Balance Sheet

Period = Jul 2026

Book = Accrual ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Operating Cash 1	93,715.11
Capital Reserve Account	296,770.69
Operating Reserve Account	16,022.22
CD Pinnacle Matures 10/2/26 @ 3.43%	43,304.65
CD Pinnacle Mat 12/31/26 @ 3.56%	32,489.77
TOTAL CASH	482,302.44
OTHER ASSETS	
Accounts Receivable	9,816.41
Allowance for Doubtful Accounts	-520.40
TOTAL OTHER ASSETS	9,296.01
PROPERTY	
Accumulated Depreciation - Buildings	-20.84
Furniture & Equipment	1,655.84
Accum. Depr. - Furn. & Equip.	-213.00
-Personal Prop. Depreciation	-1,422.00
TOTAL PROPERTY	0.00
TOTAL ASSETS	**491,598.45**
LIABILITIES & OWNERS EQUITY	
LIABILITIES	
Accounts Payable	8,245.20
Association Dues Paid in Advance	14,673.14
TOTAL LIABILITIES	22,918.34
OWNERS EQUITY	
Ending Owners Equity	225,976.11
Retained Earnings-Reserve	-242,704.00
TOTAL OWNERS EQUITY	468,680.11
TOTAL LIABILITIES & OWNERS EQUITY	**491,598.45**

Balance Sheet

Period = Jul 2026

Book = Accrual ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Operating Cash 1	93,715.11
TOTAL CASH	93,715.11
OTHER ASSETS	
Accounts Receivable	9,816.41
Allowance for Doubtful Accounts	-520.40
TOTAL OTHER ASSETS	9,296.01
PROPERTY	
Accumulated Depreciation - Buildings	-20.84
Furniture & Equipment	316.00
Accum. Depr. - Furn. & Equip.	-213.00
-Personal Prop. Depreciation	-1,264.00
TOTAL PROPERTY	-1,181.84
TOTAL ASSETS	**101,829.28**
LIABILITIES & OWNERS EQUITY	
LIABILITIES	
Accounts Payable	8,245.20
Association Dues Paid in Advance	14,673.14
TOTAL LIABILITIES	22,918.34
OWNERS EQUITY	
Ending Owners Equity	92,214.76
Retained Earnings-Reserve	13,303.82
TOTAL OWNERS EQUITY	78,910.94
TOTAL LIABILITIES & OWNERS EQUITY	**101,829.28**

