

# Balance Sheet

Period = Apr 2026

Book = Cash ; Tree = hoa\_bs

**Current Balance**

**ASSETS**

CASH	
Operating Cash 1	15,035.93
Capital Reserve Account	119,604.83
Operating Reserve Account	9,735.28
Pinnacle CD Matures 5/25/26 @ 3.55%	20,485.28
TOTAL CASH	164,861.32
<b>TOTAL ASSETS</b>	<b>164,861.32</b>

**LIABILITIES & OWNERS EQUITY**

LIABILITIES	
Association Dues Paid in Advance	6,939.34
TOTAL LIABILITIES	6,939.34
OWNERS EQUITY	
Initial Contribution	7,502.00
Ending Owners Equity	150,419.98
TOTAL OWNERS EQUITY	157,921.98
<b>TOTAL LIABILITIES &amp; OWNERS EQUITY</b>	<b>164,861.32</b>

# Balance Sheet

Period = Apr 2026

Book = Cash ; Tree = hoa\_bs

**Current Balance**

**ASSETS**

CASH	
Operating Cash 1	15,035.93
TOTAL CASH	15,035.93
<b>TOTAL ASSETS</b>	<b>15,035.93</b>

**LIABILITIES & OWNERS EQUITY**

LIABILITIES	
Association Dues Paid in Advance	6,939.34
TOTAL LIABILITIES	6,939.34
OWNERS EQUITY	
Initial Contribution	7,502.00
Ending Owners Equity	594.59
TOTAL OWNERS EQUITY	8,096.59
<b>TOTAL LIABILITIES &amp; OWNERS EQUITY</b>	<b>15,035.93</b>

### Budget Comparison Cash Flow

Period = Apr 2026

Book = Cash ; Tree = hoa\_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>REVENUE</b>									
<b>INCOME</b>									
Association Dues	22,869.00	23,072.00	-203.00	-0.88	93,764.00	92,288.00	1,476.00	1.60	276,864.00
Clubhouse Reservations	300.00	190.00	110.00	57.89	1,200.00	760.00	440.00	57.89	2,280.00
<b>TOTAL INCOME</b>	<b>23,169.00</b>	<b>23,262.00</b>	<b>-93.00</b>	<b>-0.40</b>	<b>94,964.00</b>	<b>93,048.00</b>	<b>1,916.00</b>	<b>2.06</b>	<b>279,144.00</b>
<b>OTHER INCOME</b>									
Legal Fee Income	0.00	55.00	-55.00	-100.00	0.00	220.00	-220.00	-100.00	660.00
Late Fee	0.00	25.00	-25.00	-100.00	96.00	100.00	-4.00	-4.00	300.00
Legal Fees Income	0.00	0.00	0.00	N/A	101.50	0.00	101.50	N/A	0.00
NSF Bank Chg	35.00	0.00	35.00	N/A	140.00	0.00	140.00	N/A	0.00
<b>TOTAL OTHER INCOME</b>	<b>35.00</b>	<b>80.00</b>	<b>-45.00</b>	<b>-56.25</b>	<b>337.50</b>	<b>320.00</b>	<b>17.50</b>	<b>5.47</b>	<b>960.00</b>
<b>TOTAL REVENUE</b>	<b>23,204.00</b>	<b>23,342.00</b>	<b>-138.00</b>	<b>-0.59</b>	<b>95,301.50</b>	<b>93,368.00</b>	<b>1,933.50</b>	<b>2.07</b>	<b>280,104.00</b>
<b>EXPENSES</b>									
<b>REPAIRS &amp; MAINT - GENERAL</b>									
Repairs & Maintenance	88.71	268.00	179.29	66.90	760.12	1,072.00	311.88	29.09	3,216.00
<b>TOTAL REPAIRS &amp; MAINT - GENERAL</b>	<b>88.71</b>	<b>268.00</b>	<b>179.29</b>	<b>66.90</b>	<b>760.12</b>	<b>1,072.00</b>	<b>311.88</b>	<b>29.09</b>	<b>3,216.00</b>
<b>GROUNDS COSTS</b>									
Snow Removal	0.00	0.00	0.00	N/A	5,225.00	3,000.00	-2,225.00	-74.17	3,458.00
Grounds Maintenance	12,842.53	11,461.25	-1,381.28	-12.05	25,902.86	45,845.00	19,942.14	43.50	137,535.00
Landscaping Supplies	68.41	0.00	-68.41	N/A	68.41	0.00	-68.41	N/A	0.00
Landscaping-Misc	1,571.00	416.67	-1,154.33	-277.04	8,104.00	1,666.68	-6,437.32	-386.24	5,000.00
Landscape Committee	0.00	291.67	291.67	100.00	0.00	1,166.68	1,166.68	100.00	3,500.00
Pond Maintenance	0.00	400.00	400.00	100.00	1,036.00	1,600.00	564.00	35.25	4,800.00
<b>TOTAL GROUNDS COST</b>	<b>14,481.94</b>	<b>12,569.59</b>	<b>-1,912.35</b>	<b>-15.21</b>	<b>40,336.27</b>	<b>53,278.36</b>	<b>12,942.09</b>	<b>24.29</b>	<b>154,293.00</b>
<b>CLUBHOUSE EXPENSES</b>									
Electricity - Clubhouse	0.00	240.00	240.00	100.00	558.62	960.00	401.38	41.81	2,880.00
Gas - Clubhouse	205.34	233.33	27.99	12.00	1,331.36	933.32	-398.04	-42.65	2,800.00
Repairs & Maint. - Clubhouse	0.00	195.00	195.00	100.00	0.00	780.00	780.00	100.00	2,340.00
Exterminating - Clubhouse	0.00	30.00	30.00	100.00	120.00	120.00	0.00	0.00	360.00
Cleaning Services - Clubhouse	0.00	275.00	275.00	100.00	550.00	1,100.00	550.00	50.00	3,300.00
Interior Supplies - Clubhouse	0.00	16.67	16.67	100.00	183.81	66.68	-117.13	-175.66	200.00
Exterior Supplies - Clubhouse	148.00	8.33	-139.67	-1,676.71	532.62	33.32	-499.30	-1,498.50	100.00
Security - Clubhouse	160.90	150.00	-10.90	-7.27	643.60	600.00	-43.60	-7.27	1,800.00

