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

# Balance Sheet

Period = Aug 2025

Book = Cash ; Tree = hoa_bs

| | Current Balance |
|---|---|
| **ASSETS** | |
| CASH | |
| Operating Cash 1 | 5,173.92 |
| TOTAL CASH | 5,173.92 |
| **TOTAL ASSETS** | **5,173.92** |
| **LIABILITIES & OWNERS EQUITY** | |
| LIABILITIES | |
| Association Dues Paid in Advance | 7,813.01 |
| TOTAL LIABILITIES | 7,813.01 |
| OWNERS EQUITY | |
| Initial Contribution | 5,822.00 |
| Ending Owners Equity | -8,461.09 |
| TOTAL OWNERS EQUITY | -2,639.09 |
| **TOTAL LIABILITIES & OWNERS EQUITY** | **5,173.92** |

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

# Budget Comparison Cash Flow

Period = Aug 2025
Book = Cash ; Tree = hoa_cf

| | PTD Actual | PTD Budget | Variance | % Var | YTD Actual | YTD Budget | Variance | % Var | Annual |
|---|---|---|---|---|---|---|---|---|---|
| **REVENUE** | | | | | | | | | |
| INCOME | | | | | | | | | |
| Association Dues | 20,654.00 | 21,366.00 | -712.00 | -3.33 | 170,924.43 | 170,928.00 | -3.57 | 0.00 | 256,392.00 |
| Clubhouse Reservations | 225.00 | 230.00 | -5.00 | -2.17 | 1,125.00 | 1,840.00 | -715.00 | -38.86 | 2,760.00 |
| TOTAL INCOME | 20,879.00 | 21,596.00 | -717.00 | -3.32 | 172,049.43 | 172,768.00 | -718.57 | -0.42 | 259,152.00 |
| OTHER INCOME | | | | | | | | | |
| Legal Fee Income | 0.00 | 75.00 | -75.00 | -100.00 | 0.00 | 600.00 | -600.00 | -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 | -25.00 | 200.00 | -225.00 | -112.50 | 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 | 140.00 | 0.00 | 140.00 | N/A | 0.00 |
| TOTAL OTHER INCOME | 0.00 | 100.00 | -100.00 | -100.00 | 4,387.18 | 800.00 | 3,587.18 | 448.40 | 1,200.00 |
| **TOTAL REVENUE** | **20,879.00** | **21,696.00** | **-817.00** | **-3.77** | **176,436.61** | **173,568.00** | **2,868.61** | **1.65** | **260,352.00** |
| **EXPENSES** | | | | | | | | | |
| REPAIRS & MAINT - GENERAL | | | | | | | | | |
| Repairs & Maintenance | 0.00 | 220.00 | 220.00 | 100.00 | 1,623.05 | 1,760.00 | 136.95 | 7.78 | 2,640.00 |
| TOTAL REPAIRS & MAINT - GENERAL | 0.00 | 220.00 | 220.00 | 100.00 | 1,623.05 | 1,760.00 | 136.95 | 7.78 | 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 | 12,974.97 | 10,651.17 | -2,323.80 | -21.82 | 77,508.38 | 85,209.36 | 7,700.98 | 9.04 | 127,814.00 |
| Landscaping Supplies | 121.05 | 0.00 | -121.05 | N/A | 274.24 | 0.00 | -274.24 | N/A | 0.00 |
| Landscaping-Misc | 0.00 | 625.00 | 625.00 | 100.00 | 2,067.99 | 5,000.00 | 2,932.01 | 58.64 | 7,500.00 |
| Pond Maintenance | 0.00 | 333.33 | 333.33 | 100.00 | 3,420.31 | 2,666.64 | -753.67 | -28.26 | 4,000.00 |
| TOTAL GROUNDS COST | 13,096.02 | 11,609.50 | -1,486.52 | -12.80 | 88,380.92 | 95,925.00 | 7,544.08 | 7.86 | 142,363.00 |
| CLUBHOUSE EXPENSES | | | | | | | | | |
| Electricity - Clubhouse | 776.74 | 271.00 | -505.74 | -186.62 | 2,288.66 | 2,168.00 | -120.66 | -5.57 | 3,252.00 |
| Gas - Clubhouse | 19.93 | 112.50 | 92.57 | 82.28 | 1,604.97 | 900.00 | -704.97 | -78.33 | 1,350.00 |
| Repairs & Maint. - Clubhouse | 176.59 | 180.00 | 3.41 | 1.89 | 4,302.10 | 1,440.00 | -2,862.10 | -198.76 | 2,160.00 |
| Exterminating - Clubhouse | 0.00 | 30.00 | 30.00 | 100.00 | 2,785.00 | 240.00 | -2,545.00 | -1,060.42 | 360.00 |
| Cleaning Services - Clubhouse | 0.00 | 170.00 | 170.00 | 100.00 | 2,255.00 | 1,360.00 | -895.00 | -65.81 | 2,040.00 |
| Interior Supplies - Clubhouse | 0.00 | 15.00 | 15.00 | 100.00 | 58.91 | 120.00 | 61.09 | 50.91 | 180.00 |
| Exterior Supplies - Clubhouse | 183.04 | 8.33 | -174.71 | -2,097.36 | 267.13 | 66.64 | -200.49 | -300.86 | 100.00 |
| Security - Clubhouse | 135.62 | 140.00 | 4.38 | 3.13 | 1,088.99 | 1,120.00 | 31.01 | 2.77 | 1,680.00 |



