Balance Sheet

Period = Mar 2025
Book = Cash ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Operating Cash 1	24,346.55
TOTAL CASH	24,346.55
TOTAL ASSETS	**24,346.55**
LIABILITIES & OWNERS EQUITY	
LIABILITIES	
Association Dues Paid in Advance	8,418.01
TOTAL LIABILITIES	8,418.01
OWNERS EQUITY	
Initial Contribution	4,422.00
Ending Owners Equity	11,506.54
TOTAL OWNERS EQUITY	15,928.54
TOTAL LIABILITIES & OWNERS EQUITY	**24,346.55**

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

Budget Comparison Cash Flow

Period = Mar 2025

Book = Cash ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
REVENUE									
INCOME									
Association Dues	24,320.12	21,366.00	2,954.12	13.83	68,050.43	64,098.00	3,952.43	6.17	256,392.00
Clubhouse Reservations	100.00	230.00	-130.00	-56.52	550.00	690.00	-140.00	-20.29	2,760.00
TOTAL INCOME	24,420.12	21,596.00	2,824.12	13.08	68,600.43	64,788.00	3,812.43	5.88	259,152.00
OTHER INCOME									
Legal Fee Income	0.00	75.00	-75.00	-100.00	0.00	225.00	-225.00	-100.00	900.00
Interest on Recovery Collect	459.99	0.00	459.99	N/A	459.99	0.00	459.99	N/A	0.00
Late Fee	-125.00	25.00	-150.00	-600.00	-50.00	75.00	-125.00	-166.67	300.00
Legal Fees Income	1,249.39	0.00	1,249.39	N/A	3,812.19	0.00	3,812.19	N/A	0.00
NSF Bank Chg	35.00	0.00	35.00	N/A	105.00	0.00	105.00	N/A	0.00
TOTAL OTHER INCOME	1,619.38	100.00	1,519.38	1,519.38	4,327.18	300.00	4,027.18	1,342.39	1,200.00
TOTAL REVENUE	**26,039.50**	**21,696.00**	**4,343.50**	**20.02**	**72,927.61**	**65,088.00**	**7,839.61**	**12.04**	**260,352.00**
EXPENSES									
REPAIRS & MAINT - GENERAL									
Repairs & Maintenance	0.00	220.00	220.00	100.00	943.47	660.00	-283.47	-42.95	2,640.00
TOTAL REPAIRS & MAINT - GENERAL	0.00	220.00	220.00	100.00	943.47	660.00	-283.47	-42.95	2,640.00
GROUNDS COSTS									
Snow Removal	782.00	0.00	-782.00	N/A	5,110.00	3,049.00	-2,061.00	-67.60	3,049.00
Grounds Maintenance	12,804.25	10,651.17	-2,153.08	-20.21	12,804.25	31,953.51	19,149.26	59.93	127,814.00
Landscaping-Misc	500.00	625.00	125.00	20.00	500.00	1,875.00	1,375.00	73.33	7,500.00
Pond Maintenance	1,169.00	333.33	-835.67	-250.70	1,928.00	999.99	-928.01	-92.80	4,000.00
TOTAL GROUNDS COST	15,255.25	11,609.50	-3,645.75	-31.40	20,342.25	37,877.50	17,535.25	46.29	142,363.00
CLUBHOUSE EXPENSES									
Electricity - Clubhouse	0.00	271.00	271.00	100.00	275.73	813.00	537.27	66.08	3,252.00
Gas - Clubhouse	390.00	112.50	-277.50	-246.67	682.16	337.50	-344.66	-102.12	1,350.00
Repairs & Maint. - Clubhouse	0.00	180.00	180.00	100.00	1,251.62	540.00	-711.62	-131.78	2,160.00
Exterminating - Clubhouse	0.00	30.00	30.00	100.00	60.00	90.00	30.00	33.33	360.00
Cleaning Services - Clubhouse	180.00	170.00	-10.00	-5.88	705.00	510.00	-195.00	-38.24	2,040.00
Interior Supplies - Clubhouse	0.00	15.00	15.00	100.00	0.00	45.00	45.00	100.00	180.00
Exterior Supplies - Clubhouse	0.00	8.33	8.33	100.00	0.00	24.99	24.99	100.00	100.00
Security - Clubhouse	248.51	140.00	-108.51	-77.51	510.89	420.00	-90.89	-21.64	1,680.00
TOTAL CLUBHOUSE EXPENSES	818.51	926.83	108.32	11.69	3,485.40	2,780.49	-704.91	-25.35	11,122.00

