Balance Sheet

Period = Oct 2025
Book = Accrual ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Operating Cash 1	90,587.43
TOTAL CASH	90,587.43
OTHER ASSETS	
Accounts Receivable	7,815.41
Allowance for Doubtful Accounts	-520.40
TOTAL OTHER ASSETS	7,295.01
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	**96,700.60**
LIABILITIES & OWNERS EQUITY	
LIABILITIES	
Accounts Payable	12,996.36
Association Dues Paid in Advance	11,453.34
TOTAL LIABILITIES	24,449.70
OWNERS EQUITY	
Ending Owners Equity	85,554.72
Retained Earnings-Reserve	13,303.82
TOTAL OWNERS EQUITY	72,250.90
TOTAL LIABILITIES & OWNERS EQUITY	**96,700.60**

Pheasant Ridge Oper. All (hoa.prop)

Budget Comparison Cash Flow

Period = Oct 2025

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	492,800.00	492,800.00	0.00	0.00	591,360.00
TOTAL INCOME	49,280.00	49,280.00	0.00	0.00	492,800.00	492,800.00	0.00	0.00	591,360.00
OTHER INCOME									
Reimb for Repairs	1,855.00	0.00	1,855.00	N/A	1,855.00	0.00	1,855.00	N/A	0.00
Late Fee	0.00	0.00	0.00	N/A	50.00	0.00	50.00	N/A	0.00
Legal Fees Income	0.00	0.00	0.00	N/A	949.00	0.00	949.00	N/A	0.00
TOTAL OTHER INCOME	1,855.00	0.00	1,855.00	N/A	2,854.00	0.00	2,854.00	N/A	0.00
TOTAL REVENUE	**51,135.00**	**49,280.00**	**1,855.00**	**3.76**	**495,654.00**	**492,800.00**	**2,854.00**	**0.58**	**591,360.00**
EXPENSES									
REPAIRS & MAINT - GENERAL									
Repairs & Maintenance	6,435.88	2,622.42	-3,813.46	-145.42	72,372.93	26,224.20	-46,148.73	-175.98	31,469.00
Exterminating	350.00	151.75	-198.25	-130.64	1,525.00	1,517.50	-7.50	-0.49	1,821.00
Insurance Claims - Repairs	1,871.94	833.33	-1,038.61	-124.63	1,871.94	8,333.30	6,461.36	77.54	10,000.00
Building Supplies	0.00	0.00	0.00	N/A	252.39	0.00	-252.39	N/A	0.00
TOTAL REPAIRS & MAINT - GENERAL	8,657.82	3,607.50	-5,050.32	-140.00	76,022.26	36,075.00	-39,947.26	-110.73	43,290.00
REPAIRS & MAINT. - CONTRACT									
Garage Door Preventive Maintenance	0.00	20.00	20.00	100.00	0.00	200.00	200.00	100.00	240.00
Garage Door Repair	0.00	151.25	151.25	100.00	2,983.76	1,512.50	-1,471.26	-97.27	1,815.00
Elevator Inspections	0.00	0.00	0.00	N/A	4,034.00	960.00	-3,074.00	-320.21	1,920.00
Elevator Preventive Maintenance	4,751.16	4,751.25	0.09	0.00	19,610.64	19,005.00	-605.64	-3.19	19,005.00
Elevator Repairs	0.00	181.58	181.58	100.00	5,296.08	1,815.80	-3,480.28	-191.67	2,179.00
Elevator Telephone	334.35	276.58	-57.77	-20.89	3,207.68	2,765.80	-441.88	-15.98	3,319.00
HVAC Maintenance	0.00	275.00	275.00	100.00	1,538.50	2,750.00	1,211.50	44.05	3,300.00
HVAC Repair	0.00	66.08	66.08	100.00	0.00	660.80	660.80	100.00	793.00
Fire System Telephone	148.31	558.33	410.02	73.44	5,060.77	5,583.30	522.53	9.36	6,700.00
Fire Panel Monitoring	954.00	556.00	-398.00	-71.58	1,538.00	2,224.00	686.00	30.85	2,224.00
Fire Code Inspections	1,299.00	584.17	-714.83	-122.37	3,835.00	5,841.70	2,006.70	34.35	7,010.00
Fire System Repair	0.00	516.58	516.58	100.00	17,798.23	5,165.80	-12,632.43	-244.54	6,199.00
TOTAL REPAIRS & MAINT.-CONTRACT	7,486.82	7,936.82	450.00	5.67	64,902.66	48,484.70	-16,417.96	-33.86	54,704.00
HOUSEKEEPING									
Cleaning Services	0.00	2,416.67	2,416.67	100.00	19,562.13	24,166.70	4,604.57	19.05	29,000.00