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# Budget Comparison Cash Flow

Period = Aug 2025
Book = Cash ; Tree = hoa_cf

| | PTD Actual | PTD Budget | Variance | % Var | YTD Actual | YTD Budget | Variance | % Var | Annual |
|---|---|---|---|---|---|---|---|---|---|
| TOTAL CLUBHOUSE EXPENSES | 1,291.92 | 926.83 | -365.09 | -39.39 | 14,650.76 | 7,414.64 | -7,236.12 | -97.59 | 11,122.00 |
| UTILITIES | | | | | | | | | |
| Electricity | 1,024.88 | 594.00 | -430.88 | -72.54 | 5,580.77 | 4,752.00 | -828.77 | -17.44 | 7,128.00 |
| Storm Water | 0.00 | 0.00 | 0.00 | N/A | 1,610.00 | 0.00 | -1,610.00 | N/A | 0.00 |
| TOTAL UTILITIES | 1,024.88 | 594.00 | -430.88 | -72.54 | 7,190.77 | 4,752.00 | -2,438.77 | -51.32 | 7,128.00 |
| ADMINISTRATIVE COSTS | | | | | | | | | |
| Management Fees | 2,418.00 | 2,480.00 | 62.00 | 2.50 | 19,344.00 | 19,840.00 | 496.00 | 2.50 | 29,760.00 |
| Committee Expenses | 64.18 | 250.00 | 185.82 | 74.33 | 835.91 | 2,000.00 | 1,164.09 | 58.20 | 3,000.00 |
| Website | 0.00 | 0.00 | 0.00 | N/A | 371.88 | 0.00 | -371.88 | N/A | 0.00 |
| Insurance | 0.00 | 238.50 | 238.50 | 100.00 | 2,325.01 | 1,908.00 | -417.01 | -21.86 | 2,862.00 |
| Bank Charges | 9.73 | 12.00 | 2.27 | 18.92 | 147.97 | 96.00 | -51.97 | -54.14 | 144.00 |
| Legal Fees | 679.60 | 200.00 | -479.60 | -239.80 | 4,716.26 | 1,600.00 | -3,116.26 | -194.77 | 2,400.00 |
| Registration & Annual Report Fees | 0.00 | 0.00 | 0.00 | N/A | 80.00 | 105.00 | 25.00 | 23.81 | 105.00 |
| Annual Audit Fee | 0.00 | 0.00 | 0.00 | N/A | 310.00 | 0.00 | -310.00 | N/A | 0.00 |
| Tax Return Review | 0.00 | 0.00 | 0.00 | N/A | 0.00 | 440.00 | 440.00 | 100.00 | 440.00 |
| Copies Mailings Postage | 30.12 | 125.00 | 94.88 | 75.90 | 743.43 | 1,000.00 | 256.57 | 25.66 | 1,500.00 |
| TOTAL ADMINISTRATIVE COSTS | 3,201.63 | 3,305.50 | 103.87 | 3.14 | 28,874.46 | 26,989.00 | -1,885.46 | -6.99 | 40,211.00 |
| TRANSFER TO RESERVES | | | | | | | | | |
| Transfer to Capital Reserve Fund | 4,000.00 | 4,000.00 | 0.00 | 0.00 | 32,000.00 | 32,000.00 | 0.00 | 0.00 | 48,000.00 |
| Transfer to Operating Reserve Fund | 740.67 | 740.67 | 0.00 | 0.00 | 5,925.36 | 5,925.36 | 0.00 | 0.00 | 8,888.00 |
| TOTAL TRANSFER TO RESERVES | 4,740.67 | 4,740.67 | 0.00 | 0.00 | 37,925.36 | 37,925.36 | 0.00 | 0.00 | 56,888.00 |
| **TOTAL EXPENSES** | **23,355.12** | **21,396.50** | **-1,958.62** | **-9.15** | **178,645.32** | **174,766.00** | **-3,879.32** | **-2.22** | **260,352.00** |
| **NET INCOME** | **-2,476.12** | **299.50** | **-2,775.62** | **-926.75** | **-2,208.71** | **-1,198.00** | **-1,010.71** | **-84.37** | **0.00** |
| ADJUSTMENTS | | | | | | | | | |
| Association Dues Paid in Advance | -274.00 | 0.00 | -274.00 | N/A | 3,281.22 | 0.00 | 3,281.22 | N/A | 0.00 |
| Initial Contribution | 420.00 | 0.00 | 420.00 | N/A | 1,820.00 | 0.00 | 1,820.00 | N/A | 0.00 |
| TOTAL ADJUSTMENTS | 146.00 | 0.00 | 146.00 | N/A | 5,101.22 | 0.00 | 5,101.22 | N/A | 0.00 |
| CASH FLOW | -2,330.12 | 299.50 | -2,629.62 | -878.00 | 2,892.51 | -1,198.00 | 4,090.51 | 341.44 | 0.00 |

