

Balance Sheet

Period = Mar 2026

Book = Cash ; Tree = hoa_bs

Current Balance

ASSETS

CASH	
Operating Cash 1	18,231.00
Capital Reserve Account	115,286.10
Operating Reserve Account	9,125.87
Pinnacle CD Matures 5/25/26 @ 3.55%	20,485.28
TOTAL CASH	163,128.25
TOTAL ASSETS	163,128.25

LIABILITIES & OWNERS EQUITY

LIABILITIES	
Association Dues Paid in Advance	7,468.34
TOTAL LIABILITIES	7,468.34
OWNERS EQUITY	
Initial Contribution	7,362.00
Ending Owners Equity	148,297.91
TOTAL OWNERS EQUITY	155,659.91
TOTAL LIABILITIES & OWNERS EQUITY	163,128.25

Balance Sheet

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Current Balance

ASSETS

CASH	
Operating Cash 1	18,231.00
TOTAL CASH	18,231.00
TOTAL ASSETS	18,231.00

LIABILITIES & OWNERS EQUITY

LIABILITIES	
Association Dues Paid in Advance	7,468.34
TOTAL LIABILITIES	7,468.34
OWNERS EQUITY	
Initial Contribution	7,362.00
Ending Owners Equity	3,400.66
TOTAL OWNERS EQUITY	10,762.66
TOTAL LIABILITIES & OWNERS EQUITY	18,231.00

Budget Comparison Cash Flow

Period = Mar 2026

Book = Cash ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
REVENUE									
INCOME									
Association Dues	24,118.00	23,072.00	1,046.00	4.53	70,895.00	69,216.00	1,679.00	2.43	276,864.00
Clubhouse Reservations	450.00	190.00	260.00	136.84	900.00	570.00	330.00	57.89	2,280.00
TOTAL INCOME	24,568.00	23,262.00	1,306.00	5.61	71,795.00	69,786.00	2,009.00	2.88	279,144.00
OTHER INCOME									
Legal Fee Income	0.00	55.00	-55.00	-100.00	0.00	165.00	-165.00	-100.00	660.00
Late Fee	71.00	25.00	46.00	184.00	96.00	75.00	21.00	28.00	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	70.00	0.00	70.00	N/A	105.00	0.00	105.00	N/A	0.00
TOTAL OTHER INCOME	141.00	80.00	61.00	76.25	302.50	240.00	62.50	26.04	960.00
TOTAL REVENUE	24,709.00	23,342.00	1,367.00	5.86	72,097.50	70,026.00	2,071.50	2.96	280,104.00
EXPENSES									
REPAIRS & MAINT - GENERAL									
Repairs & Maintenance	326.41	268.00	-58.41	-21.79	671.41	804.00	132.59	16.49	3,216.00
TOTAL REPAIRS & MAINT - GENERAL	326.41	268.00	-58.41	-21.79	671.41	804.00	132.59	16.49	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	13,060.33	11,461.25	-1,599.08	-13.95	13,060.33	34,383.75	21,323.42	62.02	137,535.00
Landscaping-Misc	2,018.00	416.67	-1,601.33	-384.32	6,533.00	1,250.01	-5,282.99	-422.64	5,000.00
Landscape Committee	0.00	291.67	291.67	100.00	0.00	875.01	875.01	100.00	3,500.00
Pond Maintenance	518.00	400.00	-118.00	-29.50	1,036.00	1,200.00	164.00	13.67	4,800.00
TOTAL GROUNDS COST	15,596.33	12,569.59	-3,026.74	-24.08	25,854.33	40,708.77	14,854.44	36.49	154,293.00
CLUBHOUSE EXPENSES									
Electricity - Clubhouse	185.77	240.00	54.23	22.60	558.62	720.00	161.38	22.41	2,880.00
Gas - Clubhouse	435.10	233.33	-201.77	-86.47	1,126.02	699.99	-426.03	-60.86	2,800.00
Repairs & Maint. - Clubhouse	0.00	195.00	195.00	100.00	0.00	585.00	585.00	100.00	2,340.00
Exterminating - Clubhouse	60.00	30.00	-30.00	-100.00	120.00	90.00	-30.00	-33.33	360.00
Cleaning Services - Clubhouse	0.00	275.00	275.00	100.00	550.00	825.00	275.00	33.33	3,300.00
Interior Supplies - Clubhouse	157.93	16.67	-141.26	-847.39	183.81	50.01	-133.80	-267.55	200.00
Exterior Supplies - Clubhouse	200.06	8.33	-191.73	-2,301.68	384.62	24.99	-359.63	-1,439.10	100.00
Security - Clubhouse	160.90	150.00	-10.90	-7.27	482.70	450.00	-32.70	-7.27	1,800.00
TOTAL CLUBHOUSE EXPENSES	1,199.76	1,148.33	-51.43	-4.48	3,405.77	3,444.99	39.22	1.14	13,780.00