Budget Comparison Cash Flow

Period = Jul 2026

Book = Accrual ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
REVENUE									
INCOME									
Association Dues	49,280.00	49,280.00	0.00	0.00	344,960.00	344,960.00	0.00	0.00	591,360.00
TOTAL INCOME	49,280.00	49,280.00	0.00	0.00	344,960.00	344,960.00	0.00	0.00	591,360.00
OTHER INCOME									
Reimb for Repairs	0.00	0.00	0.00	N/A	870.50	0.00	870.50	N/A	0.00
Late Fee	0.00	0.00	0.00	N/A	150.00	0.00	150.00	N/A	0.00
Legal Fees Income	0.00	0.00	0.00	N/A	402.00	0.00	402.00	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	0.00	35.00	N/A	1,597.50	0.00	1,597.50	N/A	0.00
TOTAL REVENUE	**49,315.00**	**49,280.00**	**35.00**	**0.07**	**346,557.50**	**344,960.00**	**1,597.50**	**0.46**	**591,360.00**
EXPENSES									
REPAIRS & MAINT - GENERAL									
Repairs & Maintenance	185.20	3,652.50	3,467.30	94.93	17,194.99	25,567.50	8,372.51	32.75	43,830.00
Exterminating	350.00	0.00	-350.00	N/A	1,050.00	803.50	-246.50	-30.68	1,607.00
TOTAL REPAIRS & MAINT - GENERAL	535.20	3,652.50	3,117.30	85.35	18,244.99	26,371.00	8,126.01	30.81	45,437.00
REPAIRS & MAINT. - CONTRACT									
Garage Door Preventive Maintenance	0.00	20.00	20.00	100.00	0.00	140.00	140.00	100.00	240.00
Garage Door Repair	0.00	281.58	281.58	100.00	1,878.18	1,971.06	92.88	4.71	3,379.00
Elevator Inspections	0.00	938.50	938.50	100.00	1,740.00	938.50	-801.50	-85.40	1,877.00
Elevator Preventive Maintenance	5,648.72	4,929.25	-719.47	-14.60	15,626.16	14,787.75	-838.41	-5.67	19,717.00
Elevator Repairs	0.00	1,445.25	1,445.25	100.00	0.00	10,116.75	10,116.75	100.00	17,343.00
Elevator Telephone	177.99	301.33	123.34	40.93	2,792.79	2,109.31	-683.48	-32.40	3,616.00
HVAC Maintenance	0.00	271.75	271.75	100.00	1,493.50	1,902.25	408.75	21.49	3,261.00
HVAC Repair	0.00	0.00	0.00	N/A	380.00	0.00	-380.00	N/A	0.00
Fire System Telephone	523.89	469.33	-54.56	-11.63	3,663.26	3,285.31	-377.95	-11.50	5,632.00
Fire Panel Monitoring	0.00	458.00	458.00	100.00	520.00	1,374.00	854.00	62.15	1,832.00
Fire Code Inspections	3,284.90	869.17	-2,415.73	-277.94	4,648.90	6,084.19	1,435.29	23.59	10,430.00
Fire System Water	165.77	0.00	-165.77	N/A	165.77	0.00	-165.77	N/A	0.00
Fire System Repair	3,600.00	880.25	-2,719.75	-308.97	5,092.58	6,161.75	1,069.17	17.35	10,563.00
TOTAL REPAIRS & MAINT.-CONTRACT	13,401.27	10,864.41	-2,536.86	-23.35	38,001.14	48,870.87	10,869.73	22.24	77,890.00
HOUSEKEEPING									
Cleaning Services	2,578.00	2,000.00	-578.00	-28.90	18,091.00	14,000.00	-4,091.00	-29.22	24,000.00

