The Village at Tinker Creek Homewners Assoc (o.vatc)

Balance Sheet

Period = Jan 2025

Book = Cash ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Operating Cash 1	11,833.83
TOTAL CASH	11,833.83
TOTAL ASSETS	**11,833.83**
LIABILITIES & OWNERS EQUITY	
LIABILITIES	
Association Dues Paid in Advance	7,132.79
TOTAL LIABILITIES	7,132.79
OWNERS EQUITY	
Initial Contribution	4,002.00
Ending Owners Equity	699.04
TOTAL OWNERS EQUITY	4,701.04
TOTAL LIABILITIES & OWNERS EQUITY	**11,833.83**

The Village at Tinker Creek Homewners Assoc (o.vatc)

Budget Comparison Cash Flow

Period = Jan 2025

Book = Cash ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
REVENUE									
INCOME									
Association Dues	23,461.00	21,366.00	2,095.00	9.81	23,461.00	21,366.00	2,095.00	9.81	256,392.00
Clubhouse Reservations	100.00	230.00	-130.00	-56.52	100.00	230.00	-130.00	-56.52	2,760.00
TOTAL INCOME	23,561.00	21,596.00	1,965.00	9.10	23,561.00	21,596.00	1,965.00	9.10	259,152.00
OTHER INCOME									
Legal Fee Income	0.00	75.00	-75.00	-100.00	0.00	75.00	-75.00	-100.00	900.00
Late Fee	0.00	25.00	-25.00	-100.00	0.00	25.00	-25.00	-100.00	300.00
Legal Fees Income	577.00	0.00	577.00	N/A	577.00	0.00	577.00	N/A	0.00
NSF Bank Chg	70.00	0.00	70.00	N/A	70.00	0.00	70.00	N/A	0.00
TOTAL OTHER INCOME	647.00	100.00	547.00	547.00	647.00	100.00	547.00	547.00	1,200.00
TOTAL REVENUE	**24,208.00**	**21,696.00**	**2,512.00**	**11.58**	**24,208.00**	**21,696.00**	**2,512.00**	**11.58**	**260,352.00**
EXPENSES									
REPAIRS & MAINT - GENERAL									
Repairs & Maintenance	401.71	220.00	-181.71	-82.60	401.71	220.00	-181.71	-82.60	2,640.00
TOTAL REPAIRS & MAINT - GENERAL	401.71	220.00	-181.71	-82.60	401.71	220.00	-181.71	-82.60	2,640.00
GROUNDS COSTS									
Snow Removal	4,328.00	2,000.00	-2,328.00	-116.40	4,328.00	2,000.00	-2,328.00	-116.40	3,049.00
Grounds Maintenance	0.00	10,651.17	10,651.17	100.00	0.00	10,651.17	10,651.17	100.00	127,814.00
Landscaping-Misc	0.00	625.00	625.00	100.00	0.00	625.00	625.00	100.00	7,500.00
Pond Maintenance	500.00	333.33	-166.67	-50.00	500.00	333.33	-166.67	-50.00	4,000.00
TOTAL GROUNDS COST	4,828.00	13,609.50	8,781.50	64.52	4,828.00	13,609.50	8,781.50	64.52	142,363.00
CLUBHOUSE EXPENSES									
Electricity - Clubhouse	0.00	271.00	271.00	100.00	0.00	271.00	271.00	100.00	3,252.00
Gas - Clubhouse	292.16	112.50	-179.66	-159.70	292.16	112.50	-179.66	-159.70	1,350.00
Repairs & Maint. - Clubhouse	1,251.62	180.00	-1,071.62	-595.34	1,251.62	180.00	-1,071.62	-595.34	2,160.00
Exterminating - Clubhouse	0.00	30.00	30.00	100.00	0.00	30.00	30.00	100.00	360.00
Cleaning Services - Clubhouse	345.00	170.00	-175.00	-102.94	345.00	170.00	-175.00	-102.94	2,040.00
Interior Supplies - Clubhouse	0.00	15.00	15.00	100.00	0.00	15.00	15.00	100.00	180.00
Exterior Supplies - Clubhouse	0.00	8.33	8.33	100.00	0.00	8.33	8.33	100.00	100.00
Security - Clubhouse	131.19	140.00	8.81	6.29	131.19	140.00	8.81	6.29	1,680.00
TOTAL CLUBHOUSE EXPENSES	2,019.97	926.83	-1,093.14	-117.94	2,019.97	926.83	-1,093.14	-117.94	11,122.00