Budget Comparison Cash Flow

Period = Mar 2026

Book = Cash ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
UTILITIES									
Electricity	1,435.61	680.00	-755.61	-111.12	2,672.21	2,040.00	-632.21	-30.99	8,160.00
Storm Water	0.00	210.00	210.00	100.00	0.00	630.00	630.00	100.00	2,520.00
TOTAL UTILITIES	1,435.61	890.00	-545.61	-61.30	2,672.21	2,670.00	-2.21	-0.08	10,680.00
ADMINISTRATIVE COSTS									
Management Fees	2,518.00	2,697.50	179.50	6.65	7,733.50	8,092.50	359.00	4.44	32,370.00
Committee Expenses	94.03	16.67	-77.36	-464.07	216.53	50.01	-166.52	-332.97	200.00
Insurance	510.66	250.42	-260.24	-103.92	1,021.32	751.26	-270.06	-35.95	3,005.00
Bank Charges	148.63	15.00	-133.63	-890.87	195.15	45.00	-150.15	-333.67	180.00
Legal Fees	733.21	166.67	-566.54	-339.92	1,835.87	500.01	-1,335.86	-267.17	2,000.00
Registration & Annual Report Fees	0.00	8.33	8.33	100.00	80.00	24.99	-55.01	-220.13	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	28.38	90.00	61.62	68.47	117.10	270.00	152.90	56.63	1,080.00
Social Committee	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	1,200.00
TOTAL ADMINISTRATIVE COSTS	4,032.91	3,344.59	-688.32	-20.58	11,199.47	10,033.77	-1,165.70	-11.62	40,535.00
TRANSFER TO RESERVES									
Transfer to Capital Reserve Fund	4,200.00	4,200.00	0.00	0.00	12,600.00	12,600.00	0.00	0.00	50,400.00
Transfer to Operating Reserve Fund	600.00	600.00	0.00	0.00	1,800.00	1,800.00	0.00	0.00	7,200.00
TOTAL TRANSFER TO RESERVES	4,800.00	4,800.00	0.00	0.00	14,400.00	14,400.00	0.00	0.00	57,600.00
TOTAL EXPENSES	27,391.02	23,020.51	-4,370.51	-18.99	58,203.19	72,061.53	13,858.34	19.23	280,104.00
NET INCOME	-2,682.02	321.49	-3,003.51	-934.25	13,894.31	-2,035.53	15,929.84	782.59	0.00
ADJUSTMENTS									
Association Dues Paid in Advance	-134.00	0.00	-134.00	N/A	2,982.34	0.00	2,982.34	N/A	0.00
Initial Contribution	140.00	0.00	140.00	N/A	420.00	0.00	420.00	N/A	0.00
TOTAL ADJUSTMENTS	6.00	0.00	6.00	N/A	3,402.34	0.00	3,402.34	N/A	0.00
CASH FLOW	-2,676.02	321.49	-2,997.51	-932.38	17,296.65	-2,035.53	19,332.18	949.74	0.00

Balance Sheet

Period = Mar 2026

Book = Cash ; Tree = hoa_bs

Current Balance

ASSETS

CASH	
Operating Reserve Account	9,125.87
TOTAL CASH	9,125.87
TOTAL ASSETS	9,125.87

LIABILITIES & OWNERS EQUITY

OWNERS EQUITY	
Ending Owners Equity	9,125.87
TOTAL OWNERS EQUITY	9,125.87
TOTAL LIABILITIES & OWNERS EQUITY	9,125.87

Cash Flow Statement

Period = Mar 2026

Book = Cash ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	12.06	0.00	36.07	0.00
Operating Reserve Funds	600.00	0.00	1,800.00	0.00
TOTAL OTHER INCOME	612.06	0.00	1,836.07	0.00
TOTAL REVENUE	612.06	0.00	1,836.07	0.00
EXPENSES				
GROUNDS COSTS				
Landscaping-Misc	2,995.00	0.00	2,995.00	0.00
TOTAL GROUNDS COST	2,995.00	0.00	2,995.00	0.00
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	2,995.00	0.00	4,395.00	0.00
NET INCOME	-2,382.94	0.00	-2,558.93	0.00
ADJUSTMENTS				
Operating Reserve Account	2,382.94	0.00	2,558.93	0.00
TOTAL ADJUSTMENTS	2,382.94	0.00	2,558.93	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	11,508.81	9,125.87	-2,382.94	
Pinnacle CD Matures 8/25/25 @ 3.65%	0.00	0.00	0.00	
Total Cash	11,508.81	9,125.87	-2,382.94	
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	9,125.87	-2,558.93	
Pinnacle CD Matures 8/25/25 @ 3.65%	0.00	0.00	0.00	
Total Cash	11,684.80	9,125.87	-2,558.93	