Budget Comparison Cash Flow

Period = Jul 2026

Book = Accrual ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Cleaning Garage	0.00	83.33	83.33	100.00	0.00	583.31	583.31	100.00	1,000.00
TOTAL HOUSEKEEPING	2,578.00	2,083.33	-494.67	-23.74	18,091.00	14,583.31	-3,507.69	-24.05	25,000.00
GROUNDS COSTS									
Snow Removal	0.00	0.00	0.00	N/A	5,669.00	3,705.00	-1,964.00	-53.01	3,705.00
Grounds Maintenance	2,599.00	2,561.50	-37.50	-1.46	17,785.00	17,930.50	145.50	0.81	30,738.00
Landscaping-Misc	3,015.00	283.33	-2,731.67	-964.13	3,015.00	1,983.31	-1,031.69	-52.02	3,400.00
Landscape Committee	0.00	833.33	833.33	100.00	5,122.51	5,833.31	710.80	12.19	10,000.00
TOTAL GROUNDS COST	5,614.00	3,678.16	-1,935.84	-52.63	31,591.51	29,452.12	-2,139.39	-7.26	47,843.00
SHARED COMMUNITY COSTS									
Snow Removal - Shared	0.00	0.00	0.00	N/A	1,192.04	1,525.00	332.96	21.83	1,525.00
Grounds Maintenance - Shared	587.36	611.50	24.14	3.95	4,111.52	4,280.50	168.98	3.95	7,338.00
Electricity - Shared	27.38	29.00	1.62	5.59	194.58	203.00	8.42	4.15	348.00
Security/Camera - Shared	18.18	18.42	0.24	1.30	133.50	128.94	-4.56	-3.54	221.00
TOTAL SHARED COMMUNITY COSTS	632.92	658.92	26.00	3.95	5,631.64	6,137.44	505.80	8.24	9,432.00
UTILITIES									
Electricity	2,207.89	2,690.75	482.86	17.95	19,585.17	18,835.25	-749.92	-3.98	32,289.00
Natural Gas	104.54	183.58	79.04	43.05	1,729.71	1,285.06	-444.65	-34.60	2,203.00
Water & Sewer	5,438.38	4,599.08	-839.30	-18.25	34,702.22	32,193.56	-2,508.66	-7.79	55,189.00
Storm Water	0.00	0.00	0.00	N/A	2,118.90	2,058.00	-60.90	-2.96	4,116.00
TOTAL UTILITIES	7,750.81	7,473.41	-277.40	-3.71	58,136.00	54,371.87	-3,764.13	-6.92	93,797.00
ADMINISTRATIVE COSTS									
Management Fees	2,352.68	2,352.67	-0.01	0.00	16,468.76	16,468.69	-0.07	0.00	28,232.00
Committee Expenses	0.00	83.33	83.33	100.00	168.91	583.31	414.40	71.04	1,000.00
Insurance	8,787.25	9,117.08	329.83	3.62	61,402.00	63,819.56	2,417.56	3.79	109,405.00
Bank Charges	11.39	15.00	3.61	24.07	23.14	105.00	81.86	77.96	180.00
UOA Meetings	0.00	212.75	212.75	100.00	2,198.17	1,489.25	-708.92	-47.60	2,553.00
Legal Fees	264.43	283.25	18.82	6.64	4,220.32	1,982.75	-2,237.57	-112.85	3,399.00
Registration & Annual Report Fees	0.00	0.00	0.00	N/A	25.00	25.00	0.00	0.00	105.00
Annual Audit Fee	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00
Tax Return Review	0.00	0.00	0.00	N/A	315.00	0.00	-315.00	N/A	0.00
Copies Mailings Postage	53.24	159.83	106.59	66.69	496.00	1,118.81	622.81	55.67	1,918.00
TOTAL ADMINISTRATIVE COSTS	11,468.99	12,223.91	754.92	6.18	85,317.30	86,592.37	1,275.07	1.47	147,792.00
TRANSFER TO RESERVES									
Transfer to Capital Reserve Fund	11,041.33	11,041.33	0.00	0.00	77,289.31	77,289.31	0.00	0.00	132,496.00
Transfer to Operating Reserve Fund	833.33	833.33	0.00	0.00	5,833.31	5,833.31	0.00	0.00	10,000.00

Budget Comparison Cash Flow

Period = Jul 2026

Book = Accrual ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
TOTAL TRANSFER TO RESERVES	11,874.66	11,874.66	0.00	0.00	83,122.62	83,122.62	0.00	0.00	142,496.00
TOTAL EXPENSES	**53,855.85**	**52,509.30**	**-1,346.55**	**-2.56**	**338,136.20**	**349,501.60**	**11,365.40**	**3.25**	**589,687.00**
NET INCOME	**-4,540.85**	**-3,229.30**	**-1,311.55**	**-40.61**	**8,421.30**	**-4,541.60**	**12,962.90**	**285.43**	**1,673.00**
ADJUSTMENTS									
Association Dues Paid in Advance	2,920.00	0.00	2,920.00	N/A	6,925.00	0.00	6,925.00	N/A	0.00
TOTAL ADJUSTMENTS	2,920.00	0.00	2,920.00	N/A	6,925.00	0.00	6,925.00	N/A	0.00
CASH FLOW	-1,620.85	-3,229.30	1,608.45	49.81	15,346.30	-4,541.60	19,887.90	437.91	1,673.00