# Balance Sheet

Period = Aug 2025
Book = Cash ; Tree = hoa_bs

| | Current Balance |
|---|---|
| **ASSETS** | |
| | |
| CASH | |
| Operating Reserve Account | 12,114.78 |
| TOTAL CASH | 12,114.78 |
| | |
| **TOTAL ASSETS** | **12,114.78** |
| | |
| **LIABILITIES & OWNERS EQUITY** | |
| | |
| OWNERS EQUITY | |
| Ending Owners Equity | 12,114.78 |
| TOTAL OWNERS EQUITY | 12,114.78 |
| | |
| **TOTAL LIABILITIES & OWNERS EQUITY** | **12,114.78** |

# Cash Flow Statement

Period = Aug 2025
Book = Cash ; Tree = hoa_cf

| | Period to Date | % | Year to Date | % |
|---|---|---|---|---|
| **REVENUE** | | | | |
| OTHER INCOME | | | | |
| Miscellaneous Income | 0.00 | 0.00 | 1,263.00 | 0.00 |
| Interest on Bank Accounts | 33.15 | 0.00 | 250.82 | 0.00 |
| Operating Reserve Funds | 740.67 | 0.00 | 5,925.36 | 0.00 |
| TOTAL OTHER INCOME | 773.82 | 0.00 | 7,439.18 | 0.00 |
| **TOTAL REVENUE** | **773.82** | **0.00** | **7,439.18** | **0.00** |
| **EXPENSES** | | | | |
| UTILITIES | | | | |
| Storm Water | 0.00 | 0.00 | 10,805.00 | 0.00 |
| TOTAL UTILITIES | 0.00 | 0.00 | 10,805.00 | 0.00 |
| ADMINISTRATIVE COSTS | | | | |
| Annual Audit Fee | 0.00 | 0.00 | 2,500.00 | 0.00 |
| TOTAL ADMINISTRATIVE COSTS | 0.00 | 0.00 | 2,500.00 | 0.00 |
| **TOTAL EXPENSES** | **0.00** | **0.00** | **13,305.00** | **0.00** |
| **NET INCOME** | **773.82** | **0.00** | **-5,865.82** | **0.00** |
| ADJUSTMENTS | | | | |
| Operating Reserve Account | -2,036.82 | 0.00 | 5,865.82 | 0.00 |
| Pinnacle CD Matures 8/25/25 @ 3.65% | -1,263.00 | 0.00 | 0.00 | 0.00 |
| TOTAL ADJUSTMENTS | -773.82 | 0.00 | 5,865.82 | 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 | 10,077.96 | 12,114.78 | 2,036.82 |
| Pinnacle CD Matures 8/25/25 @ 3.65% | 1,263.00 | 0.00 | -1,263.00 |
| **Total Cash** | **11,340.96** | **12,114.78** | **773.82** |

