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

Balance Sheet

Period = Oct 2025

Book = Cash ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Operating Cash 1	4,154.06
TOTAL CASH	4,154.06
TOTAL ASSETS	**4,154.06**
LIABILITIES & OWNERS EQUITY	
LIABILITIES	
Association Dues Paid in Advance	4,704.01
TOTAL LIABILITIES	4,704.01
OWNERS EQUITY	
Initial Contribution	6,102.00
Ending Owners Equity	-6,651.95
TOTAL OWNERS EQUITY	-549.95
TOTAL LIABILITIES & OWNERS EQUITY	**4,154.06**

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

Budget Comparison Cash Flow

Period = Oct 2025

Book = Cash ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
REVENUE									
INCOME									
Association Dues	20,154.00	21,366.00	-1,212.00	-5.67	215,510.43	213,660.00	1,850.43	0.87	256,392.00
Clubhouse Reservations	0.00	230.00	-230.00	-100.00	1,300.00	2,300.00	-1,000.00	-43.48	2,760.00
TOTAL INCOME	20,154.00	21,596.00	-1,442.00	-6.68	216,810.43	215,960.00	850.43	0.39	259,152.00
OTHER INCOME									
Legal Fee Income	0.00	75.00	-75.00	-100.00	0.00	750.00	-750.00	-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	250.00	-275.00	-110.00	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	1,000.00	3,387.18	338.72	1,200.00
TOTAL REVENUE	**20,154.00**	**21,696.00**	**-1,542.00**	**-7.11**	**221,197.61**	**216,960.00**	**4,237.61**	**1.95**	**260,352.00**
EXPENSES									
REPAIRS & MAINT - GENERAL									
Repairs & Maintenance	162.40	220.00	57.60	26.18	1,785.45	2,200.00	414.55	18.84	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	1,845.45	2,200.00	354.55	16.12	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	26,120.66	10,651.17	-15,469.49	-145.24	103,629.04	106,511.70	2,882.66	2.71	127,814.00
Landscaping Supplies	18.93	0.00	-18.93	N/A	293.17	0.00	-293.17	N/A	0.00
Landscaping-Misc	2,005.10	625.00	-1,380.10	-220.82	4,073.09	6,250.00	2,176.91	34.83	7,500.00
Pond Maintenance	259.00	333.33	74.33	22.30	3,704.83	3,333.30	-371.53	-11.15	4,000.00
TOTAL GROUNDS COST	28,403.69	11,609.50	-16,794.19	-144.66	116,810.13	119,144.00	2,333.87	1.96	142,363.00
CLUBHOUSE EXPENSES									
Electricity - Clubhouse	0.00	271.00	271.00	100.00	2,561.15	2,710.00	148.85	5.49	3,252.00
Gas - Clubhouse	19.93	112.50	92.57	82.28	1,644.83	1,125.00	-519.83	-46.21	1,350.00
Repairs & Maint. - Clubhouse	0.00	180.00	180.00	100.00	4,449.10	1,800.00	-2,649.10	-147.17	2,160.00
Exterminating - Clubhouse	0.00	30.00	30.00	100.00	2,785.00	300.00	-2,485.00	-828.33	360.00
Cleaning Services - Clubhouse	0.00	170.00	170.00	100.00	2,805.00	1,700.00	-1,105.00	-65.00	2,040.00
Interior Supplies - Clubhouse	61.31	15.00	-46.31	-308.73	475.34	150.00	-325.34	-216.89	180.00
Exterior Supplies - Clubhouse	0.00	8.33	8.33	100.00	902.33	83.30	-819.03	-983.23	100.00