Cash Flow Statement

Period = Jul 2026

Book = Accrual ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
INCOME				
Association Dues	49,280.00	0.00	344,960.00	0.00
TOTAL INCOME	49,280.00	0.00	344,960.00	0.00
OTHER INCOME				
Reimb for Repairs	0.00	0.00	870.50	0.00
Late Fee	0.00	0.00	150.00	0.00
Legal Fees Income	0.00	0.00	402.00	0.00
NSF Bank Chg	35.00	0.00	175.00	0.00
TOTAL OTHER INCOME	35.00	0.00	1,597.50	0.00
TOTAL REVENUE	**49,315.00**	**0.00**	**346,557.50**	**0.00**
EXPENSES				
REPAIRS & MAINT - GENERAL				
Repairs & Maintenance	185.20	0.00	17,194.99	0.00
Exterminating	350.00	0.00	1,050.00	0.00
TOTAL REPAIRS & MAINT - GENERAL	535.20	0.00	18,244.99	0.00
REPAIRS & MAINT. - CONTRACT				
Garage Door Repair	0.00	0.00	1,878.18	0.00
Elevator Inspections	0.00	0.00	1,740.00	0.00
Elevator Preventive Maintenance	5,648.72	0.00	15,626.16	0.00
Elevator Telephone	177.99	0.00	2,792.79	0.00
HVAC Maintenance	0.00	0.00	1,493.50	0.00
HVAC Repair	0.00	0.00	380.00	0.00
Fire System Telephone	523.89	0.00	3,663.26	0.00
Fire Panel Monitoring	0.00	0.00	520.00	0.00
Fire Code Inspections	3,284.90	0.00	4,648.90	0.00
Fire System Water	165.77	0.00	165.77	0.00
Fire System Repair	3,600.00	0.00	5,092.58	0.00
TOTAL REPAIRS & MAINT.-CONTRACT	13,401.27	0.00	38,001.14	0.00
HOUSEKEEPING				
Cleaning Services	2,578.00	0.00	18,091.00	0.00
TOTAL HOUSEKEEPING	2,578.00	0.00	18,091.00	0.00
GROUNDS COSTS				
Snow Removal	0.00	0.00	5,669.00	0.00
Grounds Maintenance	2,599.00	0.00	17,785.00	0.00
Landscaping-Misc	3,015.00	0.00	3,015.00	0.00
Landscape Committee	0.00	0.00	5,122.51	0.00
TOTAL GROUNDS COST	5,614.00	0.00	31,591.51	0.00
SHARED COMMUNITY COSTS				
Snow Removal - Shared	0.00	0.00	1,192.04	0.00
Grounds Maintenance - Shared	587.36	0.00	4,111.52	0.00
Electricity - Shared	27.38	0.00	194.58	0.00
Security/Camera - Shared	18.18	0.00	133.50	0.00
TOTAL SHARED COMMUNITY COSTS	632.92	0.00	5,631.64	0.00
UTILITIES				

Cash Flow Statement

Period = Jul 2026

Book = Accrual ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
Electricity	2,207.89	0.00	19,585.17	0.00
Natural Gas	104.54	0.00	1,729.71	0.00
Water & Sewer	5,438.38	0.00	34,702.22	0.00
Storm Water	0.00	0.00	2,118.90	0.00
TOTAL UTILITIES	7,750.81	0.00	58,136.00	0.00
ADMINISTRATIVE COSTS				
Management Fees	2,352.68	0.00	16,468.76	0.00
Committee Expenses	0.00	0.00	168.91	0.00
Insurance	8,787.25	0.00	61,402.00	0.00
Bank Charges	11.39	0.00	23.14	0.00
UOA Meetings	0.00	0.00	2,198.17	0.00
Legal Fees	264.43	0.00	4,220.32	0.00
Registration & Annual Report Fees	0.00	0.00	25.00	0.00
Tax Return Review	0.00	0.00	315.00	0.00
Copies Mailings Postage	53.24	0.00	496.00	0.00
TOTAL ADMINISTRATIVE COSTS	11,468.99	0.00	85,317.30	0.00
TRANSFER TO RESERVES				
Transfer to Capital Reserve Fund	11,041.33	0.00	77,289.31	0.00
Transfer to Operating Reserve Fund	833.33	0.00	5,833.31	0.00
TOTAL TRANSFER TO RESERVES	11,874.66	0.00	83,122.62	0.00
TOTAL EXPENSES	**53,855.85**	**0.00**	**338,136.20**	**0.00**
NET INCOME	**-4,540.85**	**0.00**	**8,421.30**	**0.00**
ADJUSTMENTS				
Association Dues Paid in Advance	2,920.00	0.00	6,925.00	0.00
TOTAL ADJUSTMENTS	2,920.00	0.00	6,925.00	0.00
CASH FLOW	-1,620.85	0.00	15,346.30	0.00