Wednesday, April 02, 2025

04:39 PM

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

Budget Comparison Cash Flow

Period = Mar 2025

Book = Cash ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
UTILITIES									
Electricity	556.08	594.00	37.92	6.38	2,434.66	1,782.00	-652.66	-36.63	7,128.00
Natural Gas	0.00	0.00	0.00	N/A	485.62	0.00	-485.62	N/A	0.00
Storm Water	1,610.00	0.00	-1,610.00	N/A	1,610.00	0.00	-1,610.00	N/A	0.00
TOTAL UTILITIES	2,166.08	594.00	-1,572.08	-264.66	4,530.28	1,782.00	-2,748.28	-154.22	7,128.00
ADMINISTRATIVE COSTS									
Management Fees	2,418.00	2,480.00	62.00	2.50	7,254.00	7,440.00	186.00	2.50	29,760.00
Committee Expenses	23.35	250.00	226.65	90.66	261.47	750.00	488.53	65.14	3,000.00
Website	0.00	0.00	0.00	N/A	371.88	0.00	-371.88	N/A	0.00
Insurance	465.00	238.50	-226.50	-94.97	1,395.00	715.50	-679.50	-94.97	2,862.00
Bank Charges	43.93	12.00	-31.93	-266.08	112.94	36.00	-76.94	-213.72	144.00
Legal Fees	280.98	200.00	-80.98	-40.49	1,709.04	600.00	-1,109.04	-184.84	2,400.00
Registration & Annual Report Fees	0.00	0.00	0.00	N/A	80.00	80.00	0.00	0.00	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	44.56	125.00	80.44	64.35	460.95	375.00	-85.95	-22.92	1,500.00
TOTAL ADMINISTRATIVE COSTS	3,275.82	3,305.50	29.68	0.90	11,645.28	9,996.50	-1,648.78	-16.49	40,211.00
TRANSFER TO RESERVES									
Transfer to Capital Reserve Fund	4,000.00	4,000.00	0.00	0.00	12,000.00	12,000.00	0.00	0.00	48,000.00
Transfer to Operating Reserve Fund	740.67	740.67	0.00	0.00	2,222.01	2,222.01	0.00	0.00	8,888.00
TOTAL TRANSFER TO RESERVES	4,740.67	4,740.67	0.00	0.00	14,222.01	14,222.01	0.00	0.00	56,888.00
TOTAL EXPENSES	**26,256.33**	**21,396.50**	**-4,859.83**	**-22.71**	**55,168.69**	**67,318.50**	**12,149.81**	**18.05**	**260,352.00**
NET INCOME	**-216.83**	**299.50**	**-516.33**	**-172.40**	**17,758.92**	**-2,230.50**	**19,989.42**	**896.19**	**0.00**
ADJUSTMENTS									
Association Dues Paid in Advance	-43.00	0.00	-43.00	N/A	3,886.22	0.00	3,886.22	N/A	0.00
Initial Contribution	280.00	0.00	280.00	N/A	420.00	0.00	420.00	N/A	0.00
TOTAL ADJUSTMENTS	237.00	0.00	237.00	N/A	4,306.22	0.00	4,306.22	N/A	0.00
CASH FLOW	20.17	299.50	-279.33	-93.27	22,065.14	-2,230.50	24,295.64	1,089.25	0.00

Wednesday, April 02, 2025
04:39 PM

Balance Sheet

Period = Mar 2025

Book = Cash ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Operating Reserve Account	16,906.09
TOTAL CASH	16,906.09
TOTAL ASSETS	**16,906.09**
LIABILITIES & OWNERS EQUITY	
OWNERS EQUITY	
Ending Owners Equity	16,906.09
TOTAL OWNERS EQUITY	16,906.09
TOTAL LIABILITIES & OWNERS EQUITY	**16,906.09**

