Balance Sheet

Period = Jul 2026
Book = Cash ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Operating Cash 1	12,809.23
Capital Reserve Account	85,791.07
Operating Reserve Account	14,569.90
Pinnacle CD Matures 5/25/26 @ 3.55%	20,485.28
TOTAL CASH	133,655.48
TOTAL ASSETS	**133,655.48**
LIABILITIES & OWNERS EQUITY	
LIABILITIES	
Association Dues Paid in Advance	8,559.34
TOTAL LIABILITIES	8,559.34
OWNERS EQUITY	
Initial Contribution	7,784.00
Ending Owners Equity	117,312.14
TOTAL OWNERS EQUITY	125,096.14
TOTAL LIABILITIES & OWNERS EQUITY	**133,655.48**

Balance Sheet

Period = Jul 2026

Book = Cash ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Operating Cash 1	12,809.23
TOTAL CASH	12,809.23
TOTAL ASSETS	**12,809.23**
LIABILITIES & OWNERS EQUITY	
LIABILITIES	
Association Dues Paid in Advance	8,559.34
TOTAL LIABILITIES	8,559.34
OWNERS EQUITY	
Initial Contribution	7,784.00
Ending Owners Equity	-3,534.11
TOTAL OWNERS EQUITY	4,249.89
TOTAL LIABILITIES & OWNERS EQUITY	**12,809.23**

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

Budget Comparison Cash Flow

Period = Jul 2026

Book = Cash ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
REVENUE									
INCOME									
Association Dues	21,862.00	23,072.00	-1,210.00	-5.24	159,492.00	161,504.00	-2,012.00	-1.25	276,864.00
Clubhouse Reservations	0.00	190.00	-190.00	-100.00	1,725.00	1,330.00	395.00	29.70	2,280.00
TOTAL INCOME	21,862.00	23,262.00	-1,400.00	-6.02	161,217.00	162,834.00	-1,617.00	-0.99	279,144.00
OTHER INCOME									
Legal Fee Income	0.00	55.00	-55.00	-100.00	0.00	385.00	-385.00	-100.00	660.00
Miscellaneous Income	0.00	0.00	0.00	N/A	50.00	0.00	50.00	N/A	0.00
Late Fee	0.00	25.00	-25.00	-100.00	96.00	175.00	-79.00	-45.14	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	35.00	0.00	35.00	N/A	175.00	0.00	175.00	N/A	0.00
TOTAL OTHER INCOME	35.00	80.00	-45.00	-56.25	422.50	560.00	-137.50	-24.55	960.00
TOTAL REVENUE	**21,897.00**	**23,342.00**	**-1,445.00**	**-6.19**	**161,639.50**	**163,394.00**	**-1,754.50**	**-1.07**	**280,104.00**
EXPENSES									
REPAIRS & MAINT - GENERAL									
Repairs & Maintenance	344.40	268.00	-76.40	-28.51	2,572.23	1,876.00	-696.23	-37.11	3,216.00
TOTAL REPAIRS & MAINT - GENERAL	344.40	268.00	-76.40	-28.51	2,572.23	1,876.00	-696.23	-37.11	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	64,757.15	80,228.75	15,471.60	19.28	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	-3,465.00	416.67	3,881.67	931.59	4,639.00	2,916.69	-1,722.31	-59.05	5,000.00
Landscape Committee	0.00	291.67	291.67	100.00	0.00	2,041.69	2,041.69	100.00	3,500.00
Pond Maintenance	150.00	400.00	250.00	62.50	1,709.94	2,800.00	1,090.06	38.93	4,800.00
TOTAL GROUNDS COST	9,636.43	12,569.59	2,933.16	23.34	76,445.94	90,987.13	14,541.19	15.98	154,293.00
CLUBHOUSE EXPENSES									
Electricity - Clubhouse	631.97	240.00	-391.97	-163.32	1,548.26	1,680.00	131.74	7.84	2,880.00
Gas - Clubhouse	21.70	233.33	211.63	90.70	1,466.10	1,633.31	167.21	10.24	2,800.00
Repairs & Maint. - Clubhouse	52.62	195.00	142.38	73.02	52.62	1,365.00	1,312.38	96.15	2,340.00
Exterminating - Clubhouse	60.00	30.00	-30.00	-100.00	435.00	210.00	-225.00	-107.14	360.00
Cleaning Services - Clubhouse	0.00	275.00	275.00	100.00	1,000.00	1,925.00	925.00	48.05	3,300.00
Interior Supplies - Clubhouse	0.00	16.67	16.67	100.00	333.46	116.69	-216.77	-185.77	200.00
Exterior Supplies - Clubhouse	0.00	8.33	8.33	100.00	771.55	58.31	-713.24	-1,223.19	100.00

