <b>107.42 %</b> |
| <b>Expenses</b>                    |                     |                     |                      |                 |
| 60000 Operating Expense            | 60,206.69           | 51,740.00           | 8,466.69             | 116.36 %        |
| 61600 Water Distribution System    | 118.00              | 225.00              | -107.00              | 52.44 %         |
| 61650 Community Improvements       |                     | 1,250.00            | -1,250.00            |                 |
| 62000 Waste Water Treatment Plant  | 6,302.34            | 3,217.00            | 3,085.34             | 195.91 %        |
| 63000 Maintenance Expense          | 1,660.72            | 3,525.00            | -1,864.28            | 47.11 %         |
| 63390 Maintenance Building         | 265.82              | 139.00              | 126.82               | 191.24 %        |
| 64000 Pool & Spa Expense           | 1,726.71            | 1,820.00            | -93.29               | 94.87 %         |
| 65000 Payroll Expense              | 19,267.86           | 28,413.20           | -9,145.34            | 67.81 %         |
| 71000 Administrative Expense       | 4,001.60            | 5,551.51            | -1,549.91            | 72.08 %         |
| 71341 Entrance Light Electricity   | 10.31               | 13.00               | -2.69                | 79.31 %         |
| 72000 Insurance Expense            | 2,425.80            | 2,067.29            | 358.51               | 117.34 %        |
| 72200 Taxes, Licenses, Permits     | 1,726.58            | 520.00              | 1,206.58             | 332.03 %        |
| 74000 Other Misc Professional Fees | 3,000.50            | 1,124.99            | 1,875.51             | 266.71 %        |
| 80010 Bad Debt Expense             |                     | 450.00              | -450.00              |                 |
| 91000 Reserve Expense              | 775.00              | 10,713.34           | -9,938.34            | 7.23 %          |
| Accrual for Ops & Resv Excess      |                     | 1,907.38            | -1,907.38            |                 |
| <b>Total Expenses</b>              | <b>\$101,487.93</b> | <b>\$112,676.71</b> | <b>\$ -11,188.78</b> | <b>90.07 %</b>  |
| <b>NET OPERATING INCOME</b>        | <b>\$19,545.17</b>  | <b>\$0.00</b>       | <b>\$19,545.17</b>   | <b>0.00%</b>    |
| <b>NET INCOME</b>                  | <b>\$19,545.17</b>  | <b>\$0.00</b>       | <b>\$19,545.17</b>   | <b>0.00%</b>    |