Period to Date	**Beginning Balance**	**Ending Balance**	**Difference**
Operating Cash 1	91,185.96	93,715.11	2,529.15
The Donald C. Bruster Management Education Fund	0.00	0.00	0.00
CD Pinnacle Matures 10/02/26 @ 3.43%	0.00	0.00	0.00
CD ST Matures 6/3/20 @ 2.23%	0.00	0.00	0.00
CD ST Matures 6/3/20 @ 2.23%	0.00	0.00	0.00
Total Cash	**91,185.96**	**93,715.11**	**2,529.15**

Year to Date	**Beginning Balance**	**Ending Balance**	**Difference**
Operating Cash 1	73,127.81	93,715.11	20,587.30
The Donald C. Bruster Management Education Fund	0.00	0.00	0.00
CD Pinnacle Matures 10/02/26 @ 3.43%	0.00	0.00	0.00
CD ST Matures 6/3/20 @ 2.23%	0.00	0.00	0.00
CD ST Matures 6/3/20 @ 2.23%	0.00	0.00	0.00
Total Cash	**73,127.81**	**93,715.11**	**20,587.30**

Balance Sheet

Period = Jul 2026

Book = Accrual ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Operating Reserve Account	16,022.22
TOTAL CASH	16,022.22
TOTAL ASSETS	**16,022.22**
LIABILITIES & OWNERS EQUITY	
OWNERS EQUITY	
Ending Owners Equity	16,022.22
TOTAL OWNERS EQUITY	16,022.22
TOTAL LIABILITIES & OWNERS EQUITY	**16,022.22**

Budget Comparison Cash Flow

Period = Jul 2026

Book = Accrual ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
REVENUE									
OTHER INCOME									
Interest on Bank Accounts	16.16	0.00	16.16	N/A	92.43	0.00	92.43	N/A	0.00
Operating Reserve Funds	833.33	0.00	833.33	N/A	5,833.31	0.00	5,833.31	N/A	0.00
TOTAL OTHER INCOME	849.49	0.00	849.49	N/A	5,925.74	0.00	5,925.74	N/A	0.00
TOTAL REVENUE	**849.49**	**0.00**	**849.49**	**N/A**	**5,925.74**	**0.00**	**5,925.74**	**N/A**	**0.00**
NET INCOME	**849.49**	**0.00**	**849.49**	**N/A**	**5,925.74**	**0.00**	**5,925.74**	**N/A**	**0.00**
ADJUSTMENTS									
Operating Reserve Account	-849.49	0.00	-849.49	N/A	-5,925.74	0.00	-5,925.74	N/A	0.00
TOTAL ADJUSTMENTS	-849.49	0.00	-849.49	N/A	-5,925.74	0.00	-5,925.74	N/A	0.00
CASH FLOW	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	0.00

Cash Flow Statement

Period = Jul 2026

Book = Accrual ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	16.16	0.00	92.43	0.00
Operating Reserve Funds	833.33	0.00	5,833.31	0.00
TOTAL OTHER INCOME	849.49	0.00	5,925.74	0.00
TOTAL REVENUE	**849.49**	**0.00**	**5,925.74**	**0.00**
NET INCOME	**849.49**	**0.00**	**5,925.74**	**0.00**
ADJUSTMENTS				
Operating Reserve Account	-849.49	0.00	-5,925.74	0.00
TOTAL ADJUSTMENTS	-849.49	0.00	-5,925.74	0.00
CASH FLOW	0.00	0.00	0.00	0.00

Period to Date	**Beginning Balance**	**Ending Balance**	**Difference**
Operating Reserve Account	15,172.73	16,022.22	849.49
Total Cash	**15,172.73**	**16,022.22**	**849.49**

Year to Date	**Beginning Balance**	**Ending Balance**	**Difference**
Operating Reserve Account	10,096.48	16,022.22	5,925.74
Total Cash	**10,096.48**	**16,022.22**	**5,925.74**