Budget Comparison Cash Flow

Period = Oct 2025
Book = Cash ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Security - Clubhouse	206.32	140.00	-66.32	-47.37	1,430.93	1,400.00	-30.93	-2.21	1,680.00
TOTAL CLUBHOUSE EXPENSES	287.56	926.83	639.27	68.97	17,053.68	9,268.30	-7,785.38	-84.00	11,122.00
UTILITIES									
Electricity	295.32	594.00	298.68	50.28	6,166.37	5,940.00	-226.37	-3.81	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	295.32	594.00	298.68	50.28	7,776.37	5,940.00	-1,836.37	-30.92	7,128.00
ADMINISTRATIVE COSTS									
Management Fees	2,518.00	2,480.00	-38.00	-1.53	24,380.00	24,800.00	420.00	1.69	29,760.00
Committee Expenses	0.00	250.00	250.00	100.00	894.88	2,500.00	1,605.12	64.20	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	3,346.33	2,385.00	-961.33	-40.31	2,862.00
Bank Charges	9.35	12.00	2.65	22.08	167.95	120.00	-47.95	-39.96	144.00
Legal Fees	236.50	200.00	-36.50	-18.25	4,984.26	2,000.00	-2,984.26	-149.21	2,400.00
Registration & Annual Report Fees	10.00	0.00	-10.00	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	54.61	125.00	70.39	56.31	875.22	1,250.00	374.78	29.98	1,500.00
TOTAL ADMINISTRATIVE COSTS	3,339.12	3,305.50	-33.62	-1.02	35,445.52	33,600.00	-1,845.52	-5.49	40,211.00
TRANSFER TO RESERVES									
Transfer to Capital Reserve Fund	0.00	4,000.00	4,000.00	100.00	36,000.00	40,000.00	4,000.00	10.00	48,000.00
Transfer to Operating Reserve Fund	0.00	740.67	740.67	100.00	6,666.03	7,406.70	740.67	10.00	8,888.00
TOTAL TRANSFER TO RESERVES	0.00	4,740.67	4,740.67	100.00	42,666.03	47,406.70	4,740.67	10.00	56,888.00
TOTAL EXPENSES	**32,488.09**	**21,396.50**	**-11,091.59**	**-51.84**	**221,597.18**	**217,559.00**	**-4,038.18**	**-1.86**	**260,352.00**
NET INCOME	**-12,334.09**	**299.50**	**-12,633.59**	**-4,218.23**	**-399.57**	**-599.00**	**199.43**	**33.29**	**0.00**
ADJUSTMENTS									
Association Dues Paid in Advance	540.00	0.00	540.00	N/A	172.22	0.00	172.22	N/A	0.00
Initial Contribution	140.00	0.00	140.00	N/A	2,100.00	0.00	2,100.00	N/A	0.00
TOTAL ADJUSTMENTS	680.00	0.00	680.00	N/A	2,272.22	0.00	2,272.22	N/A	0.00
CASH FLOW	-11,654.09	299.50	-11,953.59	-3,991.18	1,872.65	-599.00	2,471.65	412.63	0.00

Tuesday, November 04, 2025
11:35 AM

Balance Sheet

Period = Oct 2025

Book = Cash ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Operating Reserve Account	10,917.30
TOTAL CASH	10,917.30
TOTAL ASSETS	**10,917.30**
LIABILITIES & OWNERS EQUITY	
OWNERS EQUITY	
Ending Owners Equity	10,917.30
TOTAL OWNERS EQUITY	10,917.30
TOTAL LIABILITIES & OWNERS EQUITY	**10,917.30**

Cash Flow Statement

Period = Oct 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	17.95	0.00	287.67	0.00
Operating Reserve Funds	0.00	0.00	6,666.03	0.00
TOTAL OTHER INCOME	17.95	0.00	8,216.70	0.00
TOTAL REVENUE	**17.95**	**0.00**	**8,216.70**	**0.00**
EXPENSES				
REPAIRS & MAINT - GENERAL				
Repairs & Maintenance	1,975.00	0.00	1,975.00	0.00
TOTAL REPAIRS & MAINT - GENERAL	1,975.00	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	**1,975.00**	**0.00**	**15,280.00**	**0.00**
NET INCOME	**-1,957.05**	**0.00**	**-7,063.30**	**0.00**
ADJUSTMENTS				
Operating Reserve Account	1,957.05	0.00	7,063.30	0.00
TOTAL ADJUSTMENTS	1,957.05	0.00	7,063.30	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	12,874.35	10,917.30	-1,957.05
Pinnacle CD Matures 8/25/25 @ 3.65%	0.00	0.00	0.00
Total Cash	**12,874.35**	**10,917.30**	**-1,957.05**

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	10,917.30	-7,063.30
Pinnacle CD Matures 8/25/25 @ 3.65%	0.00	0.00	0.00
Total Cash	**17,980.60**	**10,917.30**	**-7,063.30**

General Ledger

Period = Oct 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**					**12,874.35**	**= Beginning Balance =**
r.vatc	Village at Tinke...	10/03/2025	10/2025	Wilson-Lynch Electrical Compan...	K-278858	119	0.00	1,975.00	10,899.35	Set a post, panel & meter for AEP - checked 5...
r.vatc	Village at Tinke...	10/31/2025	10/2025	Interest	J-81905		17.95	0.00	10,917.30	Interest
				Net Change=-1,957.05			**17.95**	**1,975.00**	**10,917.30**	**= 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**					**-269.72**	**= Beginning Balance =**
r.vatc	Village at Tinke...	10/31/2025	10/2025	Interest	J-81905		0.00	17.95	-287.67	Interest
				Net Change=-17.95			**0.00**	**17.95**	**-287.67**	**= Ending Balance =**
5759-0000				**Operating Reserve Funds**					**-6,666.03**	**= Beginning Balance =**
				Net Change=0.00			**0.00**	**0.00**	**-6,666.03**	**= Ending Balance =**
6110-0005				**Repairs & Maintenance**					**0.00**	**= Beginning Balance =**
r.vatc	Village at Tinke...	10/03/2025	10/2025	Wilson-Lynch Electrical Compan...	K-278858	119	1,975.00	0.00	1,975.00	Set a post, panel & meter for AEP - checked 5...
				Net Change=1,975.00			**1,975.00**	**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 =**
							1,992.95	**1,992.95**		

