The Village at Tinker Creek Homewners Assoc (o vatc)

Balance Sheet

Period = Apr 2025

Book = Cash ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Operating Cash 1	21,623.99
TOTAL CASH	21,623.99
TOTAL ASSETS	**21,623.99**
LIABILITIES & OWNERS EQUITY	
LIABILITIES	
Association Dues Paid in Advance	7,882.01
TOTAL LIABILITIES	7,882.01
OWNERS EQUITY	
Initial Contribution	4,562.00
Ending Owners Equity	9,179.98
TOTAL OWNERS EQUITY	13,741.98
TOTAL LIABILITIES & OWNERS EQUITY	**21,623.99**

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

Budget Comparison Cash Flow

Period = Apr 2025

Book = Cash , Tree hoa cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
REVENUE									
INCOME									
Association Dues	20,935.00	21,366.00	-431.00	-2.02	88,985.43	85,464.00	3,521.43	4.12	256,392.00
Clubhouse Reservations	250.00	230.00	20.00	8.70	800.00	920.00	-120.00	-13.04	2,760.00
TOTAL INCOME	21,185.00	21,596.00	-411.00	-1.90	89,785.43	86,384.00	3,401.43	3.94	259,152.00
OTHER INCOME									
Legal Fee Income	0.00	75.00	-75.00	-100.00	0.00	300.00	-300.00	-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	-50.00	100.00	-150.00	-150.00	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	105.00	0.00	105.00	N/A	0.00
TOTAL OTHER INCOME	0.00	100.00	-100.00	-100.00	4,327.18	400.00	3,927.18	981.80	1,200.00
TOTAL REVENUE	**21,185.00**	**21,696.00**	**-511.00**	**-2.36**	**94,112.61**	**86,784.00**	**7,328.61**	**8.44**	**260,352.00**
EXPENSES									
REPAIRS & MAINT - GENERAL									
Repairs & Maintenance	31.58	220.00	188.42	85.65	975.05	880.00	-95.05	-10.80	2,640.00
TOTAL REPAIRS & MAINT - GENERAL	31.58	220.00	188.42	85.65	975.05	880.00	-95.05	-10.80	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	12,804.25	10,651.17	-2,153.08	-20.21	25,608.50	42,604.68	16,996.18	39.89	127,814.00
Landscaping-Misc	0.00	625.00	625.00	100.00	500.00	2,500.00	2,000.00	80.00	7,500.00
Pond Maintenance	259.00	333.33	74.33	22.30	2,187.00	1,333.32	-853.68	-64.03	4,000.00
TOTAL GROUNDS COST	13,063.25	11,609.50	-1,453.75	-12.52	33,405.50	49,487.00	16,081.50	32.50	142,363.00
CLUBHOUSE EXPENSES									
Electricity - Clubhouse	460.25	271.00	-189.25	-69.83	735.98	1,084.00	348.02	32.11	3,252.00
Gas - Clubhouse	229.30	112.50	-116.80	-103.82	911.46	450.00	-461.46	-102.55	1,350.00
Repairs & Maint - Clubhouse	426.91	180.00	-246.91	-137.17	1,678.53	720.00	-958.53	-133.13	2,160.00
Exterminating - Clubhouse	60.00	30.00	-30.00	-100.00	120.00	120.00	0.00	0.00	360.00
Cleaning Services - Clubhouse	0.00	170.00	170.00	100.00	705.00	680.00	-25.00	-3.68	2,040.00
Interior Supplies - Clubhouse	21.04	15.00	-6.04	-40.27	21.04	60.00	38.96	64.93	180.00
Exterior Supplies - Clubhouse	0.00	8.33	8.33	100.00	0.00	33.32	33.32	100.00	100.00
Security - Clubhouse	50.62	140.00	89.38	63.84	561.51	560.00	-1.51	-0.27	1,680.00
TOTAL CLUBHOUSE EXPENSES	1,248.12	926.83	-321.29	-34.67	4,733.52	3,707.32	-1,026.20	-27.68	11,122.00