| **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 | 12,114.78 | -5,865.82 |
| Pinnacle CD Matures 8/25/25 @ 3.65% | 0.00 | 0.00 | 0.00 |
| **Total Cash** | **17,980.60** | **12,114.78** | **-5,865.82** |



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Village at Tinker Creek HOA (r.vatc)



# General Ledger

Period = Aug 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** | | | | | **10,077.96** | **= Beginning Balance =** |
| r.vatc | Village at Tinke... | 08/25/2025 | 08/2025 | Cash out CD when matures and... | J-81041 | | 1,263.00 | 0.00 | 11,340.96 | Cash out CD when matures |
| r.vatc | Village at Tinke... | 08/25/2025 | 08/2025 | Cash out CD when matures and... | J-81041 | | 15.41 | 0.00 | 11,356.37 | Cash out CD - interest |
| r.vatc | Village at Tinke... | 08/28/2025 | 08/2025 | Reserve | J-80762 | | 740.67 | 0.00 | 12,097.04 | Reserve |
| r.vatc | Village at Tinke... | 08/31/2025 | 08/2025 | Interest | J-81040 | | 17.74 | 0.00 | 12,114.78 | Interest |
| | | | | **Net Change=2,036.82** | | | **2,036.82** | **0.00** | **12,114.78** | **= Ending Balance =** |
| **1136-0081** | | | | **Pinnacle CD Matures 8/25/25 ...** | | | | | **1,263.00** | **= Beginning Balance =** |
| r.vatc | Village at Tinke... | 08/25/2025 | 08/2025 | Cash out CD when matures and... | J-81041 | | 0.00 | 1,263.00 | 0.00 | Cash out CD when matures |
| | | | | **Net Change=-1,263.00** | | | **0.00** | **1,263.00** | **0.00** | **= Ending Balance =** |
| **3800-0000** | | | | **Retained Earnings** | | | | | **-17,980.60** | **= Beginning Balance =** |
| | | | | **Net Change=0.00** | | | **0.00** | **0.00** | **-17,980.60** | **= Ending Balance =** |
| **5700-0000** | | | | **Miscellaneous Income** | | | | | **-1,263.00** | **= Beginning Balance =** |
| | | | | **Net Change=0.00** | | | **0.00** | **0.00** | **-1,263.00** | **= Ending Balance =** |
| **5720-0000** | | | | **Interest on Bank Accounts** | | | | | **-217.67** | **= Beginning Balance =** |
| r.vatc | Village at Tinke... | 08/25/2025 | 08/2025 | Cash out CD when matures and... | J-81041 | | 0.00 | 15.41 | -233.08 | Cash out CD - interest |
| r.vatc | Village at Tinke... | 08/31/2025 | 08/2025 | Interest | J-81040 | | 0.00 | 17.74 | -250.82 | Interest |
| | | | | **Net Change=-33.15** | | | **0.00** | **33.15** | **-250.82** | **= Ending Balance =** |
| **5759-0000** | | | | **Operating Reserve Funds** | | | | | **-5,184.69** | **= Beginning Balance =** |
| r.vatc | Village at Tinke... | 08/28/2025 | 08/2025 | Reserve | J-80762 | | 0.00 | 740.67 | -5,925.36 | Reserve |
| | | | | **Net Change=-740.67** | | | **0.00** | **740.67** | **-5,925.36** | **= Ending Balance =** |
| **6246-0012** | | | | **Storm Water** | | | | | **10,805.00** | **= Beginning Balance =** |
| | | | | **Net Change=0.00** | | | **0.00** | **0.00** | **10,805.00** | **= Ending Balance =** |
| **8000-0022** | | | | **Annual Audit Fee** | | | | | **2,500.00** | **= Beginning Balance =** |
| | | | | **Net Change=0.00** | | | **0.00** | **0.00** | **2,500.00** | **= Ending Balance =** |
| | | | | | | | **2,036.82** | **2,036.82** | | |



