

Balance Sheet

Period = Nov 2025

Book = Accrual ; Tree = hoa_bs

Current Balance**ASSETS**

CASH

Operating Cash 1

83,757.31

TOTAL CASH

83,757.31

OTHER ASSETS

Accounts Receivable

8,785.41

Allowance for Doubtful Accounts

-520.40

TOTAL OTHER ASSETS

8,265.01

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**90,840.48****LIABILITIES & OWNERS EQUITY**

LIABILITIES

Accounts Payable

8,245.20

Association Dues Paid in Advance

11,888.34

TOTAL LIABILITIES

20,133.54

OWNERS EQUITY

Ending Owners Equity

84,010.76

Retained Earnings-Reserve

13,303.82

TOTAL OWNERS EQUITY

70,706.94

TOTAL LIABILITIES & OWNERS EQUITY**90,840.48**

Budget Comparison Cash Flow

Period = Nov 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 | 542,080.00 | 542,080.00 | 0.00 | 0.00 | 591,360.00 |
| TOTAL INCOME | 49,280.00 | 49,280.00 | 0.00 | 0.00 | 542,080.00 | 542,080.00 | 0.00 | 0.00 | 591,360.00 |
| EXPENSE REIMBURSEMENT | | | | | | | | | |
| Insurance Claim Proceeds | 849.00 | 0.00 | 849.00 | N/A | 849.00 | 0.00 | 849.00 | N/A | 0.00 |
| TOTAL EXPENSE REIMBURSEMENT | 849.00 | 0.00 | 849.00 | N/A | 849.00 | 0.00 | 849.00 | N/A | 0.00 |
| OTHER INCOME | | | | | | | | | |
| Reimb for Repairs | 0.00 | 0.00 | 0.00 | 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 |
| NSF Bank Chg | 35.00 | 0.00 | 35.00 | N/A | 35.00 | 0.00 | 35.00 | N/A | 0.00 |
| TOTAL OTHER INCOME | 35.00 | 0.00 | 35.00 | N/A | 2,889.00 | 0.00 | 2,889.00 | N/A | 0.00 |
| TOTAL REVENUE | 50,164.00 | 49,280.00 | 884.00 | 1.79 | 545,818.00 | 542,080.00 | 3,738.00 | 0.69 | 591,360.00 |
| EXPENSES | | | | | | | | | |
| REPAIRS & MAINT - GENERAL | | | | | | | | | |
| Repairs & Maintenance | 4,192.31 | 2,622.42 | -1,569.89 | -59.86 | 76,565.24 | 28,846.62 | -47,718.62 | -165.42 | 31,469.00 |
| Exterminating | 0.00 | 151.75 | 151.75 | 100.00 | 1,525.00 | 1,669.25 | 144.25 | 8.64 | 1,821.00 |
| Insurance Claims - Repairs | 7,175.75 | 833.33 | -6,342.42 | -761.09 | 9,047.69 | 9,166.63 | 118.94 | 1.30 | 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 | 11,368.06 | 3,607.50 | -7,760.56 | -215.12 | 87,390.32 | 39,682.50 | -47,707.82 | -120.22 | 43,290.00 |
| REPAIRS & MAINT. - CONTRACT | | | | | | | | | |
| Garage Door Preventive Maintenance | 0.00 | 20.00 | 20.00 | 100.00 | 0.00 | 220.00 | 220.00 | 100.00 | 240.00 |
| Garage Door Repair | 0.00 | 151.25 | 151.25 | 100.00 | 2,983.76 | 1,663.75 | -1,320.01 | -79.34 | 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 | 0.00 | 0.00 | 0.00 | N/A | 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 | 1,997.38 | -3,298.70 | -165.15 | 2,179.00 |
| Elevator Telephone | 352.78 | 276.58 | -76.20 | -27.55 | 3,560.46 | 3,042.38 | -518.08 | -17.03 | 3,319.00 |
| HVAC Maintenance | 0.00 | 275.00 | 275.00 | 100.00 | 1,538.50 | 3,025.00 | 1,486.50 | 49.14 | 3,300.00 |
| HVAC Repair | 0.00 | 66.08 | 66.08 | 100.00 | 0.00 | 726.88 | 726.88 | 100.00 | 793.00 |
| Fire System Telephone | 906.66 | 558.33 | -348.33 | -62.39 | 5,967.43 | 6,141.63 | 174.20 | 2.84 | 6,700.00 |
| Fire Panel Monitoring | 2,160.00 | 0.00 | -2,160.00 | N/A | 3,698.00 | 2,224.00 | -1,474.00 | -66.28 | 2,224.00 |
| Fire Code Inspections | 0.00 | 584.17 | 584.17 | 100.00 | 3,835.00 | 6,425.87 | 2,590.87 | 40.32 | 7,010.00 |

