

Balance Sheet

Period = Jan 2026

Book = Cash ; Tree = hoa_bs

Current Balance

ASSETS

CASH	
Operating Cash 1	12,041.64
TOTAL CASH	12,041.64
TOTAL ASSETS	12,041.64

LIABILITIES & OWNERS EQUITY

LIABILITIES	
Association Dues Paid in Advance	7,038.00
TOTAL LIABILITIES	7,038.00
OWNERS EQUITY	
Initial Contribution	7,082.00
Ending Owners Equity	-2,078.36
TOTAL OWNERS EQUITY	5,003.64
TOTAL LIABILITIES & OWNERS EQUITY	12,041.64

Budget Comparison Cash Flow

Period = Jan 2026

Book = Cash ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
REVENUE									
INCOME									
Association Dues	23,505.00	23,072.00	433.00	1.88	23,505.00	23,072.00	433.00	1.88	276,864.00
Clubhouse Reservations	300.00	190.00	110.00	57.89	300.00	190.00	110.00	57.89	2,280.00
TOTAL INCOME	23,805.00	23,262.00	543.00	2.33	23,805.00	23,262.00	543.00	2.33	279,144.00
OTHER INCOME									
Legal Fee Income	0.00	55.00	-55.00	-100.00	0.00	55.00	-55.00	-100.00	660.00
Late Fee	0.00	25.00	-25.00	-100.00	0.00	25.00	-25.00	-100.00	300.00
Legal Fees Income	101.50	0.00	101.50	N/A	101.50	0.00	101.50	N/A	0.00
TOTAL OTHER INCOME	101.50	80.00	21.50	26.88	101.50	80.00	21.50	26.88	960.00
TOTAL REVENUE	23,906.50	23,342.00	564.50	2.42	23,906.50	23,342.00	564.50	2.42	280,104.00
EXPENSES									
REPAIRS & MAINT - GENERAL									
Repairs & Maintenance	345.00	268.00	-77.00	-28.73	345.00	268.00	-77.00	-28.73	3,216.00
TOTAL REPAIRS & MAINT - GENERAL	345.00	268.00	-77.00	-28.73	345.00	268.00	-77.00	-28.73	3,216.00
GROUNDS COSTS									
Snow Removal	0.00	2,000.00	2,000.00	100.00	0.00	2,000.00	2,000.00	100.00	3,458.00
Grounds Maintenance	0.00	11,461.25	11,461.25	100.00	0.00	11,461.25	11,461.25	100.00	137,535.00
Landscaping-Misc	4,515.00	416.67	-4,098.33	-983.59	4,515.00	416.67	-4,098.33	-983.59	5,000.00
Landscape Committee	0.00	291.67	291.67	100.00	0.00	291.67	291.67	100.00	3,500.00
Pond Maintenance	259.00	400.00	141.00	35.25	259.00	400.00	141.00	35.25	4,800.00
TOTAL GROUNDS COST	4,774.00	14,569.59	9,795.59	67.23	4,774.00	14,569.59	9,795.59	67.23	154,293.00
CLUBHOUSE EXPENSES									
Electricity - Clubhouse	185.92	240.00	54.08	22.53	185.92	240.00	54.08	22.53	2,880.00
Gas - Clubhouse	330.66	233.33	-97.33	-41.71	330.66	233.33	-97.33	-41.71	2,800.00
Repairs & Maint. - Clubhouse	0.00	195.00	195.00	100.00	0.00	195.00	195.00	100.00	2,340.00
Exterminating - Clubhouse	60.00	30.00	-30.00	-100.00	60.00	30.00	-30.00	-100.00	360.00
Cleaning Services - Clubhouse	0.00	275.00	275.00	100.00	0.00	275.00	275.00	100.00	3,300.00
Interior Supplies - Clubhouse	25.88	16.67	-9.21	-55.25	25.88	16.67	-9.21	-55.25	200.00
Exterior Supplies - Clubhouse	0.00	8.33	8.33	100.00	0.00	8.33	8.33	100.00	100.00
Security - Clubhouse	160.90	150.00	-10.90	-7.27	160.90	150.00	-10.90	-7.27	1,800.00
TOTAL CLUBHOUSE EXPENSES	763.36	1,148.33	384.97	33.52	763.36	1,148.33	384.97	33.52	13,780.00

