

THE OAKS COMMUNITY ASSOCIATION			
SEPTEMBER 2022 STATEMENTS REVIEW (NOT SAME AS LEDGERS IN QUICKBOOKS)			
<u>General Funds:</u>	<u>Account #</u>	<u>Total</u>	<u>Same Time Last Year</u>
PNC Operating Checking Acct (as of 09/30/2022 stmt)	XXXX1262	\$41,648.55	\$21,837.63
PNC Petty Cash Checking Acct (as of 09/30/2022 stmt)	XXXX6825	\$450.05	\$282.36
PNC Credit Card Owed (as of 10/2/22 stmt)		(\$2,011.61)	(\$3,977.39)
Staples Credit Card Owed (as of 9/29/2022 stmt)		\$0.00	(\$180.17)
Petty Cash Fund		\$1,313.17	\$168.96
Total General Fund :		\$41,400.16	\$18,131.39
Reserve Fund: For Repairs & Replacement of Assets			
PNC Insured Deposit Acct (as of 09/30/2022 stmt)	XXXX4997	\$230,861.92	\$152,307.74
PNC Reserves CD		\$37,786.38	\$37,777.52
Total Reserves :		\$268,648.30	\$190,085.26
TOTAL OF ALL TOCA FUNDS :		\$310,048.46	\$208,216.65
			\$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)		\$0.00	\$0.00
Reserves Loan balance		\$0.00	\$0.00
PNC Line of Credit		\$0.00	(\$3,617.07)
Total Due Rsvs Short Term		\$0.00	(\$3,617.07)
2022 FULLY FUNDED RESERVES BALANCE TARGET		\$ 801,080.00	\$ 783,322.26
BALANCE DUE FROM OPERATING TO RESERVES		\$ 491,031.54	\$ 575,105.61
Social Committee Cash fund		\$193.00	\$28.00
Bingo Cash Fund		\$397.02	\$325.14
ACCOUNTS RECEIVABLE:			
Debits (Past due accounts)		\$ 47,762.09	\$ 84,272.37
Credits (Credits due Members or prepaid invoices)		(\$6,313.87)	(\$3,958.79)
Allowance for Doubtful accounts		(\$33,136.82)	(\$59,759.85)
Total Accounts Receivable Net Balance:		\$ 8,311.40	\$ 20,553.73
Prepared by: Susan Cook 10/7/2022			

The Oaks Community Association

Profit and Loss

September 2022

	TOTAL
Income	
50000 Income	43,054.00
51000 Assessments	88,168.46
52000 Utilities Income	-208.59
53000 Other Income	131,013.87
Total 50000 Income	\$131,013.87
Total income	\$131,013.87
GROSS PROFIT	\$131,013.87
Expenses	
60000 Operating Expense	65,655.15
61600 Water Distribution System	54.00
62000 Waste Water Treatment Plant	3,823.39
63000 Maintenance Expense	3,600.10
63390 Maintenance Building	262.04
64000 Pool & Spa Expense	2,241.39
65000 Payroll Expense	37,947.42
71000 Administrative Expense	3,714.80
71341 Entrance Light Electricity	10.19
72000 Insurance Expense	2,263.50
72200 Taxes, Licenses, Permits	-1,853.42
74000 Other Misc Professional Fees	895.91
91000 Reserve Expense	9,827.92
Total Expenses	\$128,442.39
NET OPERATING INCOME	\$2,571.48
NET INCOME	\$2,571.48

The Oaks Community Association

Balance Sheet

As of September 30, 2022

		TOTAL
ASSETS		
Current Assets		
Bank Accounts		\$297,704.14
Accounts Receivable		\$8,305.78
Other Current Assets		\$ -4,846.16
Total Current Assets		\$301,163.76
Other Assets		\$ -2,670.05
TOTAL ASSETS		\$298,493.71
LIABILITIES AND EQUITY		
Liabilities		\$83,971.63
Equity		\$214,522.08
TOTAL LIABILITIES AND EQUITY		\$298,493.71

