Balance Sheet

Period = Jun 2026

Book = Cash ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Operating Cash 1	11,684.69
Capital Reserve Account	128,259.85
Operating Reserve Account	13,955.04
Pinnacle CD Matures 5/25/26 @ 3.55%	20,485.28
TOTAL CASH	174,384.86
TOTAL ASSETS	**174,384.86**
LIABILITIES & OWNERS EQUITY	
LIABILITIES	
Association Dues Paid in Advance	6,201.34
TOTAL LIABILITIES	6,201.34
OWNERS EQUITY	
Initial Contribution	7,784.00
Ending Owners Equity	160,399.52
TOTAL OWNERS EQUITY	168,183.52
TOTAL LIABILITIES & OWNERS EQUITY	**174,384.86**

Balance Sheet

Period = Jun 2026

Book = Cash ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Operating Cash 1	11,684.69
TOTAL CASH	11,684.69
TOTAL ASSETS	**11,684.69**
LIABILITIES & OWNERS EQUITY	
LIABILITIES	
Association Dues Paid in Advance	6,201.34
TOTAL LIABILITIES	6,201.34
OWNERS EQUITY	
Initial Contribution	7,784.00
Ending Owners Equity	-2,300.65
TOTAL OWNERS EQUITY	5,483.35
TOTAL LIABILITIES & OWNERS EQUITY	**11,684.69**

Budget Comparison Cash Flow

Period = Jun 2026

Book = Cash ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
REVENUE									
INCOME									
Association Dues	22,856.00	23,072.00	-216.00	-0.94	137,630.00	138,432.00	-802.00	-0.58	276,864.00
Clubhouse Reservations	525.00	190.00	335.00	176.32	1,725.00	1,140.00	585.00	51.32	2,280.00
TOTAL INCOME	23,381.00	23,262.00	119.00	0.51	139,355.00	139,572.00	-217.00	-0.16	279,144.00
OTHER INCOME									
Legal Fee Income	0.00	55.00	-55.00	-100.00	0.00	330.00	-330.00	-100.00	660.00
Miscellaneous Income	50.00	0.00	50.00	N/A	50.00	0.00	50.00	N/A	0.00
Late Fee	0.00	25.00	-25.00	-100.00	96.00	150.00	-54.00	-36.00	300.00
Legal Fees Income	0.00	0.00	0.00	N/A	101.50	0.00	101.50	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	50.00	80.00	-30.00	-37.50	387.50	480.00	-92.50	-19.27	960.00
TOTAL REVENUE	**23,431.00**	**23,342.00**	**89.00**	**0.38**	**139,742.50**	**140,052.00**	**-309.50**	**-0.22**	**280,104.00**
EXPENSES									
REPAIRS & MAINT - GENERAL									
Repairs & Maintenance	1,467.71	268.00	-1,199.71	-447.65	2,227.83	1,608.00	-619.83	-38.55	3,216.00
TOTAL REPAIRS & MAINT - GENERAL	1,467.71	268.00	-1,199.71	-447.65	2,227.83	1,608.00	-619.83	-38.55	3,216.00
GROUNDS COSTS									
Snow Removal	0.00	0.00	0.00	N/A	5,225.00	3,000.00	-2,225.00	-74.17	3,458.00
Grounds Maintenance	12,951.43	11,461.25	-1,490.18	-13.00	51,805.72	68,767.50	16,961.78	24.67	137,535.00
Landscaping Supplies	0.00	0.00	0.00	N/A	114.85	0.00	-114.85	N/A	0.00
Landscaping-Misc	0.00	416.67	416.67	100.00	8,104.00	2,500.02	-5,603.98	-224.16	5,000.00
Landscape Committee	0.00	291.67	291.67	100.00	0.00	1,750.02	1,750.02	100.00	3,500.00
Pond Maintenance	264.94	400.00	135.06	33.76	1,559.94	2,400.00	840.06	35.00	4,800.00
TOTAL GROUNDS COST	13,216.37	12,569.59	-646.78	-5.15	66,809.51	78,417.54	11,608.03	14.80	154,293.00
CLUBHOUSE EXPENSES									
Electricity - Clubhouse	168.99	240.00	71.01	29.59	916.29	1,440.00	523.71	36.37	2,880.00
Gas - Clubhouse	46.18	233.33	187.15	80.21	1,444.40	1,399.98	-44.42	-3.17	2,800.00
Repairs & Maint. - Clubhouse	0.00	195.00	195.00	100.00	0.00	1,170.00	1,170.00	100.00	2,340.00
Exterminating - Clubhouse	255.00	30.00	-225.00	-750.00	375.00	180.00	-195.00	-108.33	360.00
Cleaning Services - Clubhouse	450.00	275.00	-175.00	-63.64	1,000.00	1,650.00	650.00	39.39	3,300.00
Interior Supplies - Clubhouse	35.99	16.67	-19.32	-115.90	333.46	100.02	-233.44	-233.39	200.00
Exterior Supplies - Clubhouse	166.47	8.33	-158.14	-1,898.44	771.55	49.98	-721.57	-1,443.72	100.00