### Budget Comparison Cash Flow

Period = Apr 2026

Book = Cash ; Tree = hoa\_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>TOTAL CLUBHOUSE EXPENSES</b>	514.24	1,148.33	634.09	55.22	3,920.01	4,593.32	673.31	14.66	13,780.00
<b>UTILITIES</b>									
Electricity	0.00	680.00	680.00	100.00	2,672.21	2,720.00	47.79	1.76	8,160.00
Storm Water	1,610.00	210.00	-1,400.00	-666.67	1,610.00	840.00	-770.00	-91.67	2,520.00
<b>TOTAL UTILITIES</b>	1,610.00	890.00	-720.00	-80.90	4,282.21	3,560.00	-722.21	-20.29	10,680.00
<b>ADMINISTRATIVE COSTS</b>									
Management Fees	2,518.00	2,697.50	179.50	6.65	10,251.50	10,790.00	538.50	4.99	32,370.00
Committee Expenses	0.00	16.67	16.67	100.00	216.53	66.68	-149.85	-224.73	200.00
Insurance	1,272.02	250.42	-1,021.60	-407.95	2,293.34	1,001.68	-1,291.66	-128.95	3,005.00
Bank Charges	5.57	15.00	9.43	62.87	200.72	60.00	-140.72	-234.53	180.00
Legal Fees	351.30	166.67	-184.63	-110.78	2,187.17	666.68	-1,520.49	-228.07	2,000.00
Registration & Annual Report Fees	0.00	8.33	8.33	100.00	80.00	33.32	-46.68	-140.10	100.00
Tax Return Review	315.00	400.00	85.00	21.25	315.00	400.00	85.00	21.25	400.00
Copies Mailings Postage	53.29	90.00	36.71	40.79	170.39	360.00	189.61	52.67	1,080.00
Social Committee	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00
<b>TOTAL ADMINISTRATIVE COSTS</b>	4,515.18	3,744.59	-770.59	-20.58	15,714.65	13,778.36	-1,936.29	-14.05	40,535.00
<b>TRANSFER TO RESERVES</b>									
Transfer to Capital Reserve Fund	4,200.00	4,200.00	0.00	0.00	16,800.00	16,800.00	0.00	0.00	50,400.00
Transfer to Operating Reserve Fund	600.00	600.00	0.00	0.00	2,400.00	2,400.00	0.00	0.00	7,200.00
<b>TOTAL TRANSFER TO RESERVES</b>	4,800.00	4,800.00	0.00	0.00	19,200.00	19,200.00	0.00	0.00	57,600.00
<b>TOTAL EXPENSES</b>	<b>26,010.07</b>	<b>23,420.51</b>	<b>-2,589.56</b>	<b>-11.06</b>	<b>84,213.26</b>	<b>95,482.04</b>	<b>11,268.78</b>	<b>11.80</b>	<b>280,104.00</b>
<b>NET INCOME</b>	<b>-2,806.07</b>	<b>-78.51</b>	<b>-2,727.56</b>	<b>-3,474.16</b>	<b>11,088.24</b>	<b>-2,114.04</b>	<b>13,202.28</b>	<b>624.50</b>	<b>0.00</b>
<b>ADJUSTMENTS</b>									
Association Dues Paid in Advance	-529.00	0.00	-529.00	N/A	2,453.34	0.00	2,453.34	N/A	0.00
Initial Contribution	140.00	0.00	140.00	N/A	560.00	0.00	560.00	N/A	0.00