Budget Comparison Cash Flow

Period = Oct 2025

Book = Accrual ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Cleaning Garage	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
TOTAL HOUSEKEEPING	0.00	2,466.67	2,466.67	100.00	19,562.13	24,666.70	5,104.57	20.69	29,600.00
GROUNDS COSTS									
Snow Removal	0.00	0.00	0.00	N/A	4,299.00	3,556.00	-743.00	-20.89	3,556.00
Grounds Maintenance	2,463.00	2,516.83	53.83	2.14	24,432.00	25,168.30	736.30	2.93	30,202.00
Landscaping-Misc	0.00	333.33	333.33	100.00	180.00	3,333.30	3,153.30	94.60	4,000.00
Landscape Committee	85.18	833.33	748.15	89.78	7,296.92	8,333.30	1,036.38	12.44	10,000.00
TOTAL GROUNDS COST	2,548.18	3,683.49	1,135.31	30.82	36,207.92	40,390.90	4,182.98	10.36	47,758.00
SHARED COMMUNITY COSTS									
Snow Removal - Shared	0.00	0.00	0.00	N/A	221.92	1,760.00	1,538.08	87.39	1,760.00
Grounds Maintenance - Shared	587.36	567.83	-19.53	-3.44	5,873.60	5,678.30	-195.30	-3.44	6,814.00
Electricity - Shared	28.67	67.17	38.50	57.32	288.93	671.70	382.77	56.99	806.00
Security/Camera - Shared	17.87	14.50	-3.37	-23.24	181.81	145.00	-36.81	-25.39	174.00
TOTAL SHARED COMMUNITY COSTS	633.90	649.50	15.60	2.40	6,566.26	8,255.00	1,688.74	20.46	9,554.00
UTILITIES									
Electricity	1,754.90	2,765.67	1,010.77	36.55	26,258.91	27,656.70	1,397.79	5.05	33,188.00
Natural Gas	157.66	192.58	34.92	18.13	2,054.15	1,925.80	-128.35	-6.66	2,311.00
Water & Sewer	5,028.10	4,991.33	-36.77	-0.74	53,069.08	49,913.30	-3,155.78	-6.32	59,896.00
Storm Water	0.00	0.00	0.00	N/A	3,990.00	6,653.00	2,663.00	40.03	6,653.00
TOTAL UTILITIES	6,940.66	7,949.58	1,008.92	12.69	85,372.14	86,148.80	776.66	0.90	102,048.00
ADMINISTRATIVE COSTS									
Management Fees	2,240.00	2,240.00	0.00	0.00	22,400.00	22,400.00	0.00	0.00	26,880.00
Office Expense	0.00	0.00	0.00	N/A	16.67	0.00	-16.67	N/A	0.00
Committee Expenses	0.00	41.67	41.67	100.00	699.53	416.70	-282.83	-67.87	500.00
Website	0.00	0.00	0.00	N/A	324.00	0.00	-324.00	N/A	0.00
Insurance	8,481.00	10,915.75	2,434.75	22.30	84,601.25	109,157.50	24,556.25	22.50	130,989.00
Bank Charges	0.00	15.00	15.00	100.00	0.00	150.00	150.00	100.00	180.00
UOA Meetings	0.00	250.00	250.00	100.00	2,430.97	2,500.00	69.03	2.76	3,000.00
Legal Fees	56.50	83.33	26.83	32.20	3,002.90	833.30	-2,169.60	-260.36	1,000.00
Registration & Annual Report Fees	80.00	80.00	0.00	0.00	185.00	105.00	-80.00	-76.19	105.00
Annual Audit Fee	0.00	0.00	0.00	N/A	0.00	5,500.00	5,500.00	100.00	5,500.00
Tax Return Preparation	0.00	0.00	0.00	N/A	370.00	0.00	-370.00	N/A	0.00
Copies Mailings Postage	50.69	104.67	53.98	51.57	1,555.36	1,046.70	-508.66	-48.60	1,256.00
TOTAL ADMINISTRATIVE COSTS	10,908.19	13,730.42	2,822.23	20.55	115,585.68	142,109.20	26,523.52	18.66	169,410.00
TRANSFER TO RESERVES									

Pheasant Ridge Oper. All (hoa.prop)