Village at Tinker Creek HOA (r.vatc)

Cash Flow Statement

Period = Mar 2025

Book = Cash ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	30.51	0.00	96.66	0.00
Operating Reserve Funds	740.67	0.00	2,222.01	0.00
TOTAL OTHER INCOME	771.18	0.00	2,318.67	0.00
TOTAL REVENUE	**771.18**	**0.00**	**2,318.67**	**0.00**
EXPENSES				
CAPITAL RESERVE EXPENSES				
Capital Rsv - Other	3,393.18	0.00	3,393.18	0.00
TOTAL CAPITAL RESERVE EXPENSES	3,393.18	0.00	3,393.18	0.00
TOTAL EXPENSES	**3,393.18**	**0.00**	**3,393.18**	**0.00**
NET INCOME	**-2,622.00**	**0.00**	**-1,074.51**	**0.00**
ADJUSTMENTS				
Operating Reserve Account	2,622.00	0.00	1,074.51	0.00
TOTAL ADJUSTMENTS	2,622.00	0.00	1,074.51	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	0.00	0.00	0.00
Operating Reserve Account	19,528.09	16,906.09	-2,622.00
Total Cash	**19,528.09**	**16,906.09**	**-2,622.00**

Year to Date	**Beginning Balance**	**Ending Balance**	**Difference**
Operating Cash 1	0.00	0.00	0.00
Capital Reserve Account	0.00	0.00	0.00
Operating Reserve Account	17,980.60	16,906.09	-1,074.51
Total Cash	**17,980.60**	**16,906.09**	**-1,074.51**

Village at Tinker Creek HOA (r.vatc)

General Ledger

Period = Mar 2025

Book = Cash ; Tree = hoa_tb

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1127-0000				**Operating Reserve Account**					**19,528.09**	**= Beginning Balance =**
r.vatc	Village at Tinke...	03/06/2025	03/2025	Lindstrom (lindstromc)	K-274137	115	0.00	3,317.37	16,210.72	Reimburse for couch, 2 love seats & picture fo...
r.vatc	Village at Tinke...	03/06/2025	03/2025	Wickham (wickhama)	K-274138	116	0.00	75.81	16,134.91	Reimburse for bookshelf for library - Village at ...
r.vatc	Village at Tinke...	03/27/2025	03/2025	Op Reserve	J-78571		740.67	0.00	16,875.58	Op Reserve
r.vatc	Village at Tinke...	03/31/2025	03/2025	Interest	J-78829		30.51	0.00	16,906.09	Interest
				Net Change=-2,622.00			**771.18**	**3,393.18**	**16,906.09**	**= Ending Balance =**
3800-0000				**Retained Earnings**					**-17,980.60**	**= Beginning Balance =**
				Net Change=0.00			**0.00**	**0.00**	**-17,980.60**	**= Ending Balance =**
5720-0000				**Interest on Bank Accounts**					**-66.15**	**= Beginning Balance =**
r.vatc	Village at Tinke...	03/31/2025	03/2025	Interest	J-78829		0.00	30.51	-96.66	Interest
				Net Change=-30.51			**0.00**	**30.51**	**-96.66**	**= Ending Balance =**
5759-0000				**Operating Reserve Funds**					**-1,481.34**	**= Beginning Balance =**
r.vatc	Village at Tinke...	03/27/2025	03/2025	Op Reserve	J-78571		0.00	740.67	-2,222.01	Op Reserve
				Net Change=-740.67			**0.00**	**740.67**	**-2,222.01**	**= Ending Balance =**
7750-0018				**Capital Rsv - Other**					**0.00**	**= Beginning Balance =**
r.vatc	Village at Tinke...	03/06/2025	03/2025	Lindstrom (lindstromc)	K-274137	115	3,317.37	0.00	3,317.37	Reimburse for couch, 2 love seats & picture fo...
r.vatc	Village at Tinke...	03/06/2025	03/2025	Wickham (wickhama)	K-274138	116	75.81	0.00	3,393.18	Reimburse for bookshelf for library - Village at ...
				Net Change=3,393.18			**3,393.18**	**0.00**	**3,393.18**	**= Ending Balance =**
							4,164.36	**4,164.36**		