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Budget Comparison Cash Flow

Period = Apr 2025
Book = Cash ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
UTILITIES									
Electricity	515.40	594.00	78.60	13.23	2,950.06	2,376.00	-574.06	-24.16	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	0.00	0.00	0.00	N/A	1,610.00	0.00	-1,610.00	N/A	0.00
TOTAL UTILITIES	515.40	594.00	78.60	13.23	5,045.68	2,376.00	-2,669.68	-112.36	7,128.00
ADMINISTRATIVE COSTS									
Management Fees	2,418.00	2,480.00	62.00	2.50	9,672.00	9,920.00	248.00	2.50	29,760.00
Committee Expenses	0.00	250.00	250.00	100.00	261.47	1,000.00	738.53	73.85	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	1,860.00	954.00	-906.00	-94.97	2,862.00
Bank Charges	4.81	12.00	7.19	59.92	117.75	48.00	-69.75	-145.31	144.00
Legal Fees	953.72	200.00	-753.72	-376.86	2,662.76	800.00	-1,862.76	-232.84	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	440.00	440.00	100.00	0.00	440.00	440.00	100.00	440.00
Copies Mailings Postage	71.01	125.00	53.99	43.19	531.96	500.00	-31.96	-6.39	1,500.00
TOTAL ADMINISTRATIVE COSTS	3,912.54	3,745.50	-167.04	-4.46	15,557.82	13,742.00	-1,815.82	-13.21	40,211.00
TRANSFER TO RESERVES									
Transfer to Capital Reserve Fund	4,000.00	4,000.00	0.00	0.00	16,000.00	16,000.00	0.00	0.00	48,000.00
Transfer to Operating Reserve Fund	740.67	740.67	0.00	0.00	2,962.68	2,962.68	0.00	0.00	8,888.00
TOTAL TRANSFER TO RESERVES	4,740.67	4,740.67	0.00	0.00	18,962.68	18,962.68	0.00	0.00	56,888.00
TOTAL EXPENSES	**23,511.56**	**21,836.50**	**-1,675.06**	**-7.67**	**78,680.25**	**89,155.00**	**10,474.75**	**11.75**	**260,352.00**
NET INCOME	**-2,326.56**	**-140.50**	**-2,186.06**	**-1,555.91**	**15,432.36**	**-2,371.00**	**17,803.36**	**750.88**	**0.00**
ADJUSTMENTS									
Association Dues Paid in Advance	-536.00	0.00	-536.00	N/A	3,350.22	0.00	3,350.22	N/A	0.00
Initial Contribution	140.00	0.00	140.00	N/A	560.00	0.00	560.00	N/A	0.00
TOTAL ADJUSTMENTS	-396.00	0.00	-396.00	N/A	3,910.22	0.00	3,910.22	N/A	0.00
CASH FLOW	-2,722.56	-140.50	-2,582.06	-1,837.77	19,342.58	-2,371.00	21,713.58	915.80	0.00

Village at Tinker Creek HOA (r.vatc)

Balance Sheet

Period = Apr 2025
Book = Cash ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Operating Reserve Account	19,808.12
Pinnacle CD Matures 8/25/25 @ 3.65%	1,263.00
TOTAL CASH	21,071.12
TOTAL ASSETS	**21,071.12**
LIABILITIES & OWNERS EQUITY	
OWNERS EQUITY	
Ending Owners Equity	21,071.12
TOTAL OWNERS EQUITY	21,071.12
TOTAL LIABILITIES & OWNERS EQUITY	**21,071.12**

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Cash Flow Statement

Period = Apr 2025
Book = Cash Tree = hoa cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	31.18	0.00	127.84	0.00
Operating Reserve Funds	740.67	0.00	2,962.68	0.00
TOTAL OTHER INCOME	771.85	0.00	3,090.52	0.00
TOTAL REVENUE	**771.85**	**0.00**	**3,090.52**	**0.00**
EXPENSES				
CAPITAL RESERVE EXPENSES				
Capital Rsv - Other	-3,393.18	0.00	0.00	0.00
TOTAL CAPITAL RESERVE EXPENSES	-3,393.18	0.00	0.00	0.00
TOTAL EXPENSES	**-3,393.18**	**0.00**	**0.00**	**0.00**
NET INCOME	**4,165.03**	**0.00**	**3,090.52**	**0.00**
ADJUSTMENTS				
Operating Reserve Account	-2,902.03	0.00	-1,827.52	0.00
Pinnacle CD Matures 8/25/25 @ 3.65%	1,263.00	0.00	1,263.00	0.00
TOTAL ADJUSTMENTS	-4,165.03	0.00	-3,090.52	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	16,906.09	19,808.12	2,902.03
Pinnacle CD Matures 8/25/25 @ 3.65%	0.00	1,263.00	1,263.00
Total Cash	**16,906.09**	**21,071.12**	**4,165.03**

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	19,808.12	1,827.52
Pinnacle CD Matures 8/25/25 @ 3.65%	0.00	1,263.00	1,263.00
Total Cash	**17,980.60**	**21,071.12**	**3,090.52**