General Ledger

Period = Jul 2026

Book = Accrual ; Tree = hoa_tb

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1127-0000				**Operating Reserve Account**					**15,172.73**	**= Beginning Balance =**
				Journal Batch 33642			833.33		16,006.06	
				Journal Batch 33717			16.16		16,022.22	
				Net Change=849.49			**849.49**	**0.00**	**16,022.22**	**= Ending Balance =**
3800-0000				**Retained Earnings**					**-10,096.48**	**= Beginning Balance =**
				Net Change=0.00			**0.00**	**0.00**	**-10,096.48**	**= Ending Balance =**
5720-0000				**Interest on Bank Accounts**					**-76.27**	**= Beginning Balance =**
r.pr	UOA of Pheas...	07/31/2026	07/2026	Interest	J-85924		0.00	16.16	-92.43	Interest
				Net Change=-16.16			**0.00**	**16.16**	**-92.43**	**= Ending Balance =**
5759-0000				**Operating Reserve Funds**					**-4,999.98**	**= Beginning Balance =**
r.pr	UOA of Pheas...	07/29/2026	07/2026	Reserve	J-85648		0.00	833.33	-5,833.31	Reserve
				Net Change=-833.33			**0.00**	**833.33**	**-5,833.31**	**= Ending Balance =**
							849.49	**849.49**		

Balance Sheet

Period = Jul 2026
Book = Accrual ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Capital Reserve Account	296,770.69
CD Pinnacle Matures 10/2/26 @ 3.43%	43,304.65
CD Pinnacle Mat 12/31/26 @ 3.56%	32,489.77
TOTAL CASH	372,565.11
PROPERTY	
Furniture & Equipment	1,339.84
-Personal Prop. Depreciation	-158.00
TOTAL PROPERTY	1,181.84
TOTAL ASSETS	**373,746.95**
LIABILITIES & OWNERS EQUITY	
OWNERS EQUITY	
Ending Owners Equity	117,739.13
Retained Earnings-Reserve	-256,007.82
TOTAL OWNERS EQUITY	373,746.95
TOTAL LIABILITIES & OWNERS EQUITY	**373,746.95**

Budget Comparison Cash Flow

Period = Jul 2026

Book = Accrual ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
REVENUE									
OTHER INCOME									
Interest on Bank Accounts	361.82	0.00	361.82	N/A	3,529.15	0.00	3,529.15	N/A	0.00
Capital Reserve Funds	11,041.33	0.00	11,041.33	N/A	77,289.31	0.00	77,289.31	N/A	0.00
TOTAL OTHER INCOME	11,403.15	0.00	11,403.15	N/A	80,818.46	0.00	80,818.46	N/A	0.00
TOTAL REVENUE	**11,403.15**	**0.00**	**11,403.15**	**N/A**	**80,818.46**	**0.00**	**80,818.46**	**N/A**	**0.00**
EXPENSES									
CAPITAL RESERVE EXPENSES									
Capital Rsv - Painting	0.00	0.00	0.00	N/A	29,935.00	0.00	-29,935.00	N/A	0.00
Capital Rsv - Garage Doors	1,929.00	0.00	-1,929.00	N/A	1,929.00	0.00	-1,929.00	N/A	0.00
Capital Rsv - HVAC	0.00	0.00	0.00	N/A	13,200.00	0.00	-13,200.00	N/A	0.00
Capital Rsv - Elevator	61,921.00	0.00	-61,921.00	N/A	66,921.00	0.00	-66,921.00	N/A	0.00
TOTAL CAPITAL RESERVE EXPENSES	63,850.00	0.00	-63,850.00	N/A	111,985.00	0.00	-111,985.00	N/A	0.00
TOTAL EXPENSES	**63,850.00**	**0.00**	**-63,850.00**	**N/A**	**111,985.00**	**0.00**	**-111,985.00**	**N/A**	**0.00**
NET INCOME	**-52,446.85**	**0.00**	**-52,446.85**	**N/A**	**-31,166.54**	**0.00**	**-31,166.54**	**N/A**	**0.00**
ADJUSTMENTS									
Capital Reserve Account	52,446.85	0.00	52,446.85	N/A	32,295.34	0.00	32,295.34	N/A	0.00
CD Pinnacle Matures 10/2/26 @ 3.43%	0.00	0.00	0.00	N/A	-1,128.09	0.00	-1,128.09	N/A	0.00
CD Pinnacle Mat 12/31/26 @ 3.56%	0.00	0.00	0.00	N/A	0.71	0.00	-0.71	N/A	0.00
TOTAL ADJUSTMENTS	52,446.85	0.00	52,446.85	N/A	31,166.54	0.00	31,166.54	N/A	0.00
CASH FLOW	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	0.00