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Budget Comparison Cash Flow

Period = Nov 2025

Book = Accrual ; Tree = hoa_cf

| | PTD Actual | PTD Budget | Variance | % Var | YTD Actual | YTD Budget | Variance | % Var | Annual |
|--|-----------------|-----------------|------------------|---------------|------------------|------------------|-------------------|---------------|-------------------|
| Fire System Repair | 0.00 | 516.58 | 516.58 | 100.00 | 17,798.23 | 5,682.38 | -12,115.85 | -213.22 | 6,199.00 |
| TOTAL REPAIRS & MAINT.-CONTRACT | 3,419.44 | 2,629.57 | -789.87 | -30.04 | 68,322.10 | 51,114.27 | -17,207.83 | -33.67 | 54,704.00 |
| HOUSEKEEPING | | | | | | | | | |
| Cleaning Services | 2,578.00 | 2,416.67 | -161.33 | -6.68 | 22,140.13 | 26,583.37 | 4,443.24 | 16.71 | 29,000.00 |
| Cleaning Garage | 0.00 | 50.00 | 50.00 | 100.00 | 0.00 | 550.00 | 550.00 | 100.00 | 600.00 |
| TOTAL HOUSEKEEPING | 2,578.00 | 2,466.67 | -111.33 | -4.51 | 22,140.13 | 27,133.37 | 4,993.24 | 18.40 | 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 | 26,895.00 | 27,685.13 | 790.13 | 2.85 | 30,202.00 |
| Landscaping-Misc | 305.00 | 333.33 | 28.33 | 8.50 | 485.00 | 3,666.63 | 3,181.63 | 86.77 | 4,000.00 |
| Landscape Committee | 2,486.25 | 833.33 | -1,652.92 | -198.35 | 9,783.17 | 9,166.63 | -616.54 | -6.73 | 10,000.00 |
| TOTAL GROUNDS COST | 5,254.25 | 3,683.49 | -1,570.76 | -42.64 | 41,462.17 | 44,074.39 | 2,612.22 | 5.93 | 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 | 6,460.96 | 6,246.13 | -214.83 | -3.44 | 6,814.00 |
| Electricity - Shared | 29.34 | 67.17 | 37.83 | 56.32 | 318.27 | 738.87 | 420.60 | 56.92 | 806.00 |
| Security/Camera - Shared | 17.87 | 14.50 | -3.37 | -23.24 | 199.68 | 159.50 | -40.18 | -25.19 | 174.00 |
| TOTAL SHARED COMMUNITY COSTS | 634.57 | 649.50 | 14.93 | 2.30 | 7,200.83 | 8,904.50 | 1,703.67 | 19.13 | 9,554.00 |
| UTILITIES | | | | | | | | | |
| Electricity | 1,758.40 | 2,765.67 | 1,007.27 | 36.42 | 28,017.31 | 30,422.37 | 2,405.06 | 7.91 | 33,188.00 |
| Natural Gas | 45.69 | 192.58 | 146.89 | 76.27 | 2,099.84 | 2,118.38 | 18.54 | 0.88 | 2,311.00 |
| Water & Sewer | 5,194.64 | 4,991.33 | -203.31 | -4.07 | 58,263.72 | 54,904.63 | -3,359.09 | -6.12 | 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 | 6,998.73 | 7,949.58 | 950.85 | 11.96 | 92,370.87 | 94,098.38 | 1,727.51 | 1.84 | 102,048.00 |
| ADMINISTRATIVE COSTS | | | | | | | | | |
| Management Fees | 2,240.00 | 2,240.00 | 0.00 | 0.00 | 24,640.00 | 24,640.00 | 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 | 458.37 | -241.16 | -52.61 | 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 | 93,082.25 | 120,073.25 | 26,991.00 | 22.48 | 130,989.00 |
| Bank Charges | 0.00 | 15.00 | 15.00 | 100.00 | 0.00 | 165.00 | 165.00 | 100.00 | 180.00 |
| UOA Meetings | 526.50 | 250.00 | -276.50 | -110.60 | 2,957.47 | 2,750.00 | -207.47 | -7.54 | 3,000.00 |
| Legal Fees | 332.44 | 83.33 | -249.11 | -298.94 | 3,335.34 | 916.63 | -2,418.71 | -263.87 | 1,000.00 |
| Registration & Annual Report Fees | 0.00 | 0.00 | 0.00 | N/A | 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 |