General Ledger

Period = Apr 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**					**16,906.09**	**= Beginning Balance =**
r.vatc	Village at Tinke...	04/10/2025	04/2025	Corrects Inv #VATC_02_25_25...	J-78906		3,317.37	0.00	20,223.46	Corrects Inv #VATC_02_25_25 Lindstrom pe...
r.vatc	Village at Tinke...	04/10/2025	04/2025	Corrects Inv #VATC_02_24_25...	J-78907		75.81	0.00	20,299.27	Corrects Inv #VATC_02_24_25 Wickham pe...
r.vatc	Village at Tinke...	04/25/2025	04/2025	CD Matures 8/25/25 @ 3.65%	J-79051		0.00	1,263.00	19,036.27	CD Matures 8/25/25 @ 3.65%
r.vatc	Village at Tinke...	04/28/2025	04/2025	Reserve	J-79040		740.67	0.00	19,776.94	Reserve
r.vatc	Village at Tinke...	04/30/2025	04/2025	Interest	J-79324		31.18	0.00	19,808.12	Interest
				Net Change=2,902.03			**4,165.03**	**1,263.00**	**19,808.12**	**= Ending Balance =**
1136-0081				**Pinnacle CD Matures 8/25/25 ...**					**0.00**	**= Beginning Balance =**
r.vatc	Village at Tinke...	04/25/2025	04/2025	CD Matures 8/25/25 @ 3.65%	J-79051		1,263.00	0.00	1,263.00	CD Matures 8/25/25 @ 3.65%
				Net Change=1,263.00			**1,263.00**	**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 =**
5720-0000				**Interest on Bank Accounts**					**-96.66**	**= Beginning Balance =**
r.vatc	Village at Tinke...	04/30/2025	04/2025	Interest	J-79324		0.00	31.18	-127.84	Interest
				Net Change=-31.18			**0.00**	**31.18**	**-127.84**	**= Ending Balance =**
5759-0000				**Operating Reserve Funds**					**-2,222.01**	**= Beginning Balance =**
r.vatc	Village at Tinke...	04/28/2025	04/2025	Reserve	J-79040		0.00	740.67	-2,962.68	Reserve
				Net Change=-740.67			**0.00**	**740.67**	**-2,962.68**	**= Ending Balance =**
7750-0018				**Capital Rsv - Other**					**3,393.18**	**= Beginning Balance =**
r.vatc	Village at Tinke...	04/10/2025	04/2025	Corrects Inv #VATC_02_25_25...	J-78906		0.00	3,317.37	75.81	Corrects Inv #VATC_02_25_25 Lindstrom pe...
r.vatc	Village at Tinke...	04/10/2025	04/2025	Corrects Inv #VATC_02_24_25...	J-78907		0.00	75.81	0.00	Corrects Inv #VATC_02_24_25 Wickham pe...
				Net Change=-3,393.18			**0.00**	**3,393.18**	**0.00**	**= Ending Balance =**
							5,428.03	**5,428.03**		

Balance Sheet

Period = Apr 2025
Book = Cash ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Capital Reserve Account	115,710.04
Pinnacle CD Matures 8/25/25 @ 3.65%	20,000.00
TOTAL CASH	135,710.04
TOTAL ASSETS	**135,710.04**
LIABILITIES & OWNERS EQUITY	
OWNERS EQUITY	
Ending Owners Equity	135,710.04
TOTAL OWNERS EQUITY	135,710.04
TOTAL LIABILITIES & OWNERS EQUITY	**135,710.04**

Cash Flow Statement

Period = Apr 2025
Book = Cash ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Miscellaneous Income	3,702.14	0.00	3,702.14	0.00
Interest on Bank Accounts	217.97	0.00	932.34	0.00
Capital Reserve Funds	4,000.00	0.00	16,000.00	0.00
TOTAL OTHER INCOME	7,920.11	0.00	20,634.48	0.00
TOTAL REVENUE	**7,920.11**	**0.00**	**20,634.48**	**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	3,393.18	0.00	4,221.44	0.00
Capital Rsv - Road Reseal/Surface	6,770.00	0.00	6,770.00	0.00
TOTAL CAPITAL RESERVE EXPENSES	10,163.18	0.00	19,091.44	0.00
TOTAL EXPENSES	**10,163.18**	**0.00**	**19,153.61**	**0.00**
NET INCOME	**-2,243.07**	**0.00**	**1,480.87**	**0.00**
ADJUSTMENTS				
Capital Reserve Account	22,243.07	0.00	18,519.13	0.00
Pinnacle CD Matures 8/25/25 @3.65%	20,000.00	0.00	20,000.00	0.00
TOTAL ADJUSTMENTS	2,243.07	0.00	-1,480.87	0.00
CASH FLOW	0.00	0.00	0.00	0.00