Budget Comparison Cash Flow

Period = Oct 2025

Book = Accrual ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Transfer to Capital Reserve Fund	9,826.75	10,416.33	589.58	5.66	98,267.50	104,163.30	5,895.80	5.66	124,996.00
Transfer to Operating Reserve Fund	0.00	833.33	833.33	100.00	10,000.00	8,333.30	-1,666.70	-20.00	10,000.00
TOTAL TRANSFER TO RESERVES	9,826.75	11,249.66	1,422.91	12.65	108,267.50	112,496.60	4,229.10	3.76	134,996.00
TOTAL EXPENSES	**47,002.32**	**51,273.64**	**4,271.32**	**8.33**	**512,486.55**	**498,626.90**	**-13,859.65**	**-2.78**	**591,360.00**
NET INCOME	**4,132.68**	**-1,993.64**	**6,126.32**	**307.29**	**-16,832.55**	**-5,826.90**	**-11,005.65**	**-188.88**	**0.00**
ADJUSTMENTS									
Association Dues Paid in Advance	-385.00	0.00	-385.00	N/A	576.20	0.00	576.20	N/A	0.00
TOTAL ADJUSTMENTS	-385.00	0.00	-385.00	N/A	576.20	0.00	576.20	N/A	0.00
CASH FLOW	3,747.68	-1,993.64	5,741.32	287.98	-16,256.35	-5,826.90	-10,429.45	-178.99	0.00

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Pheasant Ridge All Bldgs (hoa.pr)

Balance Sheet

Period = Oct 2025

Book = Accrual ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Operating Cash 1	90,587.43
Capital Reserve Account	322,425.96
CD Pinnacle Matures 1/2/26 @ 3.55%	42,176.56
CD Trust Mat 2/23/25 @ 4.0%	31,392.98
TOTAL CASH	486,582.93
OTHER ASSETS	
Accounts Receivable	7,815.41
Allowance for Doubtful Accounts	-520.40
TOTAL OTHER ASSETS	7,295.01
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	**493,877.94**
LIABILITIES & OWNERS EQUITY	
LIABILITIES	
Accounts Payable	12,996.36
Association Dues Paid in Advance	11,453.34
TOTAL LIABILITIES	24,449.70
OWNERS EQUITY	
Ending Owners Equity	226,724.24
Retained Earnings-Reserve	-242,704.00
TOTAL OWNERS EQUITY	469,428.24
TOTAL LIABILITIES & OWNERS EQUITY	**493,877.94**