Budget Comparison Cash Flow

Period = Jan 2026

Book = Cash ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
UTILITIES									
Electricity	614.33	680.00	65.67	9.66	614.33	680.00	65.67	9.66	8,160.00
Storm Water	0.00	210.00	210.00	100.00	0.00	210.00	210.00	100.00	2,520.00
TOTAL UTILITIES	614.33	890.00	275.67	30.97	614.33	890.00	275.67	30.97	10,680.00
ADMINISTRATIVE COSTS									
Management Fees	2,518.00	2,697.50	179.50	6.65	2,518.00	2,697.50	179.50	6.65	32,370.00
Committee Expenses	0.00	16.67	16.67	100.00	0.00	16.67	16.67	100.00	200.00
Insurance	510.66	250.42	-260.24	-103.92	510.66	250.42	-260.24	-103.92	3,005.00
Bank Charges	12.19	15.00	2.81	18.73	12.19	15.00	2.81	18.73	180.00
Legal Fees	1,102.66	166.67	-935.99	-561.58	1,102.66	166.67	-935.99	-561.58	2,000.00
Registration & Annual Report Fees	0.00	8.33	8.33	100.00	0.00	8.33	8.33	100.00	100.00
Tax Return Review	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	400.00
Copies Mailings Postage	51.01	90.00	38.99	43.32	51.01	90.00	38.99	43.32	1,080.00
Social Committee	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	1,200.00
TOTAL ADMINISTRATIVE COSTS	4,194.52	3,344.59	-849.93	-25.41	4,194.52	3,344.59	-849.93	-25.41	40,535.00
TRANSFER TO RESERVES									
Transfer to Capital Reserve Fund	4,200.00	4,200.00	0.00	0.00	4,200.00	4,200.00	0.00	0.00	50,400.00
Transfer to Operating Reserve Fund	600.00	600.00	0.00	0.00	600.00	600.00	0.00	0.00	7,200.00
TOTAL TRANSFER TO RESERVES	4,800.00	4,800.00	0.00	0.00	4,800.00	4,800.00	0.00	0.00	57,600.00
TOTAL EXPENSES	15,491.21	25,020.51	9,529.30	38.09	15,491.21	25,020.51	9,529.30	38.09	280,104.00
NET INCOME	8,415.29	-1,678.51	10,093.80	601.35	8,415.29	-1,678.51	10,093.80	601.35	0.00
ADJUSTMENTS									
Association Dues Paid in Advance	2,552.00	0.00	2,552.00	N/A	2,552.00	0.00	2,552.00	N/A	0.00
Initial Contribution	140.00	0.00	140.00	N/A	140.00	0.00	140.00	N/A	0.00
TOTAL ADJUSTMENTS	2,692.00	0.00	2,692.00	N/A	2,692.00	0.00	2,692.00	N/A	0.00
CASH FLOW	11,107.29	-1,678.51	12,785.80	761.74	11,107.29	-1,678.51	12,785.80	761.74	0.00

Balance Sheet

Period = Jan 2026

Book = Cash ; Tree = hoa_bs

Current Balance

ASSETS

CASH	
Operating Reserve Account	12,297.25
TOTAL CASH	12,297.25
TOTAL ASSETS	12,297.25

LIABILITIES & OWNERS EQUITY

OWNERS EQUITY	
Ending Owners Equity	12,297.25
TOTAL OWNERS EQUITY	12,297.25
TOTAL LIABILITIES & OWNERS EQUITY	12,297.25

Cash Flow Statement

Period = Jan 2026

Book = Cash ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	12.45	0.00	12.45	0.00
Operating Reserve Funds	600.00	0.00	600.00	0.00
TOTAL OTHER INCOME	612.45	0.00	612.45	0.00
TOTAL REVENUE	612.45	0.00	612.45	0.00
NET INCOME	612.45	0.00	612.45	0.00
ADJUSTMENTS				
Operating Reserve Account	-612.45	0.00	-612.45	0.00
TOTAL ADJUSTMENTS	-612.45	0.00	-612.45	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	11,684.80	12,297.25	612.45
Pinnacle CD Matures 8/25/25 @ 3.65%	0.00	0.00	0.00
Total Cash	11,684.80	12,297.25	612.45