Budget Comparison Cash Flow

Period = Jun 2026

Book = Cash ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Security - Clubhouse	160.90	150.00	-10.90	-7.27	965.40	900.00	-65.40	-7.27	1,800.00
TOTAL CLUBHOUSE EXPENSES	1,283.53	1,148.33	-135.20	-11.77	5,806.10	6,889.98	1,083.88	15.73	13,780.00
UTILITIES									
Electricity	617.83	680.00	62.17	9.14	3,927.65	4,080.00	152.35	3.73	8,160.00
Storm Water	0.00	210.00	210.00	100.00	1,610.00	1,260.00	-350.00	-27.78	2,520.00
TOTAL UTILITIES	617.83	890.00	272.17	30.58	5,537.65	5,340.00	-197.65	-3.70	10,680.00
ADMINISTRATIVE COSTS									
Management Fees	2,518.00	2,697.50	179.50	6.65	15,287.50	16,185.00	897.50	5.55	32,370.00
Committee Expenses	0.00	16.67	16.67	100.00	334.56	100.02	-234.54	-234.49	200.00
Insurance	0.00	250.42	250.42	100.00	3,055.36	1,502.52	-1,552.84	-103.35	3,005.00
Bank Charges	32.26	15.00	-17.26	-115.07	276.06	90.00	-186.06	-206.73	180.00
Legal Fees	0.00	166.67	166.67	100.00	2,783.56	1,000.02	-1,783.54	-178.35	2,000.00
Registration & Annual Report Fees	0.00	8.33	8.33	100.00	80.00	49.98	-30.02	-60.06	100.00
Tax Return Review	0.00	0.00	0.00	N/A	315.00	400.00	85.00	21.25	400.00
Copies Mailings Postage	34.64	90.00	55.36	61.51	236.37	540.00	303.63	56.23	1,080.00
Social Committee	0.00	100.00	100.00	100.00	0.00	600.00	600.00	100.00	1,200.00
TOTAL ADMINISTRATIVE COSTS	2,584.90	3,344.59	759.69	22.71	22,368.41	20,467.54	-1,900.87	-9.29	40,535.00
TRANSFER TO RESERVES									
Transfer to Capital Reserve Fund	4,200.00	4,200.00	0.00	0.00	25,200.00	25,200.00	0.00	0.00	50,400.00
Transfer to Operating Reserve Fund	600.00	600.00	0.00	0.00	3,600.00	3,600.00	0.00	0.00	7,200.00
TOTAL TRANSFER TO RESERVES	4,800.00	4,800.00	0.00	0.00	28,800.00	28,800.00	0.00	0.00	57,600.00
TOTAL EXPENSES	**23,970.34**	**23,020.51**	**-949.83**	**-4.13**	**131,549.50**	**141,523.06**	**9,973.56**	**7.05**	**280,104.00**
NET INCOME	**-539.34**	**321.49**	**-860.83**	**-267.76**	**8,193.00**	**-1,471.06**	**9,664.06**	**656.95**	**0.00**
ADJUSTMENTS									
Association Dues Paid in Advance	-1,447.00	0.00	-1,447.00	N/A	1,715.34	0.00	1,715.34	N/A	0.00
Initial Contribution	142.00	0.00	142.00	N/A	842.00	0.00	842.00	N/A	0.00
TOTAL ADJUSTMENTS	-1,305.00	0.00	-1,305.00	N/A	2,557.34	0.00	2,557.34	N/A	0.00
CASH FLOW	-1,844.34	321.49	-2,165.83	-673.68	10,750.34	-1,471.06	12,221.40	830.79	0.00