Cash Flow Statement

Period = Jul 2026

Book = Accrual ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	361.82	0.00	3,529.15	0.00
Capital Reserve Funds	11,041.33	0.00	77,289.31	0.00
TOTAL OTHER INCOME	11,403.15	0.00	80,818.46	0.00
TOTAL REVENUE	**11,403.15**	**0.00**	**80,818.46**	**0.00**
EXPENSES				
CAPITAL RESERVE EXPENSES				
Capital Rsv - Painting	0.00	0.00	29,935.00	0.00
Capital Rsv - Garage Doors	1,929.00	0.00	1,929.00	0.00
Capital Rsv - HVAC	0.00	0.00	13,200.00	0.00
Capital Rsv - Elevator	61,921.00	0.00	66,921.00	0.00
TOTAL CAPITAL RESERVE EXPENSES	63,850.00	0.00	111,985.00	0.00
TOTAL EXPENSES	**63,850.00**	**0.00**	**111,985.00**	**0.00**
NET INCOME	**-52,446.85**	**0.00**	**-31,166.54**	**0.00**
ADJUSTMENTS				
Capital Reserve Account	52,446.85	0.00	32,295.34	0.00
CD Pinnacle Matures 10/2/26 @ 3.43%	0.00	0.00	-1,128.09	0.00
CD Pinnacle Mat 12/31/26 @ 3.56%	0.00	0.00	0.71	0.00
TOTAL ADJUSTMENTS	52,446.85	0.00	31,166.54	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
The Donald C. Bruster Management Education Fund	0.00	0.00	0.00
Capital Reserve Account	349,217.54	296,770.69	-52,446.85
Certificate of Deposit	0.00	0.00	0.00
CD Pinnacle Matures 10/02/26 @ 3.43%	43,304.65	43,304.65	0.00
CD ST Matures 4/2/12 @ 0.60%	0.00	0.00	0.00
CD ST Matures 6/3/20 @ 2.23%	0.00	0.00	0.00
CD ST Matures 6/3/20 @ 2.23%	0.00	0.00	0.00
CD Truist Mat 1/18/24 @ 4.23%	0.00	0.00	0.00
Total Cash	**392,522.19**	**340,075.34**	**-52,446.85**

Year to Date	**Beginning Balance**	**Ending Balance**	**Difference**
Operating Cash 1	0.00	0.00	0.00
The Donald C. Bruster Management Education Fund	0.00	0.00	0.00
Capital Reserve Account	329,066.03	296,770.69	-32,295.34
Certificate of Deposit	0.00	0.00	0.00
CD Pinnacle Matures 10/02/26 @ 3.43%	42,176.56	43,304.65	1,128.09
CD ST Matures 4/2/12 @ 0.60%	0.00	0.00	0.00
CD ST Matures 6/3/20 @ 2.23%	0.00	0.00	0.00
CD ST Matures 6/3/20 @ 2.23%	0.00	0.00	0.00
CD Truist Mat 1/18/24 @ 4.23%	0.00	0.00	0.00
Total Cash	**371,242.59**	**340,075.34**	**-31,167.25**