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Budget Comparison Cash Flow

Period = Jan 2025
Book = Cash ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
UTILITIES									
Electricity	1,296.53	594.00	-702.53	-118.27	1,296.53	594.00	-702.53	-118.27	7,128.00
TOTAL UTILITIES	1,296.53	594.00	-702.53	-118.27	1,296.53	594.00	-702.53	-118.27	7,128.00
ADMINISTRATIVE COSTS									
Management Fees	2,418.00	2,480.00	62.00	2.50	2,418.00	2,480.00	62.00	2.50	29,760.00
Committee Expenses	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	3,000.00
Insurance	465.00	238.50	-226.50	-94.97	465.00	238.50	-226.50	-94.97	2,862.00
Bank Charges	23.33	12.00	-11.33	-94.42	23.33	12.00	-11.33	-94.42	144.00
Legal Fees	989.04	200.00	-789.04	-394.52	989.04	200.00	-789.04	-394.52	2,400.00
Registration & Annual Report Fees	0.00	80.00	80.00	100.00	0.00	80.00	80.00	100.00	105.00
Tax Return Review	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	440.00
Copies Mailings Postage	74.33	125.00	50.67	40.54	74.33	125.00	50.67	40.54	1,500.00
TOTAL ADMINISTRATIVE COSTS	3,969.70	3,385.50	-584.20	-17.26	3,969.70	3,385.50	-584.20	-17.26	40,211.00
TRANSFER TO RESERVES									
Transfer to Capital Reserve Fund	4,740.67	4,000.00	-740.67	-18.52	4,740.67	4,000.00	-740.67	-18.52	48,000.00
Transfer to Operating Reserve Fund	0.00	740.67	740.67	100.00	0.00	740.67	740.67	100.00	8,888.00
TOTAL TRANSFER TO RESERVES	4,740.67	4,740.67	0.00	0.00	4,740.67	4,740.67	0.00	0.00	56,888.00
TOTAL EXPENSES	**17,256.58**	**23,476.50**	**6,219.92**	**26.49**	**17,256.58**	**23,476.50**	**6,219.92**	**26.49**	**260,352.00**
NET INCOME	**6,951.42**	**-1,780.50**	**8,731.92**	**490.42**	**6,951.42**	**-1,780.50**	**8,731.92**	**490.42**	**0.00**
ADJUSTMENTS									
Association Dues Paid in Advance	2,601.00	0.00	2,601.00	N/A	2,601.00	0.00	2,601.00	N/A	0.00
TOTAL ADJUSTMENTS	2,601.00	0.00	2,601.00	N/A	2,601.00	0.00	2,601.00	N/A	0.00
CASH FLOW	9,552.42	-1,780.50	11,332.92	636.50	9,552.42	-1,780.50	11,332.92	636.50	0.00

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Balance Sheet

Period = Jan 2025
Book = Cash ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Capital Reserve Account	-3,965.00
Operating Reserve Account	18,755.38
TOTAL CASH	14,790.38
TOTAL ASSETS	**14,790.38**
LIABILITIES & OWNERS EQUITY	
OWNERS EQUITY	
Ending Owners Equity	14,790.38
TOTAL OWNERS EQUITY	14,790.38
TOTAL LIABILITIES & OWNERS EQUITY	**14,790.38**

Cash Flow Statement

Period = Jan 2025
Book = Cash ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	34.11	0.00	34.11	0.00
Operating Reserve Funds	740.67	0.00	740.67	0.00
TOTAL OTHER INCOME	774.78	0.00	774.78	0.00
TOTAL REVENUE	**774.78**	**0.00**	**774.78**	**0.00**
NET INCOME	**774.78**	**0.00**	**774.78**	**0.00**
ADJUSTMENTS				
Operating Reserve Account	-774.78	0.00	-774.78	0.00
TOTAL ADJUSTMENTS	-774.78	0.00	-774.78	0.00
CASH FLOW	0.00	0.00	0.00	0.00

Period to Date	**Beginning Balance**	**Ending Balance**	**Difference**
Operating Cash 1	0.00	0.00	0.00
Capital Reserve Account	-3,965.00	-3,965.00	0.00
Operating Reserve Account	17,980.60	18,755.38	774.78
Total Cash	**14,015.60**	**14,790.38**	**774.78**

Year to Date	**Beginning Balance**	**Ending Balance**	**Difference**
Operating Cash 1	0.00	0.00	0.00
Capital Reserve Account	-3,965.00	-3,965.00	0.00
Operating Reserve Account	17,980.60	18,755.38	774.78
Total Cash	**14,015.60**	**14,790.38**	**774.78**

Village at Tinker Creek HOA (r.vatc)

