Balance Sheet

Period = Nov 2025

Book = Cash ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Operating Cash 1	678.61
TOTAL CASH	678.61
TOTAL ASSETS	**678.61**
LIABILITIES & OWNERS EQUITY	
LIABILITIES	
Association Dues Paid in Advance	4,651.01
TOTAL LIABILITIES	4,651.01
OWNERS EQUITY	
Initial Contribution	6,242.00
Ending Owners Equity	-10,214.40
TOTAL OWNERS EQUITY	-3,972.40
TOTAL LIABILITIES & OWNERS EQUITY	**678.61**

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

Budget Comparison Cash Flow

Period = Nov 2025

Book = Cash ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
REVENUE									
INCOME									
Association Dues	20,630.00	21,366.00	-736.00	-3.44	236,140.43	235,026.00	1,114.43	0.47	256,392.00
Clubhouse Reservations	250.00	230.00	20.00	8.70	1,550.00	2,530.00	-980.00	-38.74	2,760.00
TOTAL INCOME	20,880.00	21,596.00	-716.00	-3.32	237,690.43	237,556.00	134.43	0.06	259,152.00
OTHER INCOME									
Legal Fee Income	0.00	75.00	-75.00	-100.00	0.00	825.00	-825.00	-100.00	900.00
Interest on Recovery Collect	0.00	0.00	0.00	N/A	459.99	0.00	459.99	N/A	0.00
Late Fee	0.00	25.00	-25.00	-100.00	-25.00	275.00	-300.00	-109.09	300.00
Legal Fees Income	0.00	0.00	0.00	N/A	3,812.19	0.00	3,812.19	N/A	0.00
NSF Bank Chg	0.00	0.00	0.00	N/A	140.00	0.00	140.00	N/A	0.00
TOTAL OTHER INCOME	0.00	100.00	-100.00	-100.00	4,387.18	1,100.00	3,287.18	298.83	1,200.00
TOTAL REVENUE	**20,880.00**	**21,696.00**	**-816.00**	**-3.76**	**242,077.61**	**238,656.00**	**3,421.61**	**1.43**	**260,352.00**
EXPENSES									
REPAIRS & MAINT - GENERAL									
Repairs & Maintenance	162.40	220.00	57.60	26.18	1,947.85	2,420.00	472.15	19.51	2,640.00
Exterminating	0.00	0.00	0.00	N/A	60.00	0.00	-60.00	N/A	0.00
TOTAL REPAIRS & MAINT - GENERAL	162.40	220.00	57.60	26.18	2,007.85	2,420.00	412.15	17.03	2,640.00
GROUNDS COSTS									
Snow Removal	0.00	0.00	0.00	N/A	5,110.00	3,049.00	-2,061.00	-67.60	3,049.00
Grounds Maintenance	13,060.33	10,651.17	-2,409.16	-22.62	116,689.37	117,162.87	473.50	0.40	127,814.00
Landscaping Supplies	0.00	0.00	0.00	N/A	293.17	0.00	-293.17	N/A	0.00
Landscaping-Misc	0.00	625.00	625.00	100.00	4,073.09	6,875.00	2,801.91	40.76	7,500.00
Pond Maintenance	777.00	333.33	-443.67	-133.10	4,481.83	3,666.63	-815.20	-22.23	4,000.00
TOTAL GROUNDS COST	13,837.33	11,609.50	-2,227.83	-19.19	130,647.46	130,753.50	106.04	0.08	142,363.00
CLUBHOUSE EXPENSES									
Electricity - Clubhouse	207.61	271.00	63.39	23.39	2,768.76	2,981.00	212.24	7.12	3,252.00
Gas - Clubhouse	21.70	112.50	90.80	80.71	1,666.53	1,237.50	-429.03	-34.67	1,350.00
Repairs & Maint. - Clubhouse	350.00	180.00	-170.00	-94.44	4,799.10	1,980.00	-2,819.10	-142.38	2,160.00
Exterminating - Clubhouse	60.00	30.00	-30.00	-100.00	2,845.00	330.00	-2,515.00	-762.12	360.00
Cleaning Services - Clubhouse	550.00	170.00	-380.00	-223.53	3,355.00	1,870.00	-1,485.00	-79.41	2,040.00
Interior Supplies - Clubhouse	48.37	15.00	-33.37	-222.47	523.71	165.00	-358.71	-217.40	180.00
Exterior Supplies - Clubhouse	114.04	8.33	-105.71	-1,269.03	1,016.37	91.63	-924.74	-1,009.21	100.00

Thursday, December 04, 2025
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Budget Comparison Cash Flow