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Balance Sheet

Period = Oct 2025
Book = Cash ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Capital Reserve Account	111,408.58
Pinnacle CD Matures 5/25/26 @ 3.55%	20,244.00
TOTAL CASH	131,652.58
TOTAL ASSETS	**131,652.58**
LIABILITIES & OWNERS EQUITY	
OWNERS EQUITY	
Ending Owners Equity	131,652.58
TOTAL OWNERS EQUITY	131,652.58
TOTAL LIABILITIES & OWNERS EQUITY	**131,652.58**

Cash Flow Statement

Period = Oct 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	168.02	0.00	2,330.82	0.00
Capital Reserve Funds	0.00	0.00	36,000.00	0.00
TOTAL OTHER INCOME	168.02	0.00	42,032.96	0.00
TOTAL REVENUE	**168.02**	**0.00**	**42,032.96**	**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	3,750.00	0.00	7,500.00	0.00
Capital Rsv - Signage	905.00	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	4,655.00	0.00	46,588.32	0.00
TOTAL EXPENSES	**4,655.00**	**0.00**	**46,650.49**	**0.00**
NET INCOME	**-4,486.98**	**0.00**	**-4,617.53**	**0.00**
ADJUSTMENTS				
Capital Reserve Account	4,486.98	0.00	22,820.59	0.00
Pinnacle CD Matures 5/25/26 @3.55%	0.00	0.00	20,244.00	0.00
TOTAL ADJUSTMENTS	4,486.98	0.00	2,576.59	0.00
CASH FLOW	0.00	0.00	-2,040.94	0.00

Period to Date	**Beginning Balance**	**Ending Balance**	**Difference**
Capital Reserve Account	115,895.56	111,408.58	-4,486.98
Pinnacle CD Matures 5/25/26 @ 3.55%	20,244.00	20,244.00	0.00
Total Cash	**136,139.56**	**131,652.58**	**-4,486.98**

Year to Date	**Beginning Balance**	**Ending Balance**	**Difference**
Capital Reserve Account	134,229.17	111,408.58	-22,820.59
Pinnacle CD Matures 5/25/26 @ 3.55%	0.00	20,244.00	20,244.00
Total Cash	**134,229.17**	**131,652.58**	**-2,576.59**

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

General Ledger

Period = Oct 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**					**115,895.56**	**= Beginning Balance =**
c.vatc	The Village at ...	10/03/2025	10/2025	Kennard-Pace Co., Inc. (kennard)	K-278855	151	0.00	3,750.00	112,145.56	Complete plumbing per contract - Village at Ti...
c.vatc	The Village at ...	10/03/2025	10/2025	Legacy Home Builders, LLC (l...	K-278856	152	0.00	905.00	111,240.56	Furnish & install 2 24" red STOP signs with whi...
c.vatc	The Village at ...	10/31/2025	10/2025	Interest	J-81903		168.02	0.00	111,408.58	Interest
				Net Change=-4,486.98			**168.02**	**4,655.00**	**111,408.58**	**= 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**					**-2,162.80**	**= Beginning Balance =**
c.vatc	The Village at ...	10/31/2025	10/2025	Interest	J-81903		0.00	168.02	-2,330.82	Interest
				Net Change=-168.02			**0.00**	**168.02**	**-2,330.82**	**= Ending Balance =**
5756-0000				**Capital Reserve Funds**					**-36,000.00**	**= Beginning Balance =**
				Net Change=0.00			**0.00**	**0.00**	**-36,000.00**	**= 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**					**3,750.00**	**= Beginning Balance =**

General Ledger

Period = Oct 2025
Book = Cash ; Tree = hoa_tb
Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
c.vatc	The Village at ...	10/03/2025	10/2025	Kennard-Pace Co., Inc. (kennard)	K-278855	151	3,750.00	0.00	7,500.00	Complete plumbing per contract - Village at Ti...
				Net Change=3,750.00			**3,750.00**	**0.00**	**7,500.00**	**= Ending Balance =**
7750-0090				**Capital Rsv-Signage**					**0.00**	**= Beginning Balance =**
c.vatc	The Village at ...	10/03/2025	10/2025	Legacy Home Builders, LLC (l...	K-278856	152	905.00	0.00	905.00	Furnish & install 2 24" red STOP signs with whi...
				Net Change=905.00			**905.00**	**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 =**
							4,823.02	**4,823.02**		

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