General Ledger

Period = Jan 2025

Book = Cash ; Tree = hoa_tb

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1126-0000				**Capital Reserve Account**					**-3,965.00**	**= Beginning Balance =**
				Net Change=0.00			**0.00**	**0.00**	**-3,965.00**	**= Ending Balance =**
1127-0000				**Operating Reserve Account**					**17,980.60**	**= Beginning Balance =**
r.vatc	Village at Tinke...	01/29/2025	01/2025	Reserve	J-77648		740.67	0.00	18,721.27	Reserve
r.vatc	Village at Tinke...	01/31/2025	01/2025	Interest	J-77949		34.11	0.00	18,755.38	Interest
				Net Change=774.78			**774.78**	**0.00**	**18,755.38**	**= Ending Balance =**
3800-0000				**Retained Earnings**					**-14,015.60**	**= Beginning Balance =**
				Net Change=0.00			**0.00**	**0.00**	**-14,015.60**	**= Ending Balance =**
5720-0000				**Interest on Bank Accounts**					**0.00**	**= Beginning Balance =**
r.vatc	Village at Tinke...	01/31/2025	01/2025	Interest	J-77949		0.00	34.11	-34.11	Interest
				Net Change=-34.11			**0.00**	**34.11**	**-34.11**	**= Ending Balance =**
5759-0000				**Operating Reserve Funds**					**0.00**	**= Beginning Balance =**
r.vatc	Village at Tinke...	01/29/2025	01/2025	Reserve	J-77648		0.00	740.67	-740.67	Reserve
				Net Change=-740.67			**0.00**	**740.67**	**-740.67**	**= Ending Balance =**
							774.78	**774.78**		

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The Village at Tinker Creek HOA, Inc. (c.vatc)

Balance Sheet

Period = Jan 2025

Book = Cash ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Capital Reserve Account	137,652.63
TOTAL CASH	137,652.63
TOTAL ASSETS	**137,652.63**
LIABILITIES & OWNERS EQUITY	
OWNERS EQUITY	
Ending Owners Equity	137,652.63
TOTAL OWNERS EQUITY	137,652.63
TOTAL LIABILITIES & OWNERS EQUITY	**137,652.63**

The Village at Tinker Creek HOA, Inc. (c.vatc)

Cash Flow Statement

Period = Jan 2025

Book = Cash ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	251.72	0.00	251.72	0.00
Capital Reserve Funds	4,000.00	0.00	4,000.00	0.00
TOTAL OTHER INCOME	4,251.72	0.00	4,251.72	0.00
TOTAL REVENUE	**4,251.72**	**0.00**	**4,251.72**	**0.00**
EXPENSES				
CAPITAL RESERVE EXPENSES				
Capital Rsv - Other	828.26	0.00	828.26	0.00
TOTAL CAPITAL RESERVE EXPENSES	828.26	0.00	828.26	0.00
TOTAL EXPENSES	**828.26**	**0.00**	**828.26**	**0.00**
NET INCOME	**3,423.46**	**0.00**	**3,423.46**	**0.00**
ADJUSTMENTS				
Capital Reserve Account	-3,423.46	0.00	-3,423.46	0.00
TOTAL ADJUSTMENTS	-3,423.46	0.00	-3,423.46	0.00
CASH FLOW	0.00	0.00	0.00	0.00

Period to Date	**Beginning Balance**	**Ending Balance**	**Difference**
Capital Reserve Account	134,229.17	137,652.63	3,423.46
Total Cash	**134,229.17**	**137,652.63**	**3,423.46**

Year to Date	**Beginning Balance**	**Ending Balance**	**Difference**
Capital Reserve Account	134,229.17	137,652.63	3,423.46
Total Cash	**134,229.17**	**137,652.63**	**3,423.46**

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The Village at Tinker Creek HOA, Inc. (c.vatc)

General Ledger

Period = Jan 2025

Book = Cash ; Tree = hoa_tb

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1126-0000				**Capital Reserve Account**					**134,229.17**	**= Beginning Balance =**
c.vatc	The Village at ...	01/22/2025	01/2025	Wickham (wickhama)	K-273161	143	0.00	828.26	133,400.91	Reimburse for refrigerator - Village at Tinker ...
c.vatc	The Village at ...	01/29/2025	01/2025	Capital	J-77647		4,000.00	0.00	137,400.91	Capital
c.vatc	The Village at ...	01/31/2025	01/2025	Interest	J-77947		251.72	0.00	137,652.63	Interest
				Net Change=3,423.46			**4,251.72**	**828.26**	**137,652.63**	**= Ending Balance =**
3800-0000				**Retained Earnings**					**-134,229.17**	**= Beginning Balance =**
				Net Change=0.00			**0.00**	**0.00**	**-134,229.17**	**= Ending Balance =**
5720-0000				**Interest on Bank Accounts**					**0.00**	**= Beginning Balance =**
c.vatc	The Village at ...	01/31/2025	01/2025	Interest	J-77947		0.00	251.72	-251.72	Interest
				Net Change=-251.72			**0.00**	**251.72**	**-251.72**	**= Ending Balance =**
5756-0000				**Capital Reserve Funds**					**0.00**	**= Beginning Balance =**
c.vatc	The Village at ...	01/29/2025	01/2025	Capital	J-77647		0.00	4,000.00	-4,000.00	Capital
				Net Change=-4,000.00			**0.00**	**4,000.00**	**-4,000.00**	**= Ending Balance =**
7750-0018				**Capital Rsv - Other**					**0.00**	**= Beginning Balance =**
c.vatc	The Village at ...	01/22/2025	01/2025	Wickham (wickhama)	K-273161	143	828.26	0.00	828.26	Reimburse for refrigerator - Village at Tinker ...
				Net Change=828.26			**828.26**	**0.00**	**828.26**	**= Ending Balance =**
							5,079.98	**5,079.98**		

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