Tuesday, November 04, 2025
11:24 AM

Budget Comparison Cash Flow

Period = Oct 2025
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	492,800.00	492,800.00	0.00	0.00	591,360.00
TOTAL INCOME	49,280.00	49,280.00	0.00	0.00	492,800.00	492,800.00	0.00	0.00	591,360.00
OTHER INCOME									
Reimb for Repairs	1,855.00	0.00	1,855.00	N/A	1,855.00	0.00	1,855.00	N/A	0.00
Interest on Bank Accounts	460.93	0.00	460.93	N/A	6,474.36	0.00	6,474.36	N/A	0.00
Capital Reserve Funds	9,826.75	0.00	9,826.75	N/A	98,267.50	0.00	98,267.50	N/A	0.00
Late Fee	0.00	0.00	0.00	N/A	50.00	0.00	50.00	N/A	0.00
Legal Fees Income	0.00	0.00	0.00	N/A	949.00	0.00	949.00	N/A	0.00
TOTAL OTHER INCOME	12,142.68	0.00	12,142.68	N/A	107,595.86	0.00	107,595.86	N/A	0.00
TOTAL REVENUE	**61,422.68**	**49,280.00**	**12,142.68**	**24.64**	**600,395.86**	**492,800.00**	**107,595.86**	**21.83**	**591,360.00**
EXPENSES									
REPAIRS & MAINT - GENERAL									
Repairs & Maintenance	6,435.88	2,622.42	-3,813.46	-145.42	72,372.93	26,224.20	-46,148.73	-175.98	31,469.00
Exterminating	350.00	151.75	-198.25	-130.64	1,525.00	1,517.50	-7.50	-0.49	1,821.00
Insurance Claims - Repairs	1,871.94	833.33	-1,038.61	-124.63	1,871.94	8,333.30	6,461.36	77.54	10,000.00
Building Supplies	0.00	0.00	0.00	N/A	252.39	0.00	-252.39	N/A	0.00
TOTAL REPAIRS & MAINT - GENERAL	8,657.82	3,607.50	-5,050.32	-140.00	76,022.26	36,075.00	-39,947.26	-110.73	43,290.00
REPAIRS & MAINT. - CONTRACT									
Garage Door Preventive Maintenance	0.00	20.00	20.00	100.00	0.00	200.00	200.00	100.00	240.00
Garage Door Repair	0.00	151.25	151.25	100.00	2,983.76	1,512.50	-1,471.26	-97.27	1,815.00
Elevator Inspections	0.00	0.00	0.00	N/A	4,034.00	960.00	-3,074.00	-320.21	1,920.00
Elevator Preventive Maintenance	4,751.16	4,751.25	0.09	0.00	19,610.64	19,005.00	-605.64	-3.19	19,005.00
Elevator Repairs	0.00	181.58	181.58	100.00	5,296.08	1,815.80	-3,480.28	-191.67	2,179.00
Elevator Telephone	334.35	276.58	-57.77	-20.89	3,207.68	2,765.80	-441.88	-15.98	3,319.00
HVAC Maintenance	0.00	275.00	275.00	100.00	1,538.50	2,750.00	1,211.50	44.05	3,300.00
HVAC Repair	0.00	66.08	66.08	100.00	0.00	660.80	660.80	100.00	793.00
Fire System Telephone	148.31	558.33	410.02	73.44	5,060.77	5,583.30	522.53	9.36	6,700.00
Fire Panel Monitoring	954.00	556.00	-398.00	-71.58	1,538.00	2,224.00	686.00	30.85	2,224.00
Fire Code Inspections	1,299.00	584.17	-714.83	-122.37	3,835.00	5,841.70	2,006.70	34.35	7,010.00
Fire System Repair	0.00	516.58	516.58	100.00	17,798.23	5,165.80	-12,632.43	-244.54	6,199.00
TOTAL REPAIRS & MAINT.-CONTRACT	7,486.82	7,936.82	450.00	5.67	64,902.66	48,484.70	-16,417.96	-33.86	54,704.00

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Budget Comparison Cash Flow

Period = Oct 2025

Book = Accrual ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
HOUSEKEEPING									
Cleaning Services	0.00	2,416.67	2,416.67	100.00	19,562.13	24,166.70	4,604.57	19.05	29,000.00
Cleaning Garage	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
TOTAL HOUSEKEEPING	0.00	2,466.67	2,466.67	100.00	19,562.13	24,666.70	5,104.57	20.69	29,600.00
GROUNDS COSTS									
Snow Removal	0.00	0.00	0.00	N/A	4,299.00	3,556.00	-743.00	-20.89	3,556.00
Grounds Maintenance	2,463.00	2,516.83	53.83	2.14	24,432.00	25,168.30	736.30	2.93	30,202.00
Landscaping-Misc	0.00	333.33	333.33	100.00	180.00	3,333.30	3,153.30	94.60	4,000.00
Landscape Committee	85.18	833.33	748.15	89.78	7,296.92	8,333.30	1,036.38	12.44	10,000.00
TOTAL GROUNDS COST	2,548.18	3,683.49	1,135.31	30.82	36,207.92	40,390.90	4,182.98	10.36	47,758.00
SHARED COMMUNITY COSTS									
Snow Removal - Shared	0.00	0.00	0.00	N/A	221.92	1,760.00	1,538.08	87.39	1,760.00
Grounds Maintenance - Shared	587.36	567.83	-19.53	-3.44	5,873.60	5,678.30	-195.30	-3.44	6,814.00
Electricity - Shared	28.67	67.17	38.50	57.32	288.93	671.70	382.77	56.99	806.00
Security/Camera - Shared	17.87	14.50	-3.37	-23.24	181.81	145.00	-36.81	-25.39	174.00
TOTAL SHARED COMMUNITY COSTS	633.90	649.50	15.60	2.40	6,566.26	8,255.00	1,688.74	20.46	9,554.00
UTILITIES									
Electricity	1,754.90	2,765.67	1,010.77	36.55	26,258.91	27,656.70	1,397.79	5.05	33,188.00
Natural Gas	157.66	192.58	34.92	18.13	2,054.15	1,925.80	-128.35	-6.66	2,311.00
Water & Sewer	5,028.10	4,991.33	-36.77	-0.74	53,069.08	49,913.30	-3,155.78	-6.32	59,896.00
Storm Water	0.00	0.00	0.00	N/A	3,990.00	6,653.00	2,663.00	40.03	6,653.00
TOTAL UTILITIES	6,940.66	7,949.58	1,008.92	12.69	85,372.14	86,148.80	776.66	0.90	102,048.00
CAPITAL RESERVE EXPENSES									
Capital Rsv - Other	0.00	0.00	0.00	N/A	3,700.00	0.00	-3,700.00	N/A	0.00
Capital Rsv - Fire/Security Panel	0.00	0.00	0.00	N/A	8,745.88	0.00	-8,745.88	N/A	0.00
Capital Rsv - Garage Doors	0.00	0.00	0.00	N/A	7,609.61	0.00	-7,609.61	N/A	0.00
Capital Rsv - HVAC	0.00	0.00	0.00	N/A	16,030.00	0.00	-16,030.00	N/A	0.00
Capital Rsv - Exhaust Fans	0.00	0.00	0.00	N/A	2,412.16	0.00	-2,412.16	N/A	0.00
Capital Rsv - Doors	0.00	0.00	0.00	N/A	17,755.22	0.00	-17,755.22	N/A	0.00
Capital Rsv - Elevator	0.00	0.00	0.00	N/A	10,240.17	0.00	-10,240.17	N/A	0.00
TOTAL CAPITAL RESERVE EXPENSES	0.00	0.00	0.00	N/A	66,493.04	0.00	-66,493.04	N/A	0.00
ADMINISTRATIVE COSTS									
Management Fees	2,240.00	2,240.00	0.00	0.00	22,400.00	22,400.00	0.00	0.00	26,880.00
Office Expense	0.00	0.00	0.00	N/A	16.67	0.00	-16.67	N/A	0.00
Committee Expenses	0.00	41.67	41.67	100.00	699.53	416.70	-282.83	-67.87	500.00