Period to Date	**Beginning Balance**	**Ending Balance**	**Difference**
Capital Reserve Account	137,953.11	115,710.04	-22,243.07
Pinnacle CD Matures 8/25/25 @ 3.65%	0.00	20,000.00	20,000.00
Total Cash	**137,953.11**	**135,710.04**	**-2,243.07**

Year to Date	**Beginning Balance**	**Ending Balance**	**Difference**
Capital Reserve Account	134,229.17	115,710.04	-18,519.13
Pinnacle CD Matures 8/25/25 @ 3.65%	0.00	20,000.00	20,000.00
Total Cash	**134,229.17**	**135,710.04**	**1,480.87**

General Ledger

Period = Apr 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**					**137,953.11**	**= Beginning Balance =**
c.vatc	The Village at ...	04/10/2025	04/2025	Corrects Inv #VATC_02_25_25...	J-78906		0.00	3,317.37	134,635.74	Corrects Inv #VATC_02_25_25 Lindstrom pe...
c.vatc	The Village at ...	04/10/2025	04/2025	Corrects Inv #VATC_02_24_25...	J-78907		0.00	75.81	134,559.93	Corrects Inv #VATC_02_24_25 Wickham pe...
c.vatc	The Village at ...	04/23/2025	04/2025	Whittaker Paving Pros (whittaker)	K-275205	147	0.00	6,770.00	127,789.93	Entrance road paving project - Village at Tinke...
c.vatc	The Village at ...	04/23/2025	04/2025	Franklin	R-621390	CC 5...	3,702.14	0.00	131,492.07	paving
c.vatc	The Village at ...	04/25/2025	04/2025	CD Matures 8/25/25 @ 3.65%	J-79050		0.00	20,000.00	111,492.07	CD Matures 8/25/25 @ 3.65%
c.vatc	The Village at ...	04/28/2025	04/2025	Capital	J-79039		4,000.00	0.00	115,492.07	Capital
c.vatc	The Village at ...	04/30/2025	04/2025	Interest	J-79322		217.97	0.00	115,710.04	Interest
				Net Change=-22,243.07			**7,920.11**	**30,163.18**	**115,710.04**	**= Ending Balance =**
1136-0080				**Pinnacle CD Matures 8/25/25 ...**					**0.00**	**= Beginning Balance =**
c.vatc	The Village at ...	04/25/2025	04/2025	CD Matures 8/25/25 @ 3.65%	J-79050		20,000.00	0.00	20,000.00	CD Matures 8/25/25 @ 3.65%
				Net Change=20,000.00			**20,000.00**	**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**					**0.00**	**= Beginning Balance =**
c.vatc	The Village at ...	04/23/2025	04/2025	Franklin	R-621390	CC 5...	0.00	3,702.14	-3,702.14	paving
				Net Change=-3,702.14			**0.00**	**3,702.14**	**-3,702.14**	**= Ending Balance =**
5720-0000				**Interest on Bank Accounts**					**-714.37**	**= Beginning Balance =**
c.vatc	The Village at ...	04/30/2025	04/2025	Interest	J-79322		0.00	217.97	-932.34	Interest
				Net Change=-217.97			**0.00**	**217.97**	**-932.34**	**= Ending Balance =**
5756-0000				**Capital Reserve Funds**					**-12,000.00**	**= Beginning Balance =**
c.vatc	The Village at ...	04/28/2025	04/2025	Capital	J-79039		0.00	4,000.00	-16,000.00	Capital
				Net Change=-4,000.00			**0.00**	**4,000.00**	**-16,000.00**	**= 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 =**
c.vatc	The Village at ...	04/10/2025	04/2025	Corrects Inv #VATC_02_25_25...	J-78906		3,317.37	0.00	4,145.63	Corrects Inv #VATC_02_25_25 Lindstrom pe...
c.vatc	The Village at ...	04/10/2025	04/2025	Corrects Inv #VATC_02_24_25...	J-78907		75.81	0.00	4,221.44	Corrects Inv #VATC_02_24_25 Wickham pe...

General Ledger

Period = Apr 2025
Book = Cash ; Tree = hoa tb
Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=3,393.18			**3,393.18**	**0.00**	**4,221.44**	**= Ending Balance =**
7750-0040				**Capital Rsv - Road Reseal/Surface**					**0.00**	**= Beginning Balance =**
c.vatc	The Village at ...	04/23/2025	04/2025	Whittaker Paving Pros (whittaker)	K-275205	147	6,770.00	0.00	6,770.00	Entrance road paving project - Village at Tinke...
				Net Change=6,770.00			**6,770.00**	**0.00**	**6,770.00**	**= Ending Balance =**
							38,083.29	**38,083.29**		

9/