Period = Nov 2025
Book = Cash ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Security - Clubhouse	160.90	140.00	-20.90	-14.93	1,591.83	1,540.00	-51.83	-3.37	1,680.00
TOTAL CLUBHOUSE EXPENSES	1,512.62	926.83	-585.79	-63.20	18,566.30	10,195.13	-8,371.17	-82.11	11,122.00
UTILITIES									
Electricity	631.86	594.00	-37.86	-6.37	6,798.23	6,534.00	-264.23	-4.04	7,128.00
Storm Water	0.00	0.00	0.00	N/A	1,610.00	0.00	-1,610.00	N/A	0.00
TOTAL UTILITIES	631.86	594.00	-37.86	-6.37	8,408.23	6,534.00	-1,874.23	-28.68	7,128.00
ADMINISTRATIVE COSTS									
Management Fees	2,518.00	2,480.00	-38.00	-1.53	26,898.00	27,280.00	382.00	1.40	29,760.00
Committee Expenses	204.21	250.00	45.79	18.32	1,099.09	2,750.00	1,650.91	60.03	3,000.00
Website	0.00	0.00	0.00	N/A	371.88	0.00	-371.88	N/A	0.00
Insurance	510.66	238.50	-272.16	-114.11	3,856.99	2,623.50	-1,233.49	-47.02	2,862.00
Bank Charges	9.29	12.00	2.71	22.58	177.24	132.00	-45.24	-34.27	144.00
Legal Fees	0.00	200.00	200.00	100.00	4,984.26	2,200.00	-2,784.26	-126.56	2,400.00
Registration & Annual Report Fees	0.00	0.00	0.00	N/A	115.00	105.00	-10.00	-9.52	105.00
Annual Audit Fee	0.00	0.00	0.00	N/A	310.00	0.00	-310.00	N/A	0.00
Tax Return Review	0.00	0.00	0.00	N/A	0.00	440.00	440.00	100.00	440.00
Copies Mailings Postage	315.41	125.00	-190.41	-152.33	1,190.63	1,375.00	184.37	13.41	1,500.00
TOTAL ADMINISTRATIVE COSTS	3,557.57	3,305.50	-252.07	-7.63	39,003.09	36,905.50	-2,097.59	-5.68	40,211.00
TRANSFER TO RESERVES									
Transfer to Capital Reserve Fund	4,000.00	4,000.00	0.00	0.00	40,000.00	44,000.00	4,000.00	9.09	48,000.00
Transfer to Operating Reserve Fund	740.67	740.67	0.00	0.00	7,406.70	8,147.37	740.67	9.09	8,888.00
TOTAL TRANSFER TO RESERVES	4,740.67	4,740.67	0.00	0.00	47,406.70	52,147.37	4,740.67	9.09	56,888.00
TOTAL EXPENSES	**24,442.45**	**21,396.50**	**-3,045.95**	**-14.24**	**246,039.63**	**238,955.50**	**-7,084.13**	**-2.96**	**260,352.00**
NET INCOME	**-3,562.45**	**299.50**	**-3,861.95**	**-1,289.47**	**-3,962.02**	**-299.50**	**-3,662.52**	**-1,222.88**	**0.00**
ADJUSTMENTS									
Association Dues Paid in Advance	-53.00	0.00	-53.00	N/A	119.22	0.00	119.22	N/A	0.00
Initial Contribution	140.00	0.00	140.00	N/A	2,240.00	0.00	2,240.00	N/A	0.00
TOTAL ADJUSTMENTS	87.00	0.00	87.00	N/A	2,359.22	0.00	2,359.22	N/A	0.00
CASH FLOW	-3,475.45	299.50	-3,774.95	-1,260.42	-1,602.80	-299.50	-1,303.30	-435.16	0.00

Balance Sheet

Period = Nov 2025
Book = Cash ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Operating Reserve Account	11,671.61
TOTAL CASH	11,671.61
TOTAL ASSETS	**11,671.61**
LIABILITIES & OWNERS EQUITY	
OWNERS EQUITY	
Ending Owners Equity	11,671.61
TOTAL OWNERS EQUITY	11,671.61
TOTAL LIABILITIES & OWNERS EQUITY	**11,671.61**