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Balance Sheet

Period = Nov 2025

Book = Accrual ; Tree = hoa_bs

| | Current Balance |
|--|-------------------------|
| ASSETS | |
| CASH | |
| Operating Reserve Account | 10,085.09 |
| TOTAL CASH | <u>10,085.09</u> |
| TOTAL ASSETS | <u>10,085.09</u> |
| LIABILITIES & OWNERS EQUITY | |
| OWNERS EQUITY | |
| Ending Owners Equity | 10,085.09 |
| TOTAL OWNERS EQUITY | <u>10,085.09</u> |
| TOTAL LIABILITIES & OWNERS EQUITY | <u>10,085.09</u> |

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Budget Comparison Cash Flow

Period = Nov 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 | 12.42 | 0.00 | 12.42 | N/A | 85.09 | 0.00 | 85.09 | N/A | 0.00 |
| Operating Reserve Funds | 0.00 | 0.00 | 0.00 | N/A | 10,000.00 | 0.00 | 10,000.00 | N/A | 0.00 |
| TOTAL OTHER INCOME | 12.42 | 0.00 | 12.42 | N/A | 10,085.09 | 0.00 | 10,085.09 | N/A | 0.00 |
| TOTAL REVENUE | 12.42 | 0.00 | 12.42 | N/A | 10,085.09 | 0.00 | 10,085.09 | N/A | 0.00 |
| NET INCOME | 12.42 | 0.00 | 12.42 | N/A | 10,085.09 | 0.00 | 10,085.09 | N/A | 0.00 |
| ADJUSTMENTS | | | | | | | | | |
| Operating Reserve Account | -12.42 | 0.00 | -12.42 | N/A | -10,085.09 | 0.00 | -10,085.09 | N/A | 0.00 |
| TOTAL ADJUSTMENTS | -12.42 | 0.00 | -12.42 | N/A | -10,085.09 | 0.00 | -10,085.09 | 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 = Nov 2025

Book = Accrual ; Tree = hoa_cf

| | Period to Date | % | Year to Date | % |
|---------------------------|--------------------------|-----------------------|-------------------|-------------|
| REVENUE | | | | |
| OTHER INCOME | | | | |
| Interest on Bank Accounts | 12.42 | 0.00 | 85.09 | 0.00 |
| Operating Reserve Funds | 0.00 | 0.00 | 10,000.00 | 0.00 |
| TOTAL OTHER INCOME | 12.42 | 0.00 | 10,085.09 | 0.00 |
| TOTAL REVENUE | 12.42 | 0.00 | 10,085.09 | 0.00 |
| NET INCOME | 12.42 | 0.00 | 10,085.09 | 0.00 |
| ADJUSTMENTS | | | | |
| Operating Reserve Account | -12.42 | 0.00 | -10,085.09 | 0.00 |
| TOTAL ADJUSTMENTS | -12.42 | 0.00 | -10,085.09 | 0.00 |
| CASH FLOW | 0.00 | 0.00 | 0.00 | 0.00 |
| Period to Date | | | | |
| | Beginning Balance | Ending Balance | Difference | |
| Operating Reserve Account | 10,072.67 | 10,085.09 | 12.42 | |
| Total Cash | 10,072.67 | 10,085.09 | 12.42 | |
| Year to Date | | | | |
| | Beginning Balance | Ending Balance | Difference | |
| Operating Reserve Account | 0.00 | 10,085.09 | 10,085.09 | |
| Total Cash | 0.00 | 10,085.09 | 10,085.09 | |