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Budget Comparison Cash Flow

Period = Oct 2025

Book = Accrual ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Website	0.00	0.00	0.00	N/A	324.00	0.00	-324.00	N/A	0.00
Insurance	8,481.00	10,915.75	2,434.75	22.30	84,601.25	109,157.50	24,556.25	22.50	130,989.00
Bank Charges	0.00	15.00	15.00	100.00	0.00	150.00	150.00	100.00	180.00
UOA Meetings	0.00	250.00	250.00	100.00	2,430.97	2,500.00	69.03	2.76	3,000.00
Legal Fees	56.50	83.33	26.83	32.20	3,002.90	833.30	-2,169.60	-260.36	1,000.00
Registration & Annual Report Fees	80.00	80.00	0.00	0.00	185.00	105.00	-80.00	-76.19	105.00
Annual Audit Fee	0.00	0.00	0.00	N/A	0.00	5,500.00	5,500.00	100.00	5,500.00
Tax Return Preparation	0.00	0.00	0.00	N/A	370.00	0.00	-370.00	N/A	0.00
Copies Mailings Postage	50.69	104.67	53.98	51.57	1,555.36	1,046.70	-508.66	-48.60	1,256.00
TOTAL ADMINISTRATIVE COSTS	10,908.19	13,730.42	2,822.23	20.55	115,585.68	142,109.20	26,523.52	18.66	169,410.00
TRANSFER TO RESERVES									
Transfer to Capital Reserve Fund	9,826.75	10,416.33	589.58	5.66	98,267.50	104,163.30	5,895.80	5.66	124,996.00
Transfer to Operating Reserve Fund	0.00	833.33	833.33	100.00	10,000.00	8,333.30	-1,666.70	-20.00	10,000.00
TOTAL TRANSFER TO RESERVES	9,826.75	11,249.66	1,422.91	12.65	108,267.50	112,496.60	4,229.10	3.76	134,996.00
TOTAL EXPENSES	**47,002.32**	**51,273.64**	**4,271.32**	**8.33**	**578,979.59**	**498,626.90**	**-80,352.69**	**-16.11**	**591,360.00**
NET INCOME	**14,420.36**	**-1,993.64**	**16,414.00**	**823.32**	**21,416.27**	**-5,826.90**	**27,243.17**	**467.54**	**0.00**
ADJUSTMENTS									
Capital Reserve Account	-10,287.68	0.00	-10,287.68	N/A	-36,657.86	0.00	-36,657.86	N/A	0.00
CD Pinnacle Matures 1/2/26 @ 3.55%	0.00	0.00	0.00	N/A	-1,590.96	0.00	-1,590.96	N/A	0.00
Association Dues Paid in Advance	-385.00	0.00	-385.00	N/A	576.20	0.00	576.20	N/A	0.00
TOTAL ADJUSTMENTS	-10,672.68	0.00	-10,672.68	N/A	-37,672.62	0.00	-37,672.62	N/A	0.00
CASH FLOW	3,747.68	-1,993.64	5,741.32	287.98	-16,256.35	-5,826.90	-10,429.45	-178.99	0.00