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# Balance Sheet

Period = Aug 2025
Book = Cash ; Tree = hoa_bs

| | Current Balance |
|---|---|
| **ASSETS** | |
| CASH | |
| Capital Reserve Account | 115,470.04 |
| Pinnacle CD Matures 5/25/26 @ 3.55% | 20,244.00 |
| TOTAL CASH | 135,714.04 |
| **TOTAL ASSETS** | **135,714.04** |
| **LIABILITIES & OWNERS EQUITY** | |
| OWNERS EQUITY | |
| Ending Owners Equity | 135,714.04 |
| TOTAL OWNERS EQUITY | 135,714.04 |
| **TOTAL LIABILITIES & OWNERS EQUITY** | **135,714.04** |



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# Cash Flow Statement

Period = Aug 2025

Book = Cash ; Tree = hoa_cf

| | Period to Date | % | Year to Date | % |
|---|---|---|---|---|
| **REVENUE** | | | | |
| OTHER INCOME | | | | |
| Miscellaneous Income | 0.00 | 0.00 | 3,702.14 | 0.00 |
| Interest on Bank Accounts | 449.29 | 0.00 | 1,987.28 | 0.00 |
| Capital Reserve Funds | 4,000.00 | 0.00 | 32,000.00 | 0.00 |
| TOTAL OTHER INCOME | 4,449.29 | 0.00 | 37,689.42 | 0.00 |
| **TOTAL REVENUE** | **4,449.29** | **0.00** | **37,689.42** | **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 | 0.00 | 0.00 | 4,221.44 | 0.00 |
| Capital Rsv - Decks | 15,010.00 | 0.00 | 15,010.00 | 0.00 |
| Capital Rsv - Road Reseal/Surface | 0.00 | 0.00 | 6,770.00 | 0.00 |
| Capital Rsv - Trim | 0.00 | 0.00 | 2,040.94 | 0.00 |
| Capital Rsv - Lighting | 0.00 | 0.00 | 2,040.94 | 0.00 |
| TOTAL CAPITAL RESERVE EXPENSES | 15,010.00 | 0.00 | 38,183.32 | 0.00 |
| **TOTAL EXPENSES** | **15,010.00** | **0.00** | **38,245.49** | **0.00** |
| **NET INCOME** | **-10,560.71** | **0.00** | **-556.07** | **0.00** |
| ADJUSTMENTS | | | | |
| Capital Reserve Account | 10,804.71 | 0.00 | 18,759.13 | 0.00 |
| Pinnacle CD Matures 5/25/26 @3.55% | 244.00 | 0.00 | 20,244.00 | 0.00 |
| TOTAL ADJUSTMENTS | 10,560.71 | 0.00 | -1,484.87 | 0.00 |
| CASH FLOW | 0.00 | 0.00 | -2,040.94 | 0.00 |

| **Period to Date** | **Beginning Balance** | **Ending Balance** | **Difference** |
|---|---|---|---|
| Capital Reserve Account | 126,274.75 | 115,470.04 | -10,804.71 |
| Pinnacle CD Matures 5/25/26 @ 3.55% | 20,000.00 | 20,244.00 | 244.00 |
| **Total Cash** | **146,274.75** | **135,714.04** | **-10,560.71** |

| **Year to Date** | **Beginning Balance** | **Ending Balance** | **Difference** |
|---|---|---|---|
| Capital Reserve Account | 134,229.17 | 115,470.04 | -18,759.13 |
| Pinnacle CD Matures 5/25/26 @ 3.55% | 0.00 | 20,244.00 | 20,244.00 |
| **Total Cash** | **134,229.17** | **135,714.04** | **1,484.87** |