General Ledger

Period = Mar 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					11,508.81	= Beginning Balance =
r.vatc	Village at Tinke...	03/23/2026	03/2026	TJS Enterprises Inc (tjs)	K-282584	121	0.00	2,995.00	8,513.81	50% deposit on seeding - Village at Tinker Creek
r.vatc	Village at Tinke...	03/27/2026	03/2026	Reserve	J-83873		600.00	0.00	9,113.81	Reserve
r.vatc	Village at Tinke...	03/31/2026	03/2026	Interest	J-84148		12.06	0.00	9,125.87	Interest
				Net Change=-2,382.94			612.06	2,995.00	9,125.87	= 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					-24.01	= Beginning Balance =
r.vatc	Village at Tinke...	03/31/2026	03/2026	Interest	J-84148		0.00	12.06	-36.07	Interest
				Net Change=-12.06			0.00	12.06	-36.07	= Ending Balance =
5759-0000				Operating Reserve Funds					-1,200.00	= Beginning Balance =
r.vatc	Village at Tinke...	03/27/2026	03/2026	Reserve	J-83873		0.00	600.00	-1,800.00	Reserve
				Net Change=-600.00			0.00	600.00	-1,800.00	= Ending Balance =
6230-0010				Landscaping-Misc					0.00	= Beginning Balance =
r.vatc	Village at Tinke...	03/23/2026	03/2026	TJS Enterprises Inc (tjs)	K-282584	121	2,995.00	0.00	2,995.00	50% deposit on seeding - Village at Tinker Creek
				Net Change=2,995.00			2,995.00	0.00	2,995.00	= Ending Balance =
8000-0030				Miscellaneous Expense					1,400.00	= Beginning Balance =
				Net Change=0.00			0.00	0.00	1,400.00	= Ending Balance =
							3,607.06	3,607.06		

Balance Sheet

Period = Mar 2026

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Current Balance

ASSETS

CASH	
Capital Reserve Account	115,286.10
Pinnacle CD Matures 5/25/26 @ 3.55%	20,485.28
TOTAL CASH	135,771.38
TOTAL ASSETS	135,771.38

LIABILITIES & OWNERS EQUITY

OWNERS EQUITY	
Ending Owners Equity	135,771.38
TOTAL OWNERS EQUITY	135,771.38
TOTAL LIABILITIES & OWNERS EQUITY	135,771.38

Cash Flow Statement

Period = Mar 2026

Book = Cash ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	127.42	0.00	361.97	0.00
Capital Reserve Funds	4,200.00	0.00	12,600.00	0.00
TOTAL OTHER INCOME	4,327.42	0.00	12,961.97	0.00
TOTAL REVENUE	4,327.42	0.00	12,961.97	0.00
EXPENSES				
CAPITAL RESERVE EXPENSES				
Capital Rsv - Other	11,352.00	0.00	11,352.00	0.00
TOTAL CAPITAL RESERVE EXPENSES	11,352.00	0.00	11,352.00	0.00
TOTAL EXPENSES	11,352.00	0.00	11,352.00	0.00
NET INCOME	-7,024.58	0.00	1,609.97	0.00
ADJUSTMENTS				
Capital Reserve Account	7,024.58	0.00	-1,609.97	0.00
TOTAL ADJUSTMENTS	7,024.58	0.00	-1,609.97	0.00
CASH FLOW	0.00	0.00	0.00	0.00
Period to Date				
	Beginning Balance		Ending Balance	Difference
Capital Reserve Account	122,310.68		115,286.10	-7,024.58
Pinnacle CD Matures 5/25/26 @ 3.55%	20,485.28		20,485.28	0.00
Total Cash	142,795.96		135,771.38	-7,024.58
Year to Date				
	Beginning Balance		Ending Balance	Difference
Capital Reserve Account	113,676.13		115,286.10	1,609.97
Pinnacle CD Matures 5/25/26 @ 3.55%	20,485.28		20,485.28	0.00
Total Cash	134,161.41		135,771.38	1,609.97

General Ledger

Period = Mar 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					122,310.68	= Beginning Balance =
c.vatc	The Village at ...	03/18/2026	03/2026	TJS Enterprises Inc (tjs)	K-282504	154	0.00	11,352.00	110,958.68	Fire pit area at clubhouse - Village at Tinker ...
c.vatc	The Village at ...	03/27/2026	03/2026	Capital	J-83872		4,200.00	0.00	115,158.68	Capital
c.vatc	The Village at ...	03/31/2026	03/2026	Interest	J-84145		127.42	0.00	115,286.10	Interest
				Net Change=-7,024.58			4,327.42	11,352.00	115,286.10	= 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					-234.55	= Beginning Balance =
c.vatc	The Village at ...	03/31/2026	03/2026	Interest	J-84145		0.00	127.42	-361.97	Interest
				Net Change=-127.42			0.00	127.42	-361.97	= Ending Balance =
5756-0000				Capital Reserve Funds					-8,400.00	= Beginning Balance =
c.vatc	The Village at ...	03/27/2026	03/2026	Capital	J-83872		0.00	4,200.00	-12,600.00	Capital
				Net Change=-4,200.00			0.00	4,200.00	-12,600.00	= Ending Balance =
7750-0018				Capital Rsv - Other					0.00	= Beginning Balance =
c.vatc	The Village at ...	03/18/2026	03/2026	TJS Enterprises Inc (tjs)	K-282504	154	11,352.00	0.00	11,352.00	Fire pit area at clubhouse - Village at Tinker ...
				Net Change=11,352.00			11,352.00	0.00	11,352.00	= Ending Balance =
							15,679.42	15,679.42		