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	11,684.80	12,297.25	612.45
Pinnacle CD Matures 8/25/25 @ 3.65%	0.00	0.00	0.00
Total Cash	11,684.80	12,297.25	612.45

General Ledger

Period = Jan 2026

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					11,684.80	= Beginning Balance =
r.vatc	Village at Tinke...	01/28/2026	01/2026	Reserve	J-82976		600.00	0.00	12,284.80	Reserve
r.vatc	Village at Tinke...	01/31/2026	01/2026	Interest	J-83258		12.45	0.00	12,297.25	Interest
				Net Change=612.45			612.45	0.00	12,297.25	= Ending Balance =
3800-0000				Retained Earnings					-11,684.80	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-11,684.80	= Ending Balance =
5720-0000				Interest on Bank Accounts					0.00	= Beginning Balance =
r.vatc	Village at Tinke...	01/31/2026	01/2026	Interest	J-83258		0.00	12.45	-12.45	Interest
				Net Change=-12.45			0.00	12.45	-12.45	= Ending Balance =
5759-0000				Operating Reserve Funds					0.00	= Beginning Balance =
r.vatc	Village at Tinke...	01/28/2026	01/2026	Reserve	J-82976		0.00	600.00	-600.00	Reserve
				Net Change=-600.00			0.00	600.00	-600.00	= Ending Balance =
							612.45	612.45		

Balance Sheet

Period = Jan 2026

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Current Balance

ASSETS

CASH	
Capital Reserve Account	117,997.10
Pinnacle CD Matures 5/25/26 @ 3.55%	20,244.00
TOTAL CASH	138,241.10
TOTAL ASSETS	138,241.10

LIABILITIES & OWNERS EQUITY

OWNERS EQUITY	
Ending Owners Equity	138,241.10
TOTAL OWNERS EQUITY	138,241.10
TOTAL LIABILITIES & OWNERS EQUITY	138,241.10

Cash Flow Statement

Period = Jan 2026

Book = Cash ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	120.97	0.00	120.97	0.00
Capital Reserve Funds	4,200.00	0.00	4,200.00	0.00
TOTAL OTHER INCOME	4,320.97	0.00	4,320.97	0.00
TOTAL REVENUE	4,320.97	0.00	4,320.97	0.00
NET INCOME	4,320.97	0.00	4,320.97	0.00
ADJUSTMENTS				
Capital Reserve Account	-4,320.97	0.00	-4,320.97	0.00
TOTAL ADJUSTMENTS	-4,320.97	0.00	-4,320.97	0.00
CASH FLOW	0.00	0.00	0.00	0.00
Period to Date				
	Beginning Balance		Ending Balance	Difference
Capital Reserve Account	113,676.13		117,997.10	4,320.97
Pinnacle CD Matures 5/25/26 @ 3.55%	20,244.00		20,244.00	0.00
Total Cash	133,920.13		138,241.10	4,320.97
Year to Date				
	Beginning Balance		Ending Balance	Difference
Capital Reserve Account	113,676.13		117,997.10	4,320.97
Pinnacle CD Matures 5/25/26 @ 3.55%	20,244.00		20,244.00	0.00
Total Cash	133,920.13		138,241.10	4,320.97

General Ledger

Period = Jan 2026

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					113,676.13	= Beginning Balance =
c.vatc	The Village at ...	01/28/2026	01/2026	Capital	J-82975		4,200.00	0.00	117,876.13	Capital
c.vatc	The Village at ...	01/31/2026	01/2026	Interest	J-83256		120.97	0.00	117,997.10	Interest
				Net Change=4,320.97			4,320.97	0.00	117,997.10	= 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					-133,920.13	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-133,920.13	= Ending Balance =
5720-0000				Interest on Bank Accounts					0.00	= Beginning Balance =
c.vatc	The Village at ...	01/31/2026	01/2026	Interest	J-83256		0.00	120.97	-120.97	Interest
				Net Change=-120.97			0.00	120.97	-120.97	= Ending Balance =
5756-0000				Capital Reserve Funds					0.00	= Beginning Balance =
c.vatc	The Village at ...	01/28/2026	01/2026	Capital	J-82975		0.00	4,200.00	-4,200.00	Capital
				Net Change=-4,200.00			0.00	4,200.00	-4,200.00	= Ending Balance =
							4,320.97	4,320.97		