The Oaks Community Association

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

January - September, 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
50000 Income				
51000 Assessments	387,268.01	383,266.00	4,002.01	101.04 %
52000 Utilities Income	573,975.81	549,707.00	24,268.81	104.41 %
53000 Other Income	37,569.49	28,926.38	8,643.11	129.88 %
Total 50000 income	998,813.31	961,899.38	36,913.93	103.84 %
Billable Expense Income		127.50	-127.50	
Total Income	\$998,813.31	\$962,026.88	\$36,786.43	103.82 %
GROSS PROFIT	\$998,813.31	\$962,026.88	\$36,786.43	103.82 %
Expenses				
60000 Operating Expense	504,785.99	426,780.00	78,005.99	118.28 %
61600 Water Distribution System	1,761.00	4,050.00	-2,289.00	43.48 %
61650 Community Improvements	13,958.34	10,000.00	3,958.34	139.58 %
62000 Waste Water Treatment Plant	39,376.33	35,004.34	4,371.99	112.49 %
63000 Maintenance Expense	33,680.80	49,914.00	-16,233.20	67.48 %
63390 Maintenance Building	-199.40	825.00	-1,024.40	-24.17 %
64000 Pool & Spa Expense	22,235.48	13,675.00	8,560.48	162.60 %
65000 Payroll Expense	234,859.86	258,105.82	-23,245.96	90.99 %
66000 Payroll Expenses	0.00		0.00	
71000 Administrative Expense	40,270.00	25,865.15	14,404.85	155.69 %
71341 Entrance Light Electricity	96.07	109.17	-13.10	88.00 %
72000 Insurance Expense	27,642.24	36,472.18	-8,829.94	75.79 %
72200 Taxes, Licenses, Permits	1,689.14	2,149.43	-460.29	78.59 %
74000 Other Misc Professional Fees	10,179.91	13,512.50	-3,332.59	75.34 %
80010 Bad Debt Expense		4,256.46	-4,256.46	
91000 Reserve Expense	123,451.28	88,751.28	34,700.00	139.10 %
Accrual for Ops & Resv Excess		-10,143.45	10,143.45	
Cost of Labor	1,240.00	2,700.00	-1,460.00	45.93 %
Total Expenses	\$1,055,027.04	\$962,026.88	\$93,000.16	109.67 %
NET OPERATING INCOME	\$ -56,213.73	\$0.00	\$ -56,213.73	0.00%
Other Expenses	\$18.82	\$0.00	\$18.82	0.00%
NET OTHER INCOME	\$ -18.82	\$0.00	\$ -18.82	0.00%
NET INCOME	\$ -56,232.55	\$0.00	\$ -56,232.55	0.00%

The Oaks Community Association

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

September 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
50000 Income				
51000 Assessments	43,054.00	42,230.00	824.00	101.95 %
52000 Utilities Income	88,168.46	81,950.00	6,218.46	107.59 %
53000 Other Income	-208.59	3,228.00	-3,436.59	-6.46 %
Total 50000 Income	131,013.87	127,408.00	3,605.87	102.83 %
Billable Expense Income		0.00	0.00	
Total Income	\$131,013.87	\$127,408.00	\$3,605.87	102.83 %
GROSS PROFIT	\$131,013.87	\$127,408.00	\$3,605.87	102.83 %
Expenses				
60000 Operating Expense	65,655.15	50,000.00	15,655.15	131.31 %
61600 Water Distribution System	54.00	450.00	-396.00	12.00 %
61650 Community Improvements		0.00	0.00	
62000 Waste Water Treatment Plant	3,823.39	2,177.16	1,646.23	175.61 %
63000 Maintenance Expense	3,600.10	4,560.00	-959.90	78.95 %
63390 Maintenance Building	262.04	60.00	202.04	436.73 %
64000 Pool & Spa Expense	2,241.39	1,595.00	646.39	140.53 %
65000 Payroll Expense	37,947.42	39,016.16	-1,068.74	97.26 %
71000 Administrative Expense	3,714.80	2,912.90	801.90	127.53 %
71341 Entrance Light Electricity	10.19	12.13	-1.94	84.01 %
72000 Insurance Expense	2,263.50	4,359.50	-2,096.00	51.92 %
72200 Taxes, Licenses, Permits	-1,853.42	240.00	-2,093.42	-772.26 %
74000 Other Misc Professional Fees	895.91	1,125.00	-229.09	79.64 %
80010 Bad Debt Expense		472.94	-472.94	
91000 Reserve Expense	9,827.92	9,827.92	0.00	100.00 %
Accrual for Ops & Resv Excess		10,299.29	-10,299.29	
Cost of Labor		300.00	-300.00	
Total Expenses	\$120,442.39	\$127,408.00	\$1,034.39	100.81 %
NET OPERATING INCOME	\$2,571.48	\$0.00	\$2,571.48	0.00%
NET INCOME	\$2,571.48	\$0.00	\$2,571.48	0.00%