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Cash Flow Statement

Period = Oct 2025
Book = Accrual ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
INCOME				
Association Dues	49,280.00	0.00	492,800.00	0.00
TOTAL INCOME	49,280.00	0.00	492,800.00	0.00
OTHER INCOME				
Reimb for Repairs	1,855.00	0.00	1,855.00	0.00
Interest on Bank Accounts	460.93	0.00	6,474.36	0.00
Capital Reserve Funds	9,826.75	0.00	98,267.50	0.00
Late Fee	0.00	0.00	50.00	0.00
Legal Fees Income	0.00	0.00	949.00	0.00
TOTAL OTHER INCOME	12,142.68	0.00	107,595.86	0.00
TOTAL REVENUE	**61,422.68**	**0.00**	**600,395.86**	**0.00**
EXPENSES				
REPAIRS & MAINT - GENERAL				
Repairs & Maintenance	6,435.88	0.00	72,372.93	0.00
Exterminating	350.00	0.00	1,525.00	0.00
Insurance Claims - Repairs	1,871.94	0.00	1,871.94	0.00
Building Supplies	0.00	0.00	252.39	0.00
TOTAL REPAIRS & MAINT - GENERAL	8,657.82	0.00	76,022.26	0.00
REPAIRS & MAINT. - CONTRACT				
Garage Door Repair	0.00	0.00	2,983.76	0.00
Elevator Inspections	0.00	0.00	4,034.00	0.00
Elevator Preventive Maintenance	4,751.16	0.00	19,610.64	0.00
Elevator Repairs	0.00	0.00	5,296.08	0.00
Elevator Telephone	334.35	0.00	3,207.68	0.00
HVAC Maintenance	0.00	0.00	1,538.50	0.00
Fire System Telephone	148.31	0.00	5,060.77	0.00
Fire Panel Monitoring	954.00	0.00	1,538.00	0.00
Fire Code Inspections	1,299.00	0.00	3,835.00	0.00
Fire System Repair	0.00	0.00	17,798.23	0.00
TOTAL REPAIRS & MAINT.-CONTRACT	7,486.82	0.00	64,902.66	0.00
HOUSEKEEPING				
Cleaning Services	0.00	0.00	19,562.13	0.00
TOTAL HOUSEKEEPING	0.00	0.00	19,562.13	0.00
GROUNDS COSTS				
Snow Removal	0.00	0.00	4,299.00	0.00
Grounds Maintenance	2,463.00	0.00	24,432.00	0.00
Landscaping-Misc	0.00	0.00	180.00	0.00
Landscape Committee	85.18	0.00	7,296.92	0.00
TOTAL GROUNDS COST	2,548.18	0.00	36,207.92	0.00
SHARED COMMUNITY COSTS				
Snow Removal - Shared	0.00	0.00	221.92	0.00
Grounds Maintenance - Shared	587.36	0.00	5,873.60	0.00
Electricity - Shared	28.67	0.00	288.93	0.00
Security/Camera - Shared	17.87	0.00	181.81	0.00
TOTAL SHARED COMMUNITY COSTS	633.90	0.00	6,566.26	0.00

