

Balance Sheet

Period = Jun 2025

Book = Cash ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Operating Cash 1	12,633.38
TOTAL CASH	12,633.38
TOTAL ASSETS	12,633.38
LIABILITIES & OWNERS EQUITY	
LIABILITIES	
Association Dues Paid in Advance	8,223.01
TOTAL LIABILITIES	8,223.01
OWNERS EQUITY	
Initial Contribution	5,402.00
Ending Owners Equity	-991.63
TOTAL OWNERS EQUITY	4,410.37
TOTAL LIABILITIES & OWNERS EQUITY	12,633.38

Budget Comparison Cash Flow

Period = Jun 2025

Book = Cash ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
REVENUE									
INCOME									
Association Dues	19,610.00	21,366.00	-1,756.00	-8.22	129,941.43	128,196.00	1,745.43	1.36	256,392.00
Clubhouse Reservations	150.00	230.00	-80.00	-34.78	900.00	1,380.00	-480.00	-34.78	2,760.00
TOTAL INCOME	19,760.00	21,596.00	-1,836.00	-8.50	130,841.43	129,576.00	1,265.43	0.98	259,152.00
OTHER INCOME									
Legal Fee Income	0.00	75.00	-75.00	-100.00	0.00	450.00	-450.00	-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	150.00	-175.00	-116.67	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	600.00	3,787.18	631.20	1,200.00
TOTAL REVENUE	19,760.00	21,696.00	-1,936.00	-8.92	135,228.61	130,176.00	5,052.61	3.88	260,352.00
EXPENSES									
REPAIRS & MAINT - GENERAL									
Repairs & Maintenance	0.00	220.00	220.00	100.00	975.05	1,320.00	344.95	26.13	2,640.00
TOTAL REPAIRS & MAINT - GENERAL	0.00	220.00	220.00	100.00	975.05	1,320.00	344.95	26.13	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	12,974.97	10,651.17	-2,323.80	-21.82	51,558.44	63,907.02	12,348.58	19.32	127,814.00
Landscaping Supplies	0.00	0.00	0.00	N/A	153.19	0.00	-153.19	N/A	0.00
Landscaping-Misc	1,317.99	625.00	-692.99	-110.88	1,817.99	3,750.00	1,932.01	51.52	7,500.00
Pond Maintenance	544.31	333.33	-210.98	-63.29	3,031.31	1,999.98	-1,031.33	-51.57	4,000.00
TOTAL GROUNDS COST	14,837.27	11,609.50	-3,227.77	-27.80	61,670.93	72,706.00	11,035.07	15.18	142,363.00
CLUBHOUSE EXPENSES									
Electricity - Clubhouse	573.00	271.00	-302.00	-111.44	1,511.92	1,626.00	114.08	7.02	3,252.00
Gas - Clubhouse	46.22	112.50	66.28	58.92	1,535.94	675.00	-860.94	-127.55	1,350.00
Repairs & Maint. - Clubhouse	0.00	180.00	180.00	100.00	1,678.53	1,080.00	-598.53	-55.42	2,160.00
Exterminating - Clubhouse	60.00	30.00	-30.00	-100.00	2,725.00	180.00	-2,545.00	-1,413.89	360.00
Cleaning Services - Clubhouse	550.00	170.00	-380.00	-223.53	1,255.00	1,020.00	-235.00	-23.04	2,040.00
Interior Supplies - Clubhouse	37.87	15.00	-22.87	-152.47	58.91	90.00	31.09	34.54	180.00
Exterior Supplies - Clubhouse	177.49	8.33	-169.16	-2,030.73	177.49	49.98	-127.51	-255.12	100.00
Security - Clubhouse	135.62	140.00	4.38	3.13	817.75	840.00	22.25	2.65	1,680.00