Cash Flow Statement

Period = Nov 2025

Book = Cash ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Miscellaneous Income	0.00	0.00	1,263.00	0.00
Interest on Bank Accounts	13.64	0.00	301.31	0.00
Operating Reserve Funds	740.67	0.00	7,406.70	0.00
TOTAL OTHER INCOME	754.31	0.00	8,971.01	0.00
TOTAL REVENUE	**754.31**	**0.00**	**8,971.01**	**0.00**
EXPENSES				
REPAIRS & MAINT - GENERAL				
Repairs & Maintenance	0.00	0.00	1,975.00	0.00
TOTAL REPAIRS & MAINT - GENERAL	0.00	0.00	1,975.00	0.00
UTILITIES				
Storm Water	0.00	0.00	10,805.00	0.00
TOTAL UTILITIES	0.00	0.00	10,805.00	0.00
ADMINISTRATIVE COSTS				
Annual Audit Fee	0.00	0.00	2,500.00	0.00
TOTAL ADMINISTRATIVE COSTS	0.00	0.00	2,500.00	0.00
TOTAL EXPENSES	**0.00**	**0.00**	**15,280.00**	**0.00**
NET INCOME	**754.31**	**0.00**	**-6,308.99**	**0.00**
ADJUSTMENTS				
Operating Reserve Account	-754.31	0.00	6,308.99	0.00
TOTAL ADJUSTMENTS	-754.31	0.00	6,308.99	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	10,917.30	11,671.61	754.31
Pinnacle CD Matures 8/25/25 @ 3.65%	0.00	0.00	0.00
Total Cash	**10,917.30**	**11,671.61**	**754.31**

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	11,671.61	-6,308.99
Pinnacle CD Matures 8/25/25 @ 3.65%	0.00	0.00	0.00
Total Cash	**17,980.60**	**11,671.61**	**-6,308.99**

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Village at Tinker Creek HOA (r.vatc)

General Ledger

Period = Nov 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**					**10,917.30**	**= Beginning Balance =**
r.vatc	Village at Tinke...	11/25/2025	11/2025	Reserve	J-82095		740.67	0.00	11,657.97	Reserve
r.vatc	Village at Tinke...	11/30/2025	11/2025	Interest	J-82352		13.64	0.00	11,671.61	Interest
				Net Change=754.31			**754.31**	**0.00**	**11,671.61**	**= Ending Balance =**
3800-0000				**Retained Earnings**					**-17,980.60**	**= Beginning Balance =**
				Net Change=0.00			**0.00**	**0.00**	**-17,980.60**	**= Ending Balance =**
5700-0000				**Miscellaneous Income**					**-1,263.00**	**= Beginning Balance =**
				Net Change=0.00			**0.00**	**0.00**	**-1,263.00**	**= Ending Balance =**
5720-0000				**Interest on Bank Accounts**					**-287.67**	**= Beginning Balance =**
r.vatc	Village at Tinke...	11/30/2025	11/2025	Interest	J-82352		0.00	13.64	-301.31	Interest
				Net Change=-13.64			**0.00**	**13.64**	**-301.31**	**= Ending Balance =**
5759-0000				**Operating Reserve Funds**					**-6,666.03**	**= Beginning Balance =**
r.vatc	Village at Tinke...	11/25/2025	11/2025	Reserve	J-82095		0.00	740.67	-7,406.70	Reserve
				Net Change=-740.67			**0.00**	**740.67**	**-7,406.70**	**= Ending Balance =**
6110-0005				**Repairs & Maintenance**					**1,975.00**	**= Beginning Balance =**
				Net Change=0.00			**0.00**	**0.00**	**1,975.00**	**= Ending Balance =**
6246-0012				**Storm Water**					**10,805.00**	**= Beginning Balance =**
				Net Change=0.00			**0.00**	**0.00**	**10,805.00**	**= Ending Balance =**
8000-0022				**Annual Audit Fee**					**2,500.00**	**= Beginning Balance =**
				Net Change=0.00			**0.00**	**0.00**	**2,500.00**	**= Ending Balance =**
							754.31	**754.31**		

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Balance Sheet

Period = Nov 2025

Book = Cash ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Capital Reserve Account	115,546.92
Pinnacle CD Matures 5/25/26 @ 3.55%	20,244.00
TOTAL CASH	135,790.92
TOTAL ASSETS	**135,790.92**
LIABILITIES & OWNERS EQUITY	
OWNERS EQUITY	
Ending Owners Equity	135,790.92
TOTAL OWNERS EQUITY	135,790.92
TOTAL LIABILITIES & OWNERS EQUITY	**135,790.92**