The Village at Tinker Creek HOA, Inc. (c.vatc)



# General Ledger

Period = Aug 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** | | | | | **126,274.75** | **= Beginning Balance =** |
| c.vatc | The Village at ... | 08/13/2025 | 08/2025 | Legacy Home Builders, LLC (l... | K-277706 | 149 | 0.00 | 15,010.00 | 111,264.75 | Deck Repair VATC |
| c.vatc | The Village at ... | 08/28/2025 | 08/2025 | Capital | J-80761 | | 4,000.00 | 0.00 | 115,264.75 | Capital |
| c.vatc | The Village at ... | 08/31/2025 | 08/2025 | Interest | J-81038 | | 205.29 | 0.00 | 115,470.04 | Interest |
| | | | | **Net Change=-10,804.71** | | | **4,205.29** | **15,010.00** | **115,470.04** | **= Ending Balance =** |
| **1136-0080** | | | | **Pinnacle CD Matures 5/25/26 ...** | | | | | **20,000.00** | **= Beginning Balance =** |
| c.vatc | The Village at ... | 08/25/2025 | 08/2025 | Interest on CD | J-80806 | | 244.00 | 0.00 | 20,244.00 | Interest on CD |
| | | | | **Net Change=244.00** | | | **244.00** | **0.00** | **20,244.00** | **= 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** | | | | | **-3,702.14** | **= Beginning Balance =** |
| | | | | **Net Change=0.00** | | | **0.00** | **0.00** | **-3,702.14** | **= Ending Balance =** |
| **5720-0000** | | | | **Interest on Bank Accounts** | | | | | **-1,537.99** | **= Beginning Balance =** |
| c.vatc | The Village at ... | 08/25/2025 | 08/2025 | Interest on CD | J-80806 | | 0.00 | 244.00 | -1,781.99 | Interest on CD |
| c.vatc | The Village at ... | 08/31/2025 | 08/2025 | Interest | J-81038 | | 0.00 | 205.29 | -1,987.28 | Interest |
| | | | | **Net Change=-449.29** | | | **0.00** | **449.29** | **-1,987.28** | **= Ending Balance =** |
| **5756-0000** | | | | **Capital Reserve Funds** | | | | | **-28,000.00** | **= Beginning Balance =** |
| c.vatc | The Village at ... | 08/28/2025 | 08/2025 | Capital | J-80761 | | 0.00 | 4,000.00 | -32,000.00 | Capital |
| | | | | **Net Change=-4,000.00** | | | **0.00** | **4,000.00** | **-32,000.00** | **= 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** | | | | | **4,221.44** | **= Beginning Balance =** |
| | | | | **Net Change=0.00** | | | **0.00** | **0.00** | **4,221.44** | **= Ending Balance =** |
| **7750-0035** | | | | **Capital Rsv - Decks** | | | | | **0.00** | **= Beginning Balance =** |
| c.vatc | The Village at ... | 08/13/2025 | 08/2025 | Legacy Home Builders, LLC (l... | K-277706 | 149 | 15,010.00 | 0.00 | 15,010.00 | Deck Repair VATC |
| | | | | **Net Change=15,010.00** | | | **15,010.00** | **0.00** | **15,010.00** | **= Ending Balance =** |

# General Ledger

Period = Aug 2025

Book = Cash ; Tree = hoa_tb

Sort On =

| Property | Property Name | Date | Period | Person/Description | Control | Reference | Debit | Credit | Balance | Remarks |
|---|---|---|---|---|---|---|---|---|---|---|
| 7750-0040 | | | | Capital Rsv - Road Reseal/Surface | | | | | 6,770.00 | = Beginning Balance = |
| | | | | Net Change=0.00 | | | 0.00 | 0.00 | 6,770.00 | = Ending Balance = |
| 7750-0117 | | | | Capital Rsv. - Lighting | | | | | 2,040.94 | = Beginning Balance = |
| | | | | Net Change=0.00 | | | 0.00 | 0.00 | 2,040.94 | = Ending Balance = |
| | | | | | | | 19,459.29 | 19,459.29 | | |

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