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Balance Sheet

Period = Mar 2025
Book = Cash ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Capital Reserve Account	137,953.11
TOTAL CASH	137,953.11
TOTAL ASSETS	**137,953.11**
LIABILITIES & OWNERS EQUITY	
OWNERS EQUITY	
Ending Owners Equity	137,953.11
TOTAL OWNERS EQUITY	137,953.11
TOTAL LIABILITIES & OWNERS EQUITY	**137,953.11**

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Cash Flow Statement

Period = Mar 2025

Book = Cash ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	235.02	0.00	714.37	0.00
Capital Reserve Funds	4,000.00	0.00	12,000.00	0.00
TOTAL OTHER INCOME	4,235.02	0.00	12,714.37	0.00
TOTAL REVENUE	**4,235.02**	**0.00**	**12,714.37**	**0.00**
EXPENSES				
CLUBHOUSE EXPENSES				
Repairs & Maint. - Clubhouse	0.00	0.00	62.17	0.00
TOTAL CLUBHOUSE EXPENSES	0.00	0.00	62.17	0.00
CAPITAL RESERVE EXPENSES				
Capital Rsv - Painting	0.00	0.00	8,100.00	0.00
Capital Rsv - Other	0.00	0.00	828.26	0.00
TOTAL CAPITAL RESERVE EXPENSES	0.00	0.00	8,928.26	0.00
TOTAL EXPENSES	**0.00**	**0.00**	**8,990.43**	**0.00**
NET INCOME	**4,235.02**	**0.00**	**3,723.94**	**0.00**
ADJUSTMENTS				
Capital Reserve Account	-4,235.02	0.00	-3,723.94	0.00
TOTAL ADJUSTMENTS	-4,235.02	0.00	-3,723.94	0.00
CASH FLOW	0.00	0.00	0.00	0.00

Period to Date	**Beginning Balance**	**Ending Balance**	**Difference**
Capital Reserve Account	133,718.09	137,953.11	4,235.02
Total Cash	**133,718.09**	**137,953.11**	**4,235.02**

Year to Date	**Beginning Balance**	**Ending Balance**	**Difference**
Capital Reserve Account	134,229.17	137,953.11	3,723.94
Total Cash	**134,229.17**	**137,953.11**	**3,723.94**

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

General Ledger

Period = Mar 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**					**133,718.09**	**= Beginning Balance =**
c.vatc	The Village at ...	03/27/2025	03/2025	Capital	J-78570		4,000.00	0.00	137,718.09	Capital
c.vatc	The Village at ...	03/31/2025	03/2025	Interest	J-78827		235.02	0.00	137,953.11	Interest
				Net Change=4,235.02			**4,235.02**	**0.00**	**137,953.11**	**= 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**					**-479.35**	**= Beginning Balance =**
c.vatc	The Village at ...	03/31/2025	03/2025	Interest	J-78827		0.00	235.02	-714.37	Interest
				Net Change=-235.02			**0.00**	**235.02**	**-714.37**	**= Ending Balance =**
5756-0000				**Capital Reserve Funds**					**-8,000.00**	**= Beginning Balance =**
c.vatc	The Village at ...	03/27/2025	03/2025	Capital	J-78570		0.00	4,000.00	-12,000.00	Capital
				Net Change=-4,000.00			**0.00**	**4,000.00**	**-12,000.00**	**= Ending Balance =**
6235-0015				**Repairs & Maint. - Clubhouse**					**62.17**	**= Beginning Balance =**
				Net Change=0.00			**0.00**	**0.00**	**62.17**	**= Ending Balance =**
7750-0015				**Capital Rsv - Painting**					**8,100.00**	**= Beginning Balance =**
				Net Change=0.00			**0.00**	**0.00**	**8,100.00**	**= Ending Balance =**
7750-0018				**Capital Rsv - Other**					**828.26**	**= Beginning Balance =**
				Net Change=0.00			**0.00**	**0.00**	**828.26**	**= Ending Balance =**
							4,235.02	**4,235.02**		