General Ledger

Period = Jul 2026

Book = Accrual ; Tree = hoa_tb

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1126-0000				**Capital Reserve Account**					**349,217.54**	**= Beginning Balance =**
				Check Batch 81225				1,929.00	347,288.54	
				Check Batch 81332				61,921.00	285,367.54	
				Journal Batch 33642			11,041.33		296,408.87	
				Journal Batch 33715			361.82		296,770.69	
				Net Change=-52,446.85			**11,403.15**	**63,850.00**	**296,770.69**	**= Ending Balance =**
1136-0007				**CD Pinnacle Matures 10/2/26 ...**					**43,304.65**	**= Beginning Balance =**
				Net Change=0.00			**0.00**	**0.00**	**43,304.65**	**= Ending Balance =**
1136-0023				**CD Pinnacle Mat 12/31/26 @ ...**					**32,489.77**	**= Beginning Balance =**
				Net Change=0.00			**0.00**	**0.00**	**32,489.77**	**= Ending Balance =**
1760-0000				**Equipment**					**1,339.84**	**= Beginning Balance =**
				Net Change=0.00			**0.00**	**0.00**	**1,339.84**	**= Ending Balance =**
1780-0000				**-Personal Prop. Depreciation**					**-158.00**	**= Beginning Balance =**
				Net Change=0.00			**0.00**	**0.00**	**-158.00**	**= Ending Balance =**
2200-0000				**Accounts Payable**					**0.00**	**= Beginning Balance =**
				Payable Batch 51746				61,921.00	-61,921.00	
				Payable Batch 51637				1,929.00	-63,850.00	
				Check Batch 81225			1,929.00		-61,921.00	
				Check Batch 81332			61,921.00		0.00	
				Net Change=0.00			**63,850.00**	**63,850.00**	**0.00**	**= Ending Balance =**
3800-0000				**Retained Earnings**					**-148,905.67**	**= Beginning Balance =**
				Net Change=0.00			**0.00**	**0.00**	**-148,905.67**	**= Ending Balance =**
3800-0001				**Retained Earnings-Reserve**					**-256,007.82**	**= Beginning Balance =**
				Net Change=0.00			**0.00**	**0.00**	**-256,007.82**	**= Ending Balance =**
5720-0000				**Interest on Bank Accounts**					**-3,167.33**	**= Beginning Balance =**
c.pr	The UOA of P...	07/31/2026	07/2026	Interest	J-85922		0.00	361.82	-3,529.15	Interest
				Net Change=-361.82			**0.00**	**361.82**	**-3,529.15**	**= Ending Balance =**
5756-0000				**Capital Reserve Funds**					**-66,247.98**	**= Beginning Balance =**
c.pr	The UOA of P...	07/29/2026	07/2026	Capital	J-85647		0.00	11,041.33	-77,289.31	Capital

General Ledger

Period = Jul 2026

Book = Accrual ; Tree = hoa_tb

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
				Net Change=-11,041.33			**0.00**	**11,041.33**	**-77,289.31**	**= Ending Balance =**
7750-0015				**Capital Rsv - Painting**					**29,935.00**	**= Beginning Balance =**
				Net Change=0.00			**0.00**	**0.00**	**29,935.00**	**= Ending Balance =**
7750-0045				**Capital Rsv. - Garage Doors**					**0.00**	**= Beginning Balance =**
c.pr	The UOA of P...	06/29/2026	07/2026	Door Service, Inc. (doorserv)	P-661131	13413	1,929.00	0.00	1,929.00	Repalce high volume receiver & 47 811 remote...
				Net Change=1,929.00			**1,929.00**	**0.00**	**1,929.00**	**= Ending Balance =**
7750-0070				**Capital Rsv - HVAC**					**13,200.00**	**= Beginning Balance =**
				Net Change=0.00			**0.00**	**0.00**	**13,200.00**	**= Ending Balance =**
7750-0120				**Capital Rsv. - Elevator**					**5,000.00**	**= Beginning Balance =**
c.pr	The UOA of P...	06/18/2026	07/2026	Southern Elevator Company Inc...	P-661396	1002519	61,921.00	0.00	66,921.00	50% deposit Q2065 779834 modernization E...
				Net Change=61,921.00			**61,921.00**	**0.00**	**66,921.00**	**= Ending Balance =**
							139,103.15	**139,103.15**		