<b>TOTAL ADJUSTMENTS</b>	<b>-389.00</b>	<b>0.00</b>	<b>-389.00</b>	<b>N/A</b>	<b>3,013.34</b>	<b>0.00</b>	<b>3,013.34</b>	<b>N/A</b>	<b>0.00</b>
<b>CASH FLOW</b>	<b>-3,195.07</b>	<b>-78.51</b>	<b>-3,116.56</b>	<b>-3,969.63</b>	<b>14,101.58</b>	<b>-2,114.04</b>	<b>16,215.62</b>	<b>767.04</b>	<b>0.00</b>

# Balance Sheet

Period = Apr 2026

Book = Cash ; Tree = hoa\_bs

**Current Balance**

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**ASSETS**

CASH	
Operating Reserve Account	9,735.28
TOTAL CASH	9,735.28
<b>TOTAL ASSETS</b>	<b>9,735.28</b>

**LIABILITIES & OWNERS EQUITY**

OWNERS EQUITY	
Ending Owners Equity	9,735.28
TOTAL OWNERS EQUITY	9,735.28
<b>TOTAL LIABILITIES &amp; OWNERS EQUITY</b>	<b>9,735.28</b>

# Cash Flow Statement

Period = Apr 2026

Book = Cash ; Tree = hoa\_cf

	Period to Date	%	Year to Date	%
<b>REVENUE</b>				
OTHER INCOME				
Interest on Bank Accounts	9.41	0.00	45.48	0.00
Operating Reserve Funds	600.00	0.00	2,400.00	0.00
<b>TOTAL OTHER INCOME</b>	<b>609.41</b>	<b>0.00</b>	<b>2,445.48</b>	<b>0.00</b>
<b>TOTAL REVENUE</b>	<b>609.41</b>	<b>0.00</b>	<b>2,445.48</b>	<b>0.00</b>
<b>EXPENSES</b>				
GROUNDS COSTS				
Landscaping-Misc	0.00	0.00	2,995.00	0.00
<b>TOTAL GROUNDS COST</b>	<b>0.00</b>	<b>0.00</b>	<b>2,995.00</b>	<b>0.00</b>
ADMINISTRATIVE COSTS				
Miscellaneous Expense	0.00	0.00	1,400.00	0.00
<b>TOTAL ADMINISTRATIVE COSTS</b>	<b>0.00</b>	<b>0.00</b>	<b>1,400.00</b>	<b>0.00</b>
<b>TOTAL EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>4,395.00</b>	<b>0.00</b>
<b>NET INCOME</b>	<b>609.41</b>	<b>0.00</b>	<b>-1,949.52</b>	<b>0.00</b>
ADJUSTMENTS				
Operating Reserve Account	-609.41	0.00	1,949.52	0.00
<b>TOTAL ADJUSTMENTS</b>	<b>-609.41</b>	<b>0.00</b>	<b>1,949.52</b>	<b>0.00</b>
<b>CASH FLOW</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>	
Operating Cash 1	0.00	0.00	0.00	
Capital Reserve Account	0.00	0.00	0.00	
Operating Reserve Account	9,125.87	9,735.28	609.41	
Pinnacle CD Matures 8/25/25 @ 3.65%	0.00	0.00	0.00	
<b>Total Cash</b>	<b>9,125.87</b>	<b>9,735.28</b>	<b>609.41</b>	
<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>	
Operating Cash 1	0.00	0.00	0.00	
Capital Reserve Account	0.00	0.00	0.00	
Operating Reserve Account	11,684.80	9,735.28	-1,949.52	
Pinnacle CD Matures 8/25/25 @ 3.65%	0.00	0.00	0.00	
<b>Total Cash</b>	<b>11,684.80</b>	<b>9,735.28</b>	<b>-1,949.52</b>	