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Cash Flow Statement

Period = Oct 2025

Book = Accrual ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
UTILITIES				
Electricity	1,754.90	0.00	26,258.91	0.00
Natural Gas	157.66	0.00	2,054.15	0.00
Water & Sewer	5,028.10	0.00	53,069.08	0.00
Storm Water	0.00	0.00	3,990.00	0.00
TOTAL UTILITIES	6,940.66	0.00	85,372.14	0.00
CAPITAL RESERVE EXPENSES				
Capital Rsv - Other	0.00	0.00	3,700.00	0.00
Capital Rsv - Fire/Security Panel	0.00	0.00	8,745.88	0.00
Capital Rsv - Garage Doors	0.00	0.00	7,609.61	0.00
Capital Rsv - HVAC	0.00	0.00	16,030.00	0.00
Capital Rsv - Exhaust Fans	0.00	0.00	2,412.16	0.00
Capital Rsv - Doors	0.00	0.00	17,755.22	0.00
Capital Rsv - Elevator	0.00	0.00	10,240.17	0.00
TOTAL CAPITAL RESERVE EXPENSES	0.00	0.00	66,493.04	0.00
ADMINISTRATIVE COSTS				
Management Fees	2,240.00	0.00	22,400.00	0.00
Office Expense	0.00	0.00	16.67	0.00
Committee Expenses	0.00	0.00	699.53	0.00
Website	0.00	0.00	324.00	0.00
Insurance	8,481.00	0.00	84,601.25	0.00
UOA Meetings	0.00	0.00	2,430.97	0.00
Legal Fees	56.50	0.00	3,002.90	0.00
Registration & Annual Report Fees	80.00	0.00	185.00	0.00
Tax Return Preparation	0.00	0.00	370.00	0.00
Copies Mailings Postage	50.69	0.00	1,555.36	0.00
TOTAL ADMINISTRATIVE COSTS	10,908.19	0.00	115,585.68	0.00
TRANSFER TO RESERVES				
Transfer to Capital Reserve Fund	9,826.75	0.00	98,267.50	0.00
Transfer to Operating Reserve Fund	0.00	0.00	10,000.00	0.00
TOTAL TRANSFER TO RESERVES	9,826.75	0.00	108,267.50	0.00
TOTAL EXPENSES	**47,002.32**	**0.00**	**578,979.59**	**0.00**
NET INCOME	**14,420.36**	**0.00**	**21,416.27**	**0.00**
ADJUSTMENTS				
Capital Reserve Account	-10,287.68	0.00	-36,657.86	0.00
CD Pinnacle Matures 1/2/26 @ 3.55%	0.00	0.00	-1,590.96	0.00
Association Dues Paid in Advance	-385.00	0.00	576.20	0.00
TOTAL ADJUSTMENTS	-10,672.68	0.00	-37,672.62	0.00
CASH FLOW	3,747.68	0.00	-16,256.35	0.00

Period to Date	**Beginning Balance**	**Ending Balance**	**Difference**
Operating Cash 1	83,096.59	90,587.43	7,490.84
The Donald C. Bruster Management Education Fund	0.00	0.00	0.00
Capital Reserve Account	312,138.28	322,425.96	10,287.68
Certificate of Deposit	0.00	0.00	0.00

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Cash Flow Statement

Period = Oct 2025

Book = Accrual ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
CD Pinnacle Matures 1/02/26 @ 3.55%	42,176.56	42,176.56	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	**437,411.43**	**455,189.95**	**17,778.52**	

Year to Date	**Beginning Balance**	**Ending Balance**	**Difference**
Operating Cash 1	93,207.62	90,587.43	-2,620.19
The Donald C. Bruster Management Education Fund	0.00	0.00	0.00
Capital Reserve Account	285,768.10	322,425.96	36,657.86
Certificate of Deposit	0.00	0.00	0.00
CD Pinnacle Matures 1/02/26 @ 3.55%	40,585.60	42,176.56	1,590.96
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	**419,561.32**	**455,189.95**	**35,628.63**

Balance Sheet

Period = Oct 2025
Book = Accrual ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Capital Reserve Account	322,425.96
CD Pinnacle Matures 1/2/26 @ 3.55%	42,176.56
CD Trust Mat 2/23/25 @ 4.0%	31,392.98
TOTAL CASH	395,995.50
PROPERTY	
Furniture & Equipment	1,339.84
-Personal Prop. Depreciation	-158.00
TOTAL PROPERTY	1,181.84
TOTAL ASSETS	**397,177.34**
LIABILITIES & OWNERS EQUITY	
OWNERS EQUITY	
Ending Owners Equity	141,169.52
Retained Earnings-Reserve	-256,007.82
TOTAL OWNERS EQUITY	397,177.34
TOTAL LIABILITIES & OWNERS EQUITY	**397,177.34**