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General Ledger

Period = Nov 2025

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 | | | | | 10,072.67 | = Beginning Balance = |
| r.pr | UOA of Pheas... | 11/30/2025 | 11/2025 | Interest | J-82333 | | 12.42 | 0.00 | 10,085.09 | Interest |
| | | | | Net Change=12.42 | | | 12.42 | 0.00 | 10,085.09 | = Ending Balance = |
| 3800-0000 | | | | Retained Earnings | | | | | 0.00 | = Beginning Balance = |
| | | | | Net Change=0.00 | | | 0.00 | 0.00 | 0.00 | = Ending Balance = |
| 5720-0000 | | | | Interest on Bank Accounts | | | | | -72.67 | = Beginning Balance = |
| r.pr | UOA of Pheas... | 11/30/2025 | 11/2025 | Interest | J-82333 | | 0.00 | 12.42 | -85.09 | Interest |
| | | | | Net Change=-12.42 | | | 0.00 | 12.42 | -85.09 | = Ending Balance = |
| 5759-0000 | | | | Operating Reserve Funds | | | | | -10,000.00 | = Beginning Balance = |
| | | | | Net Change=0.00 | | | 0.00 | 0.00 | -10,000.00 | = Ending Balance = |
| | | | | | | | 12.42 | 12.42 | | |

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Balance Sheet

Period = Nov 2025

Book = Accrual ; Tree = hoa_bs

Current Balance

ASSETS

CASH

| | |
|------------------------------------|-------------------|
| Capital Reserve Account | 311,810.77 |
| CD Pinnacle Matures 1/2/26 @ 3.55% | 42,176.56 |
| CD Trust Mat 2/23/25 @ 4.0% | 31,392.98 |
| TOTAL CASH | 385,380.31 |

PROPERTY

| | |
|------------------------------|-----------------|
| Furniture & Equipment | 1,339.84 |
| -Personal Prop. Depreciation | -158.00 |
| TOTAL PROPERTY | 1,181.84 |

TOTAL ASSETS

386,562.15

LIABILITIES & OWNERS EQUITY

OWNERS EQUITY

| | |
|----------------------------|-------------------|
| Ending Owners Equity | 130,554.33 |
| Retained Earnings-Reserve | -256,007.82 |
| TOTAL OWNERS EQUITY | 386,562.15 |

TOTAL LIABILITIES & OWNERS EQUITY

386,562.15

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Budget Comparison Cash Flow

Period = Nov 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 | 385.18 | 0.00 | 385.18 | N/A | 6,859.54 | 0.00 | 6,859.54 | N/A | 0.00 |
| Capital Reserve Funds | 9,826.75 | 0.00 | 9,826.75 | N/A | 108,094.25 | 0.00 | 108,094.25 | N/A | 0.00 |
| TOTAL OTHER INCOME | 10,211.93 | 0.00 | 10,211.93 | N/A | 114,953.79 | 0.00 | 114,953.79 | N/A | 0.00 |
| TOTAL REVENUE | 10,211.93 | 0.00 | 10,211.93 | N/A | 114,953.79 | 0.00 | 114,953.79 | 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 | 20,827.12 | 0.00 | -20,827.12 | N/A | 29,573.00 | 0.00 | -29,573.00 | 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 | 20,827.12 | 0.00 | -20,827.12 | N/A | 87,320.16 | 0.00 | -87,320.16 | N/A | 0.00 |
| TOTAL EXPENSES | 20,827.12 | 0.00 | -20,827.12 | N/A | 87,320.16 | 0.00 | -87,320.16 | N/A | 0.00 |
| NET INCOME | -10,615.19 | 0.00 | -10,615.19 | N/A | 27,633.63 | 0.00 | 27,633.63 | N/A | 0.00 |
| ADJUSTMENTS | | | | | | | | | |
| Capital Reserve Account | 10,615.19 | 0.00 | 10,615.19 | N/A | -26,042.67 | 0.00 | -26,042.67 | 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 | 10,615.19 | 0.00 | 10,615.19 | N/A | -27,633.63 | 0.00 | -27,633.63 | 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 = Nov 2025