Balance Sheet

Period = Jun 2026

Book = Cash ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Operating Reserve Account	13,955.04
TOTAL CASH	13,955.04
TOTAL ASSETS	**13,955.04**
LIABILITIES & OWNERS EQUITY	
OWNERS EQUITY	
Ending Owners Equity	13,955.04
TOTAL OWNERS EQUITY	13,955.04
TOTAL LIABILITIES & OWNERS EQUITY	**13,955.04**

Cash Flow Statement

Period = Jun 2026

Book = Cash ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	13.74	0.00	70.24	0.00
Operating Reserve Funds	600.00	0.00	3,600.00	0.00
TOTAL OTHER INCOME	613.74	0.00	3,670.24	0.00
TOTAL REVENUE	**613.74**	**0.00**	**3,670.24**	**0.00**
EXPENSES				
ADMINISTRATIVE COSTS				
Miscellaneous Expense	0.00	0.00	1,400.00	0.00
TOTAL ADMINISTRATIVE COSTS	0.00	0.00	1,400.00	0.00
TOTAL EXPENSES	**0.00**	**0.00**	**1,400.00**	**0.00**
NET INCOME	**613.74**	**0.00**	**2,270.24**	**0.00**
ADJUSTMENTS				
Operating Reserve Account	-613.74	0.00	-2,270.24	0.00
TOTAL ADJUSTMENTS	-613.74	0.00	-2,270.24	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	13,341.30	13,955.04	613.74
Pinnacle CD Matures 8/25/25 @ 3.65%	0.00	0.00	0.00
Total Cash	**13,341.30**	**13,955.04**	**613.74**

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	13,955.04	2,270.24
Pinnacle CD Matures 8/25/25 @ 3.65%	0.00	0.00	0.00
Total Cash	**11,684.80**	**13,955.04**	**2,270.24**

General Ledger

Period = Jun 2026

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**					**13,341.30**	**= Beginning Balance =**
r.vatc	Village at Tinke...	06/25/2026	06/2026	Reserve	J-85197		600.00	0.00	13,941.30	Reserve
r.vatc	Village at Tinke...	06/30/2026	06/2026	Interest	J-85497		13.74	0.00	13,955.04	Interest
				Net Change=613.74			**613.74**	**0.00**	**13,955.04**	**= 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**					**-56.50**	**= Beginning Balance =**
r.vatc	Village at Tinke...	06/30/2026	06/2026	Interest	J-85497		0.00	13.74	-70.24	Interest
				Net Change=-13.74			**0.00**	**13.74**	**-70.24**	**= Ending Balance =**
5759-0000				**Operating Reserve Funds**					**-3,000.00**	**= Beginning Balance =**
r.vatc	Village at Tinke...	06/25/2026	06/2026	Reserve	J-85197		0.00	600.00	-3,600.00	Reserve
				Net Change=-600.00			**0.00**	**600.00**	**-3,600.00**	**= Ending Balance =**
8000-0030				**Miscellaneous Expense**					**1,400.00**	**= Beginning Balance =**
				Net Change=0.00			**0.00**	**0.00**	**1,400.00**	**= Ending Balance =**
							613.74	**613.74**		