### General Ledger

Period = Apr 2026

Book = Cash ; Tree = hoa\_tb

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
<b>1127-0000</b>				<b>Operating Reserve Account</b>					<b>9,125.87 = Beginning Balance =</b>	
r.vatc	Village at Tinke...	04/28/2026	04/2026	Reserve	J-84313		600.00	0.00	9,725.87	Reserve
r.vatc	Village at Tinke...	04/30/2026	04/2026	Interest	J-84616		9.41	0.00	9,735.28	Interest
				<b>Net Change=609.41</b>			<b>609.41</b>	<b>0.00</b>	<b>9,735.28 = Ending Balance =</b>	
<b>3800-0000</b>				<b>Retained Earnings</b>					<b>-11,684.80 = Beginning Balance =</b>	
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>-11,684.80 = Ending Balance =</b>	
<b>5720-0000</b>				<b>Interest on Bank Accounts</b>					<b>-36.07 = Beginning Balance =</b>	
r.vatc	Village at Tinke...	04/30/2026	04/2026	Interest	J-84616		0.00	9.41	-45.48	Interest
				<b>Net Change=-9.41</b>			<b>0.00</b>	<b>9.41</b>	<b>-45.48 = Ending Balance =</b>	
<b>5759-0000</b>				<b>Operating Reserve Funds</b>					<b>-1,800.00 = Beginning Balance =</b>	
r.vatc	Village at Tinke...	04/28/2026	04/2026	Reserve	J-84313		0.00	600.00	-2,400.00	Reserve
				<b>Net Change=-600.00</b>			<b>0.00</b>	<b>600.00</b>	<b>-2,400.00 = Ending Balance =</b>	
<b>6230-0010</b>				<b>Landscaping-Misc</b>					<b>2,995.00 = Beginning Balance =</b>	
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>2,995.00 = Ending Balance =</b>	
<b>8000-0030</b>				<b>Miscellaneous Expense</b>					<b>1,400.00 = Beginning Balance =</b>	
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>1,400.00 = Ending Balance =</b>	
							<b>609.41</b>	<b>609.41</b>		

# Balance Sheet

Period = Apr 2026

Book = Cash ; Tree = hoa\_bs

**Current Balance**

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**ASSETS**

CASH	
Capital Reserve Account	119,604.83
Pinnacle CD Matures 5/25/26 @ 3.55%	20,485.28
TOTAL CASH	140,090.11
<b>TOTAL ASSETS</b>	<b>140,090.11</b>

**LIABILITIES & OWNERS EQUITY**

OWNERS EQUITY	
Ending Owners Equity	140,090.11
TOTAL OWNERS EQUITY	140,090.11
<b>TOTAL LIABILITIES &amp; OWNERS EQUITY</b>	<b>140,090.11</b>