Budget Comparison Cash Flow

Period = Jun 2025

Book = Cash ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
TOTAL CLUBHOUSE EXPENSES	1,580.20	926.83	-653.37	-70.50	9,760.54	5,560.98	-4,199.56	-75.52	11,122.00
UTILITIES									
Electricity	873.95	594.00	-279.95	-47.13	4,395.05	3,564.00	-831.05	-23.32	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	873.95	594.00	-279.95	-47.13	6,005.05	3,564.00	-2,441.05	-68.49	7,128.00
ADMINISTRATIVE COSTS									
Management Fees	2,418.00	2,480.00	62.00	2.50	14,508.00	14,880.00	372.00	2.50	29,760.00
Committee Expenses	0.00	250.00	250.00	100.00	684.26	1,500.00	815.74	54.38	3,000.00
Website	0.00	0.00	0.00	N/A	371.88	0.00	-371.88	N/A	0.00
Insurance	0.00	238.50	238.50	100.00	2,325.01	1,431.00	-894.01	-62.47	2,862.00
Bank Charges	7.05	12.00	4.95	41.25	130.14	72.00	-58.14	-80.75	144.00
Legal Fees	46.00	200.00	154.00	77.00	4,036.66	1,200.00	-2,836.66	-236.39	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
Annual Audit Fee	310.00	0.00	-310.00	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	78.12	125.00	46.88	37.50	666.32	750.00	83.68	11.16	1,500.00
TOTAL ADMINISTRATIVE COSTS	2,859.17	3,305.50	446.33	13.50	23,112.27	20,353.00	-2,759.27	-13.56	40,211.00
TRANSFER TO RESERVES									
Transfer to Capital Reserve Fund	4,000.00	4,000.00	0.00	0.00	24,000.00	24,000.00	0.00	0.00	48,000.00
Transfer to Operating Reserve Fund	740.67	740.67	0.00	0.00	4,444.02	4,444.02	0.00	0.00	8,888.00
TOTAL TRANSFER TO RESERVES	4,740.67	4,740.67	0.00	0.00	28,444.02	28,444.02	0.00	0.00	56,888.00
TOTAL EXPENSES	24,891.26	21,396.50	-3,494.76	-16.33	129,967.86	131,948.00	1,980.14	1.50	260,352.00
NET INCOME	-5,131.26	299.50	-5,430.76	-1,813.28	5,260.75	-1,772.00	7,032.75	396.88	0.00
ADJUSTMENTS									
Association Dues Paid in Advance	-8.00	0.00	-8.00	N/A	3,691.22	0.00	3,691.22	N/A	0.00
Initial Contribution	140.00	0.00	140.00	N/A	1,400.00	0.00	1,400.00	N/A	0.00
TOTAL ADJUSTMENTS	132.00	0.00	132.00	N/A	5,091.22	0.00	5,091.22	N/A	0.00
CASH FLOW	-4,999.26	299.50	-5,298.76	-1,769.20	10,351.97	-1,772.00	12,123.97	684.20	0.00



Balance Sheet

Period = Jun 2025

Book = Cash ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Operating Reserve Account	9,319.38
Pinnacle CD Matures 8/25/25 @ 3.65%	1,263.00
TOTAL CASH	10,582.38
TOTAL ASSETS	10,582.38
LIABILITIES & OWNERS EQUITY	
OWNERS EQUITY	
Ending Owners Equity	10,582.38
TOTAL OWNERS EQUITY	10,582.38
TOTAL LIABILITIES & OWNERS EQUITY	10,582.38

Cash Flow Statement

Period = Jun 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	36.08	0.00	199.76	0.00
Operating Reserve Funds	740.67	0.00	4,444.02	0.00
TOTAL OTHER INCOME	776.75	0.00	5,906.78	0.00
TOTAL REVENUE	776.75	0.00	5,906.78	0.00
EXPENSES				
UTILITIES				
Storm Water	10,805.00	0.00	10,805.00	0.00
TOTAL UTILITIES	10,805.00	0.00	10,805.00	0.00
ADMINISTRATIVE COSTS				
Annual Audit Fee	2,500.00	0.00	2,500.00	0.00
TOTAL ADMINISTRATIVE COSTS	2,500.00	0.00	2,500.00	0.00
TOTAL EXPENSES	13,305.00	0.00	13,305.00	0.00
NET INCOME	-12,528.25	0.00	-7,398.22	0.00
ADJUSTMENTS				
Operating Reserve Account	12,528.25	0.00	8,661.22	0.00
Pinnacle CD Matures 8/25/25 @ 3.65%	0.00	0.00	1,263.00	0.00
TOTAL ADJUSTMENTS	12,528.25	0.00	7,398.22	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	21,847.63	9,319.38	-12,528.25	
Pinnacle CD Matures 8/25/25 @ 3.65%	1,263.00	1,263.00	0.00	
Total Cash	23,110.63	10,582.38	-12,528.25	
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	9,319.38	-8,661.22	
Pinnacle CD Matures 8/25/25 @ 3.65%	0.00	1,263.00	1,263.00	
Total Cash	17,980.60	10,582.38	-7,398.22	