Book = Accrual ; Tree = hoa_cf

| | Period to Date | % | Year to Date | % |
|---|--------------------------|-----------------------|-------------------|-------------|
| REVENUE | | | | |
| OTHER INCOME | | | | |
| Interest on Bank Accounts | 385.18 | 0.00 | 6,859.54 | 0.00 |
| Capital Reserve Funds | 9,826.75 | 0.00 | 108,094.25 | 0.00 |
| TOTAL OTHER INCOME | 10,211.93 | 0.00 | 114,953.79 | 0.00 |
| TOTAL REVENUE | 10,211.93 | 0.00 | 114,953.79 | 0.00 |
| EXPENSES | | | | |
| CAPITAL RESERVE EXPENSES | | | | |
| Capital Rsv - Other | 0.00 | 0.00 | 3,700.00 | 0.00 |
| Capital Rsv - Fire/Security Panel | 20,827.12 | 0.00 | 29,573.00 | 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 | 20,827.12 | 0.00 | 87,320.16 | 0.00 |
| TOTAL EXPENSES | 20,827.12 | 0.00 | 87,320.16 | 0.00 |
| NET INCOME | -10,615.19 | 0.00 | 27,633.63 | 0.00 |
| ADJUSTMENTS | | | | |
| Capital Reserve Account | 10,615.19 | 0.00 | -26,042.67 | 0.00 |
| CD Pinnacle Matures 1/2/26 @ 3.55% | 0.00 | 0.00 | -1,590.96 | 0.00 |
| TOTAL ADJUSTMENTS | 10,615.19 | 0.00 | -27,633.63 | 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 | 322,425.96 | 311,810.77 | -10,615.19 | |
| 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 | 364,602.52 | 353,987.33 | -10,615.19 | |
| 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 | 311,810.77 | 26,042.67 | |
| 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 | |

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Cash Flow Statement

Period = Nov 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 | 353,987.33 | 27,633.63 | |

General Ledger

Period = Nov 2025

Book = Accrual ; Tree = hoa_tb

Sort On =

| Property | Property Name | Date | Period | Person/Description | Control | Referenc e | Debit | Credit | Balance | Remarks |
|------------------|--|------------|---------|-------------------------------------|----------|---------------|------------------|------------------|--|---|
| 1126-0000 | Capital Reserve Account | | | | | | | | 322,425.96 = Beginning Balance = | |
| c.3pr | The UOA of P... | 11/05/2025 | 11/2025 | VSC Fire & Security, Inc. (vscfire) | K-279568 | 253 | 0.00 | 11,698.00 | 310,727.96 | Panel upgrade 4444 Pheasant Ridge Rd |
| c.3pr | The UOA of P... | 11/12/2025 | 11/2025 | United Security & Control Syst... | K-279780 | 255 | 0.00 | 5,379.12 | 305,348.84 | Completed installation of new intercom system... |
| c.pr | The UOA of P... | 11/12/2025 | 11/2025 | Summit Fire & Security, LLC ... | K-279779 | 254 | 0.00 | 3,750.00 | 301,598.84 | Instalaltion of Starlink Dialer in Bldgs 1, 3 & 4 ... |
| c.pr | The UOA of P... | 11/25/2025 | 11/2025 | Capital | J-82084 | | 9,826.75 | 0.00 | 311,425.59 | Capital |
| c.pr | The UOA of P... | 11/30/2025 | 11/2025 | Interest | J-82332 | | 385.18 | 0.00 | 311,810.77 | Interest |
| | | | | Net Change=-10,615.19 | | | 10,211.93 | 20,827.12 | 311,810.77 = Ending Balance = | |
| 1136-0007 | CD Pinnacle Matures 1/2/26 @... | | | | | | | | 42,176.56 = Beginning Balance = | |
| | | | | Net Change=0.00 | | | 0.00 | 0.00 | 42,176.56 = Ending Balance = | |
| 1136-0023 | CD Trust Mat 2/23/25 @ 4.0% | | | | | | | | 31,392.98 = Beginning Balance = | |
| | | | | Net Change=0.00 | | | 0.00 | 0.00 | 31,392.98 = 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 = | |
| c.3pr | The UOA of P... | 10/25/2025 | 11/2025 | VSC Fire & Security, Inc. (vscfire) | P-654798 | INV0... | 0.00 | 11,698.00 | -11,698.00 | Panel upgrade 4444 Pheasant Ridge Rd |
| c.3pr | The UOA of P... | 10/30/2025 | 11/2025 | United Security & Control Syst... | P-655035 | E2507116 | 0.00 | 5,379.12 | -17,077.12 | Completed installation of new intercom system... |
| c.3pr | The UOA of P... | 11/05/2025 | 11/2025 | VSC Fire & Security, Inc. (vscfire) | K-279568 | 253 | 11,698.00 | 0.00 | -5,379.12 | Panel upgrade 4444 Pheasant Ridge Rd |
| c.3pr | The UOA of P... | 11/12/2025 | 11/2025 | United Security & Control Syst... | K-279780 | 255 | 5,379.12 | 0.00 | 0.00 | Completed installation of new intercom system... |
| c.pr | The UOA of P... | 11/05/2025 | 11/2025 | Summit Fire & Security, LLC ... | P-655110 | 3639187 | 0.00 | 3,750.00 | -3,750.00 | Instalaltion of Starlink Dialer in Bldgs 1, 3 & 4 ... |
| c.pr | The UOA of P... | 11/12/2025 | 11/2025 | Summit Fire & Security, LLC ... | K-279779 | 254 | 3,750.00 | 0.00 | 0.00 | Instalaltion of Starlink Dialer in Bldgs 1, 3 & 4 ... |
| | | | | Net Change=0.00 | | | 20,827.12 | 20,827.12 | 0.00 = Ending Balance = | |
| 3800-0000 | Retained Earnings | | | | | | | | -102,920.70 = Beginning Balance = | |
| | | | | Net Change=0.00 | | | 0.00 | 0.00 | -102,920.70 = 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 | | | | | | | | -6,474.36 = Beginning Balance = | |
| c.pr | The UOA of P... | 11/30/2025 | 11/2025 | Interest | J-82332 | | 0.00 | 385.18 | -6,859.54 | Interest |
| | | | | Net Change=-385.18 | | | 0.00 | 385.18 | -6,859.54 = Ending Balance = | |