Budget Comparison Cash Flow

Period = Jul 2026

Book = Cash ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Security - Clubhouse	321.80	150.00	-171.80	-114.53	1,287.20	1,050.00	-237.20	-22.59	1,800.00
TOTAL CLUBHOUSE EXPENSES	1,088.09	1,148.33	60.24	5.25	6,894.19	8,038.31	1,144.12	14.23	13,780.00
UTILITIES									
Electricity	1,175.24	680.00	-495.24	-72.83	5,102.89	4,760.00	-342.89	-7.20	8,160.00
Storm Water	0.00	210.00	210.00	100.00	1,610.00	1,470.00	-140.00	-9.52	2,520.00
TOTAL UTILITIES	1,175.24	890.00	-285.24	-32.05	6,712.89	6,230.00	-482.89	-7.75	10,680.00
CAPITAL RESERVE EXPENSES									
Capital Rsv - Erosion Projects	3,465.00	0.00	-3,465.00	N/A	3,465.00	0.00	-3,465.00	N/A	0.00
TOTAL CAPITAL RESERVE EXPENSES	3,465.00	0.00	-3,465.00	N/A	3,465.00	0.00	-3,465.00	N/A	0.00
ADMINISTRATIVE COSTS									
Management Fees	2,518.00	2,697.50	179.50	6.65	17,805.50	18,882.50	1,077.00	5.70	32,370.00
Committee Expenses	0.00	16.67	16.67	100.00	334.56	116.69	-217.87	-186.71	200.00
Insurance	0.00	250.42	250.42	100.00	3,055.36	1,752.94	-1,302.42	-74.30	3,005.00
Bank Charges	32.88	15.00	-17.88	-119.20	308.94	105.00	-203.94	-194.23	180.00
Legal Fees	0.00	166.67	166.67	100.00	2,783.56	1,166.69	-1,616.87	-138.59	2,000.00
Registration & Annual Report Fees	25.00	8.33	-16.67	-200.12	105.00	58.31	-46.69	-80.07	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	45.42	90.00	44.58	49.53	281.79	630.00	348.21	55.27	1,080.00
Social Committee	0.00	100.00	100.00	100.00	0.00	700.00	700.00	100.00	1,200.00
TOTAL ADMINISTRATIVE COSTS	2,621.30	3,344.59	723.29	21.63	24,989.71	23,812.13	-1,177.58	-4.95	40,535.00
TRANSFER TO RESERVES									
Transfer to Capital Reserve Fund	4,200.00	4,200.00	0.00	0.00	29,400.00	29,400.00	0.00	0.00	50,400.00
Transfer to Operating Reserve Fund	600.00	600.00	0.00	0.00	4,200.00	4,200.00	0.00	0.00	7,200.00
TOTAL TRANSFER TO RESERVES	4,800.00	4,800.00	0.00	0.00	33,600.00	33,600.00	0.00	0.00	57,600.00
TOTAL EXPENSES	**23,130.46**	**23,020.51**	**-109.95**	**-0.48**	**154,679.96**	**164,543.57**	**9,863.61**	**5.99**	**280,104.00**
NET INCOME	**-1,233.46**	**321.49**	**-1,554.95**	**-483.67**	**6,959.54**	**-1,149.57**	**8,109.11**	**705.40**	**0.00**
ADJUSTMENTS									
Association Dues Paid in Advance	2,358.00	0.00	2,358.00	N/A	4,073.34	0.00	4,073.34	N/A	0.00
Initial Contribution	0.00	0.00	0.00	N/A	842.00	0.00	842.00	N/A	0.00
TOTAL ADJUSTMENTS	2,358.00	0.00	2,358.00	N/A	4,915.34	0.00	4,915.34	N/A	0.00
CASH FLOW	1,124.54	321.49	803.05	249.79	11,874.88	-1,149.57	13,024.45	1,132.98	0.00

Balance Sheet

Period = Jul 2026
Book = Cash ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Operating Reserve Account	14,569.90
TOTAL CASH	14,569.90
TOTAL ASSETS	**14,569.90**
LIABILITIES & OWNERS EQUITY	
OWNERS EQUITY	
Ending Owners Equity	14,569.90
TOTAL OWNERS EQUITY	14,569.90
TOTAL LIABILITIES & OWNERS EQUITY	**14,569.90**

Cash Flow Statement

Period = Jul 2026

Book = Cash ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	14.86	0.00	85.10	0.00
Operating Reserve Funds	600.00	0.00	4,200.00	0.00
TOTAL OTHER INCOME	614.86	0.00	4,285.10	0.00
TOTAL REVENUE	**614.86**	**0.00**	**4,285.10**	**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	**614.86**	**0.00**	**2,885.10**	**0.00**
ADJUSTMENTS				
Operating Reserve Account	-614.86	0.00	-2,885.10	0.00
TOTAL ADJUSTMENTS	-614.86	0.00	-2,885.10	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	13,955.04	14,569.90	614.86
Pinnacle CD Matures 8/25/25 @ 3.65%	0.00	0.00	0.00
Total Cash	**13,955.04**	**14,569.90**	**614.86**

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	14,569.90	2,885.10
Pinnacle CD Matures 8/25/25 @ 3.65%	0.00	0.00	0.00
Total Cash	**11,684.80**	**14,569.90**	**2,885.10**