Budget Comparison Cash Flow

Period = Oct 2025
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	460.93	0.00	460.93	N/A	6,474.36	0.00	6,474.36	N/A	0.00
Capital Reserve Funds	9,826.75	0.00	9,826.75	N/A	98,267.50	0.00	98,267.50	N/A	0.00
TOTAL OTHER INCOME	10,287.68	0.00	10,287.68	N/A	104,741.86	0.00	104,741.86	N/A	0.00
TOTAL REVENUE	**10,287.68**	**0.00**	**10,287.68**	**N/A**	**104,741.86**	**0.00**	**104,741.86**	**N/A**	**0.00**
EXPENSES									
CAPITAL RESERVE EXPENSES									
Capital Rsv - Other	0.00	0.00	0.00	N/A	3,700.00	0.00	-3,700.00	N/A	0.00
Capital Rsv - Fire/Security Panel	0.00	0.00	0.00	N/A	8,745.88	0.00	-8,745.88	N/A	0.00
Capital Rsv - Garage Doors	0.00	0.00	0.00	N/A	7,609.61	0.00	-7,609.61	N/A	0.00
Capital Rsv - HVAC	0.00	0.00	0.00	N/A	16,030.00	0.00	-16,030.00	N/A	0.00
Capital Rsv - Exhaust Fans	0.00	0.00	0.00	N/A	2,412.16	0.00	-2,412.16	N/A	0.00
Capital Rsv - Doors	0.00	0.00	0.00	N/A	17,755.22	0.00	-17,755.22	N/A	0.00
Capital Rsv - Elevator	0.00	0.00	0.00	N/A	10,240.17	0.00	-10,240.17	N/A	0.00
TOTAL CAPITAL RESERVE EXPENSES	0.00	0.00	0.00	N/A	66,493.04	0.00	-66,493.04	N/A	0.00
TOTAL EXPENSES	**0.00**	**0.00**	**0.00**	**N/A**	**66,493.04**	**0.00**	**-66,493.04**	**N/A**	**0.00**
NET INCOME	**10,287.68**	**0.00**	**10,287.68**	**N/A**	**38,248.82**	**0.00**	**38,248.82**	**N/A**	**0.00**
ADJUSTMENTS									
Capital Reserve Account	-10,287.68	0.00	-10,287.68	N/A	-36,657.86	0.00	-36,657.86	N/A	0.00
CD Pinnacle Matures 1/2/26 @ 3.55%	0.00	0.00	0.00	N/A	-1,590.96	0.00	-1,590.96	N/A	0.00
TOTAL ADJUSTMENTS	-10,287.68	0.00	-10,287.68	N/A	-38,248.82	0.00	-38,248.82	N/A	0.00
CASH FLOW	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	0.00

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Cash Flow Statement

Period = Oct 2025

Book = Accrual ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	460.93	0.00	6,474.36	0.00
Capital Reserve Funds	9,826.75	0.00	98,267.50	0.00
TOTAL OTHER INCOME	10,287.68	0.00	104,741.86	0.00
TOTAL REVENUE	**10,287.68**	**0.00**	**104,741.86**	**0.00**
EXPENSES				
CAPITAL RESERVE EXPENSES				
Capital Rsv - Other	0.00	0.00	3,700.00	0.00
Capital Rsv - Fire/Security Panel	0.00	0.00	8,745.88	0.00
Capital Rsv - Garage Doors	0.00	0.00	7,609.61	0.00
Capital Rsv - HVAC	0.00	0.00	16,030.00	0.00
Capital Rsv - Exhaust Fans	0.00	0.00	2,412.16	0.00
Capital Rsv - Doors	0.00	0.00	17,755.22	0.00
Capital Rsv - Elevator	0.00	0.00	10,240.17	0.00
TOTAL CAPITAL RESERVE EXPENSES	0.00	0.00	66,493.04	0.00
TOTAL EXPENSES	**0.00**	**0.00**	**66,493.04**	**0.00**
NET INCOME	**10,287.68**	**0.00**	**38,248.82**	**0.00**
ADJUSTMENTS				
Capital Reserve Account	-10,287.68	0.00	-36,657.86	0.00
CD Pinnacle Matures 1/2/26 @ 3.55%	0.00	0.00	-1,590.96	0.00
TOTAL ADJUSTMENTS	-10,287.68	0.00	-38,248.82	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
The Donald C. Bruster Management Education Fund	0.00	0.00	0.00
Capital Reserve Account	312,138.28	322,425.96	10,287.68
Certificate of Deposit	0.00	0.00	0.00
CD Pinnacle Matures 1/02/26 @ 3.55%	42,176.56	42,176.56	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	**354,314.84**	**364,602.52**	**10,287.68**

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	285,768.10	322,425.96	36,657.86
Certificate of Deposit	0.00	0.00	0.00
CD Pinnacle Matures 1/02/26 @ 3.55%	40,585.60	42,176.56	1,590.96
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

Cash Flow Statement

Period = Oct 2025

Book = Accrual ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
CD Truist Mat 1/18/24 @ 4.23%	0.00	0.00	0.00	
Total Cash	**326,353.70**	**364,602.52**	**38,248.82**	