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| Property | Property Name | Date | Period | Person/Description | Control | Reference | Debit | Credit | Balance | Remarks |
|------------------|-----------------|------------|---------|--------------------------------------|----------|-----------|------------------|------------------|---|---|
| 5756-0000 | | | | Capital Reserve Funds | | | | | -98,267.50 = Beginning Balance = | |
| c.pr | The UOA of P... | 11/25/2025 | 11/2025 | Capital | J-82084 | | 0.00 | 9,826.75 | -108,094.25 | Capital |
| | | | | Net Change=-9,826.75 | | | 0.00 | 9,826.75 | -108,094.25 = Ending Balance = | |
| 7750-0018 | | | | Capital Rsv - Other | | | | | 3,700.00 = Beginning Balance = | |
| | | | | Net Change=0.00 | | | 0.00 | 0.00 | 3,700.00 = Ending Balance = | |
| 7750-0030 | | | | Cap Rsv - Fire/Security Panel | | | | | 8,745.88 = Beginning Balance = | |
| c.3pr | The UOA of P... | 10/25/2025 | 11/2025 | VSC Fire & Security, Inc. (vscfire) | P-654798 | INV0... | 11,698.00 | 0.00 | 20,443.88 | Panel upgrade 4444 Pheasant Ridge Rd |
| c.3pr | The UOA of P... | 10/30/2025 | 11/2025 | United Security & Control Syst... | P-655035 | E2507116 | 5,379.12 | 0.00 | 25,823.00 | Completed installation of new intercom system... |
| c.pr | The UOA of P... | 11/05/2025 | 11/2025 | Summit Fire & Security, LLC ... | P-655110 | 3639187 | 3,750.00 | 0.00 | 29,573.00 | Instalaltion of Starlink Dialer in Bldgs 1, 3 & 4 ... |
| | | | | Net Change=20,827.12 | | | 20,827.12 | 0.00 | 29,573.00 = Ending Balance = | |
| 7750-0045 | | | | Capital Rsv. - Garage Doors | | | | | 7,609.61 = Beginning Balance = | |
| | | | | Net Change=0.00 | | | 0.00 | 0.00 | 7,609.61 = Ending Balance = | |
| 7750-0070 | | | | Capital Rsv - HVAC | | | | | 16,030.00 = Beginning Balance = | |
| | | | | Net Change=0.00 | | | 0.00 | 0.00 | 16,030.00 = Ending Balance = | |
| 7750-0098 | | | | Capital Rsv - Exhaust Fans | | | | | 2,412.16 = Beginning Balance = | |
| | | | | Net Change=0.00 | | | 0.00 | 0.00 | 2,412.16 = Ending Balance = | |
| 7750-0099 | | | | Capital Rsv - Doors | | | | | 17,755.22 = Beginning Balance = | |
| | | | | Net Change=0.00 | | | 0.00 | 0.00 | 17,755.22 = Ending Balance = | |
| 7750-0120 | | | | Capital Rsv. - Elevator | | | | | 10,240.17 = Beginning Balance = | |
| | | | | Net Change=0.00 | | | 0.00 | 0.00 | 10,240.17 = Ending Balance = | |
| | | | | | | | 51,866.17 | 51,866.17 | | |

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