General Ledger

Period = Jul 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**					**13,955.04**	**= Beginning Balance =**
				Journal Batch 33648			600.00		14,555.04	
				Journal Batch 33740			14.86		14,569.90	
				Net Change=614.86			**614.86**	**0.00**	**14,569.90**	**= 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**					**-70.24**	**= Beginning Balance =**
r.vatc	Village at Tinke...	07/31/2026	07/2026	Interest	J-85947		0.00	14.86	-85.10	Interest
				Net Change=-14.86			**0.00**	**14.86**	**-85.10**	**= Ending Balance =**
5759-0000				**Operating Reserve Funds**					**-3,600.00**	**= Beginning Balance =**
r.vatc	Village at Tinke...	07/29/2026	07/2026	Reserve	J-85658		0.00	600.00	-4,200.00	Reserve
				Net Change=-600.00			**0.00**	**600.00**	**-4,200.00**	**= Ending Balance =**
8000-0030				**Miscellaneous Expense**					**1,400.00**	**= Beginning Balance =**
				Net Change=0.00			**0.00**	**0.00**	**1,400.00**	**= Ending Balance =**
							614.86	**614.86**		

Balance Sheet

Period = Jul 2026

Book = Cash ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Capital Reserve Account	85,791.07
Pinnacle CD Matures 5/25/26 @ 3.55%	20,485.28
TOTAL CASH	106,276.35
TOTAL ASSETS	**106,276.35**
LIABILITIES & OWNERS EQUITY	
OWNERS EQUITY	
Ending Owners Equity	106,276.35
TOTAL OWNERS EQUITY	106,276.35
TOTAL LIABILITIES & OWNERS EQUITY	**106,276.35**

Cash Flow Statement

Period = Jul 2026

Book = Cash ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	101.22	0.00	836.94	0.00
Capital Reserve Funds	4,200.00	0.00	29,400.00	0.00
TOTAL OTHER INCOME	4,301.22	0.00	30,236.94	0.00
TOTAL REVENUE	**4,301.22**	**0.00**	**30,236.94**	**0.00**
EXPENSES				
CAPITAL RESERVE EXPENSES				
Capital Rsv - Other	0.00	0.00	11,352.00	0.00
Capital Rsv - Road Reseal/Surface	46,770.00	0.00	46,770.00	0.00
TOTAL CAPITAL RESERVE EXPENSES	46,770.00	0.00	58,122.00	0.00
TOTAL EXPENSES	**46,770.00**	**0.00**	**58,122.00**	**0.00**
NET INCOME	**-42,468.78**	**0.00**	**-27,885.06**	**0.00**
ADJUSTMENTS				
Capital Reserve Account	42,468.78	0.00	27,885.06	0.00
TOTAL ADJUSTMENTS	42,468.78	0.00	27,885.06	0.00
CASH FLOW	0.00	0.00	0.00	0.00

Period to Date	**Beginning Balance**	**Ending Balance**	**Difference**
Capital Reserve Account	128,259.85	85,791.07	-42,468.78
Pinnacle CD Matures 5/25/26 @ 3.55%	20,485.28	20,485.28	0.00
Total Cash	**148,745.13**	**106,276.35**	**-42,468.78**

Year to Date	**Beginning Balance**	**Ending Balance**	**Difference**
Capital Reserve Account	113,676.13	85,791.07	-27,885.06
Pinnacle CD Matures 5/25/26 @ 3.55%	20,485.28	20,485.28	0.00
Total Cash	**134,161.41**	**106,276.35**	**-27,885.06**

General Ledger

Period = Jul 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**					**128,259.85**	**= Beginning Balance =**
				Check Batch 81224				46,770.00	81,489.85	
				Journal Batch 33648			4,200.00		85,689.85	
				Journal Batch 33741			101.22		85,791.07	
				Net Change=-42,468.78			**4,301.22**	**46,770.00**	**85,791.07**	**= 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**					**-735.72**	**= Beginning Balance =**
c.vatc	The Village at ...	07/31/2026	07/2026	Interest	J-85948		0.00	101.22	-836.94	Interest
				Net Change=-101.22			**0.00**	**101.22**	**-836.94**	**= Ending Balance =**
5756-0000				**Capital Reserve Funds**					**-25,200.00**	**= Beginning Balance =**
c.vatc	The Village at ...	07/29/2026	07/2026	Capital	J-85657		0.00	4,200.00	-29,400.00	Capital
				Net Change=-4,200.00			**0.00**	**4,200.00**	**-29,400.00**	**= 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 =**
7750-0040				**Capital Rsv - Road Reseal/Surface**					**0.00**	**= Beginning Balance =**
c.vatc	The Village at ...	07/07/2026	07/2026	Whittaker Paving Pros (whittaker)	K-284975	155	46,770.00	0.00	46,770.00	Paving contract - Village at Tinker Creek
				Net Change=46,770.00			**46,770.00**	**0.00**	**46,770.00**	**= Ending Balance =**
							51,071.22	**51,071.22**		