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General Ledger

Period = Jun 2025

Book = Cash ; Tree = hoa_tb

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
1127-0000				Operating Reserve Account					21,847.63	= Beginning Balance =
r.vatc	Village at Tinke...	06/23/2025	06/2025	Boitnott & Schaben, LLC (boitsch)	K-276596	117	0.00	2,500.00	19,347.63	Preparation of audited financial statements fo...
r.vatc	Village at Tinke...	06/23/2025	06/2025	Stevens Stormwater Maintenan...	K-276597	118	0.00	10,805.00	8,542.63	Inspections, maintenance, & compliance fee - ...
r.vatc	Village at Tinke...	06/27/2025	06/2025	Reserve	J-79901		740.67	0.00	9,283.30	Reserve
r.vatc	Village at Tinke...	06/30/2025	06/2025	Interest	J-80176		36.08	0.00	9,319.38	Interest
				Net Change=-12,528.25			776.75	13,305.00	9,319.38	= Ending Balance =
1136-0081				Pinnacle CD Matures 8/25/25 ...					1,263.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	1,263.00	= 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					-163.68	= Beginning Balance =
r.vatc	Village at Tinke...	06/30/2025	06/2025	Interest	J-80176		0.00	36.08	-199.76	Interest
				Net Change=-36.08			0.00	36.08	-199.76	= Ending Balance =
5759-0000				Operating Reserve Funds					-3,703.35	= Beginning Balance =
r.vatc	Village at Tinke...	06/27/2025	06/2025	Reserve	J-79901		0.00	740.67	-4,444.02	Reserve
				Net Change=-740.67			0.00	740.67	-4,444.02	= Ending Balance =
6246-0012				Storm Water					0.00	= Beginning Balance =
r.vatc	Village at Tinke...	06/23/2025	06/2025	Stevens Stormwater Maintenan...	K-276597	118	10,805.00	0.00	10,805.00	Inspections, maintenance, & compliance fee - ...
				Net Change=10,805.00			10,805.00	0.00	10,805.00	= Ending Balance =
8000-0022				Annual Audit Fee					0.00	= Beginning Balance =
r.vatc	Village at Tinke...	06/23/2025	06/2025	Boitnott & Schaben, LLC (boitsch)	K-276596	117	2,500.00	0.00	2,500.00	Preparation of audited financial statements fo...
				Net Change=2,500.00			2,500.00	0.00	2,500.00	= Ending Balance =
							14,081.75	14,081.75		

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Balance Sheet

Period = Jun 2025

Book = Cash ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Capital Reserve Account	124,105.23
Pinnacle CD Matures 8/25/25 @ 3.65%	20,000.00
TOTAL CASH	144,105.23
TOTAL ASSETS	144,105.23
LIABILITIES & OWNERS EQUITY	
OWNERS EQUITY	
Ending Owners Equity	144,105.23
TOTAL OWNERS EQUITY	144,105.23
TOTAL LIABILITIES & OWNERS EQUITY	144,105.23

WLB

Cash Flow Statement

Period = Jun 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	197.98	0.00	1,327.53	0.00
Capital Reserve Funds	4,000.00	0.00	24,000.00	0.00
TOTAL OTHER INCOME	4,197.98	0.00	29,029.67	0.00
TOTAL REVENUE	4,197.98	0.00	29,029.67	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 - Road Reseal/Surface	0.00	0.00	6,770.00	0.00
TOTAL CAPITAL RESERVE EXPENSES	0.00	0.00	19,091.44	0.00
TOTAL EXPENSES	0.00	0.00	19,153.61	0.00
NET INCOME	4,197.98	0.00	9,876.06	0.00
ADJUSTMENTS				
Capital Reserve Account	-4,197.98	0.00	10,123.94	0.00
Pinnacle CD Matures 8/25/25 @3.65%	0.00	0.00	20,000.00	0.00
TOTAL ADJUSTMENTS	-4,197.98	0.00	-9,876.06	0.00
CASH FLOW	0.00	0.00	0.00	0.00
Period to Date				
	Beginning Balance	Ending Balance	Difference	
Capital Reserve Account	119,907.25	124,105.23	4,197.98	
Pinnacle CD Matures 8/25/25 @ 3.65%	20,000.00	20,000.00	0.00	
Total Cash	139,907.25	144,105.23	4,197.98	
Year to Date				
	Beginning Balance	Ending Balance	Difference	
Capital Reserve Account	134,229.17	124,105.23	-10,123.94	
Pinnacle CD Matures 8/25/25 @ 3.65%	0.00	20,000.00	20,000.00	
Total Cash	134,229.17	144,105.23	9,876.06	

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General Ledger

Period = Jun 2025

Book = Cash ; Tree = hoa_tb

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Referenc e	Debit	Credit	Balance	Remarks
1126-0000				Capital Reserve Account					119,907.25	= Beginning Balance =
c.vatc	The Village at ...	06/27/2025	06/2025	Capital	J-79900		4,000.00	0.00	123,907.25	Capital
c.vatc	The Village at ...	06/30/2025	06/2025	Interest	J-80174		197.98	0.00	124,105.23	Interest
				Net Change=4,197.98			4,197.98	0.00	124,105.23	= Ending Balance =
1136-0080				Pinnacle CD Matures 8/25/25 ...					20,000.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	20,000.00	= 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					-1,129.55	= Beginning Balance =
c.vatc	The Village at ...	06/30/2025	06/2025	Interest	J-80174		0.00	197.98	-1,327.53	Interest
				Net Change=-197.98			0.00	197.98	-1,327.53	= Ending Balance =
5756-0000				Capital Reserve Funds					-20,000.00	= Beginning Balance =
c.vatc	The Village at ...	06/27/2025	06/2025	Capital	J-79900		0.00	4,000.00	-24,000.00	Capital
				Net Change=-4,000.00			0.00	4,000.00	-24,000.00	= 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 =
7750-0040				Capital Rsv - Road Reseal/Surface					6,770.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	6,770.00	= Ending Balance =
							4,197.98	4,197.98		

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