Balance Sheet

Period = Jun 2026

Book = Cash ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Capital Reserve Account	128,259.85
Pinnacle CD Matures 5/25/26 @ 3.55%	20,485.28
TOTAL CASH	148,745.13
TOTAL ASSETS	**148,745.13**
LIABILITIES & OWNERS EQUITY	
OWNERS EQUITY	
Ending Owners Equity	148,745.13
TOTAL OWNERS EQUITY	148,745.13
TOTAL LIABILITIES & OWNERS EQUITY	**148,745.13**

Cash Flow Statement

Period = Jun 2026

Book = Cash ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	127.61	0.00	735.72	0.00
Capital Reserve Funds	4,200.00	0.00	25,200.00	0.00
TOTAL OTHER INCOME	4,327.61	0.00	25,935.72	0.00
TOTAL REVENUE	**4,327.61**	**0.00**	**25,935.72**	**0.00**
EXPENSES				
CAPITAL RESERVE EXPENSES				
Capital Rsv - Other	0.00	0.00	11,352.00	0.00
TOTAL CAPITAL RESERVE EXPENSES	0.00	0.00	11,352.00	0.00
TOTAL EXPENSES	**0.00**	**0.00**	**11,352.00**	**0.00**
NET INCOME	**4,327.61**	**0.00**	**14,583.72**	**0.00**
ADJUSTMENTS				
Capital Reserve Account	-4,327.61	0.00	-14,583.72	0.00
TOTAL ADJUSTMENTS	-4,327.61	0.00	-14,583.72	0.00
CASH FLOW	0.00	0.00	0.00	0.00

Period to Date	**Beginning Balance**	**Ending Balance**	**Difference**
Capital Reserve Account	123,932.24	128,259.85	4,327.61
Pinnacle CD Matures 5/25/26 @ 3.55%	20,485.28	20,485.28	0.00
Total Cash	**144,417.52**	**148,745.13**	**4,327.61**

Year to Date	**Beginning Balance**	**Ending Balance**	**Difference**
Capital Reserve Account	113,676.13	128,259.85	14,583.72
Pinnacle CD Matures 5/25/26 @ 3.55%	20,485.28	20,485.28	0.00
Total Cash	**134,161.41**	**148,745.13**	**14,583.72**

General Ledger

Period = Jun 2026

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**					**123,932.24**	**= Beginning Balance =**
c.vatc	The Village at ...	06/25/2026	06/2026	Capital	J-85196		4,200.00	0.00	128,132.24	Capital
c.vatc	The Village at ...	06/30/2026	06/2026	Interest	J-85495		127.61	0.00	128,259.85	Interest
				Net Change=4,327.61			**4,327.61**	**0.00**	**128,259.85**	**= Ending Balance =**
1136-0080				**Pinnacle CD Matures 5/25/26 ...**					**20,485.28**	**= Beginning Balance =**
				Net Change=0.00			**0.00**	**0.00**	**20,485.28**	**= Ending Balance =**
3800-0000				**Retained Earnings**					**-134,161.41**	**= Beginning Balance =**
				Net Change=0.00			**0.00**	**0.00**	**-134,161.41**	**= Ending Balance =**
5720-0000				**Interest on Bank Accounts**					**-608.11**	**= Beginning Balance =**
c.vatc	The Village at ...	06/30/2026	06/2026	Interest	J-85495		0.00	127.61	-735.72	Interest
				Net Change=-127.61			**0.00**	**127.61**	**-735.72**	**= Ending Balance =**
5756-0000				**Capital Reserve Funds**					**-21,000.00**	**= Beginning Balance =**
c.vatc	The Village at ...	06/25/2026	06/2026	Capital	J-85196		0.00	4,200.00	-25,200.00	Capital
				Net Change=-4,200.00			**0.00**	**4,200.00**	**-25,200.00**	**= Ending Balance =**
7750-0018				**Capital Rsv - Other**					**11,352.00**	**= Beginning Balance =**
				Net Change=0.00			**0.00**	**0.00**	**11,352.00**	**= Ending Balance =**
							4,327.61	**4,327.61**		