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Cash Flow Statement

Period = Nov 2025
Book = Cash ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Miscellaneous Income	0.00	0.00	3,702.14	0.00
Interest on Bank Accounts	138.34	0.00	2,469.16	0.00
Capital Reserve Funds	4,000.00	0.00	40,000.00	0.00
TOTAL OTHER INCOME	4,138.34	0.00	46,171.30	0.00
TOTAL REVENUE	**4,138.34**	**0.00**	**46,171.30**	**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	4,221.44	0.00
Capital Rsv - Decks	0.00	0.00	15,010.00	0.00
Capital Rsv - Road Reseal/Surface	0.00	0.00	6,770.00	0.00
Capital Rsv - Water Lines	0.00	0.00	7,500.00	0.00
Capital Rsv - Signage	0.00	0.00	905.00	0.00
Capital Rsv - Trim	0.00	0.00	2,040.94	0.00
Capital Rsv - Lighting	0.00	0.00	2,040.94	0.00
TOTAL CAPITAL RESERVE EXPENSES	0.00	0.00	46,588.32	0.00
TOTAL EXPENSES	**0.00**	**0.00**	**46,650.49**	**0.00**
NET INCOME	**4,138.34**	**0.00**	**-479.19**	**0.00**
ADJUSTMENTS				
Capital Reserve Account	-4,138.34	0.00	18,682.25	0.00
Pinnacle CD Matures 5/25/26 @3.55%	0.00	0.00	20,244.00	0.00
TOTAL ADJUSTMENTS	-4,138.34	0.00	-1,561.75	0.00
CASH FLOW	0.00	0.00	-2,040.94	0.00

Period to Date	**Beginning Balance**	**Ending Balance**	**Difference**
Capital Reserve Account	111,408.58	115,546.92	4,138.34
Pinnacle CD Matures 5/25/26 @ 3.55%	20,244.00	20,244.00	0.00
Total Cash	**131,652.58**	**135,790.92**	**4,138.34**

Year to Date	**Beginning Balance**	**Ending Balance**	**Difference**
Capital Reserve Account	134,229.17	115,546.92	-18,682.25
Pinnacle CD Matures 5/25/26 @ 3.55%	0.00	20,244.00	20,244.00
Total Cash	**134,229.17**	**135,790.92**	**1,561.75**

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

General Ledger

Period = Nov 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**					**111,408.58**	**= Beginning Balance =**
c.vatc	The Village at ...	11/25/2025	11/2025	Capital	J-82094		4,000.00	0.00	115,408.58	Capital
c.vatc	The Village at ...	11/30/2025	11/2025	Interest	J-82350		138.34	0.00	115,546.92	Interest
				Net Change=4,138.34			**4,138.34**	**0.00**	**115,546.92**	**= Ending Balance =**
1136-0080				**Pinnacle CD Matures 5/25/26 ...**					**20,244.00**	**= Beginning Balance =**
				Net Change=0.00			**0.00**	**0.00**	**20,244.00**	**= Ending Balance =**
3800-0000				**Retained Earnings**					**-134,229.17**	**= Beginning Balance =**
				Net Change=0.00			**0.00**	**0.00**	**-134,229.17**	**= Ending Balance =**
5700-0000				**Miscellaneous Income**					**-3,702.14**	**= Beginning Balance =**
				Net Change=0.00			**0.00**	**0.00**	**-3,702.14**	**= Ending Balance =**
5720-0000				**Interest on Bank Accounts**					**-2,330.82**	**= Beginning Balance =**
c.vatc	The Village at ...	11/30/2025	11/2025	Interest	J-82350		0.00	138.34	-2,469.16	Interest
				Net Change=-138.34			**0.00**	**138.34**	**-2,469.16**	**= Ending Balance =**
5756-0000				**Capital Reserve Funds**					**-36,000.00**	**= Beginning Balance =**
c.vatc	The Village at ...	11/25/2025	11/2025	Capital	J-82094		0.00	4,000.00	-40,000.00	Capital
				Net Change=-4,000.00			**0.00**	**4,000.00**	**-40,000.00**	**= 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**					**4,221.44**	**= Beginning Balance =**
				Net Change=0.00			**0.00**	**0.00**	**4,221.44**	**= Ending Balance =**
7750-0035				**Capital Rsv - Decks**					**15,010.00**	**= Beginning Balance =**
				Net Change=0.00			**0.00**	**0.00**	**15,010.00**	**= Ending Balance =**
7750-0040				**Capital Rsv - Road Reseal/Surface**					**6,770.00**	**= Beginning Balance =**
				Net Change=0.00			**0.00**	**0.00**	**6,770.00**	**= Ending Balance =**
7750-0063				**Capital Rsv - Water Lines**					**7,500.00**	**= Beginning Balance =**

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

General Ledger

Period = Nov 2025

Book = Cash ; Tree = hoa_tb

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=0.00			0.00	0.00	7,500.00	= Ending Balance =
7750-0090				Capital Rsv-Signage					905.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	905.00	= Ending Balance =
7750-0117				Capital Rsv. - Lighting					2,040.94	= Beginning Balance =
				Net Change=0.00			0.00	0.00	2,040.94	= Ending Balance =
							4,138.34	4,138.34		