# Cash Flow Statement

Period = Apr 2026

Book = Cash ; Tree = hoa\_cf

	Period to Date	%	Year to Date	%
<b>REVENUE</b>				
OTHER INCOME				
Interest on Bank Accounts	118.73	0.00	480.70	0.00
Capital Reserve Funds	4,200.00	0.00	16,800.00	0.00
<b>TOTAL OTHER INCOME</b>	<b>4,318.73</b>	<b>0.00</b>	<b>17,280.70</b>	<b>0.00</b>
<b>TOTAL REVENUE</b>	<b>4,318.73</b>	<b>0.00</b>	<b>17,280.70</b>	<b>0.00</b>
<b>EXPENSES</b>				
CAPITAL RESERVE EXPENSES				
Capital Rsv - Other	0.00	0.00	11,352.00	0.00
<b>TOTAL CAPITAL RESERVE EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>11,352.00</b>	<b>0.00</b>
<b>TOTAL EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>11,352.00</b>	<b>0.00</b>
<b>NET INCOME</b>	<b>4,318.73</b>	<b>0.00</b>	<b>5,928.70</b>	<b>0.00</b>
ADJUSTMENTS				
Capital Reserve Account	-4,318.73	0.00	-5,928.70	0.00
<b>TOTAL ADJUSTMENTS</b>	<b>-4,318.73</b>	<b>0.00</b>	<b>-5,928.70</b>	<b>0.00</b>
<b>CASH FLOW</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Period to Date</b>				
	<b>Beginning Balance</b>		<b>Ending Balance</b>	<b>Difference</b>
Capital Reserve Account	115,286.10		119,604.83	4,318.73
Pinnacle CD Matures 5/25/26 @ 3.55%	20,485.28		20,485.28	0.00
<b>Total Cash</b>	<b>135,771.38</b>		<b>140,090.11</b>	<b>4,318.73</b>
<b>Year to Date</b>				
	<b>Beginning Balance</b>		<b>Ending Balance</b>	<b>Difference</b>
Capital Reserve Account	113,676.13		119,604.83	5,928.70
Pinnacle CD Matures 5/25/26 @ 3.55%	20,485.28		20,485.28	0.00
<b>Total Cash</b>	<b>134,161.41</b>		<b>140,090.11</b>	<b>5,928.70</b>

# General Ledger

Period = Apr 2026

Book = Cash ; Tree = hoa\_tb

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
<b>1126-0000</b>				<b>Capital Reserve Account</b>					<b>115,286.10</b>	<b>= Beginning Balance =</b>
c.vatc	The Village at ...	04/28/2026	04/2026	Capital	J-84312		4,200.00	0.00	119,486.10	Capital
c.vatc	The Village at ...	04/30/2026	04/2026	Interest	J-84614		118.73	0.00	119,604.83	Interest
				<b>Net Change=4,318.73</b>			<b>4,318.73</b>	<b>0.00</b>	<b>119,604.83</b>	<b>= Ending Balance =</b>
<b>1136-0080</b>				<b>Pinnacle CD Matures 5/25/26 ...</b>					<b>20,485.28</b>	<b>= Beginning Balance =</b>
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>20,485.28</b>	<b>= Ending Balance =</b>
<b>3800-0000</b>				<b>Retained Earnings</b>					<b>-134,161.41</b>	<b>= Beginning Balance =</b>
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>-134,161.41</b>	<b>= Ending Balance =</b>
<b>5720-0000</b>				<b>Interest on Bank Accounts</b>					<b>-361.97</b>	<b>= Beginning Balance =</b>
c.vatc	The Village at ...	04/30/2026	04/2026	Interest	J-84614		0.00	118.73	-480.70	Interest
				<b>Net Change=-118.73</b>			<b>0.00</b>	<b>118.73</b>	<b>-480.70</b>	<b>= Ending Balance =</b>
<b>5756-0000</b>				<b>Capital Reserve Funds</b>					<b>-12,600.00</b>	<b>= Beginning Balance =</b>
c.vatc	The Village at ...	04/28/2026	04/2026	Capital	J-84312		0.00	4,200.00	-16,800.00	Capital
				<b>Net Change=-4,200.00</b>			<b>0.00</b>	<b>4,200.00</b>	<b>-16,800.00</b>	<b>= Ending Balance =</b>
<b>7750-0018</b>				<b>Capital Rsv - Other</b>					<b>11,352.00</b>	<b>= Beginning Balance =</b>
				<b>Net Change=0.00</b>			<b>0.00</b>	<b>0.00</b>	<b>11,352.00</b>	<b>= Ending Balance =</b>
							<b>4,318.73</b>	<b>4,318.73</b>		