

The Pinewood Homes Association, Inc
Financial Reports
September 2025
Prepared by MAK Management, LLC

Included Reports

Fund Balance Sheet
Fund Income Statement – Operating
Fund Income Statement – Reserve (if any)

Period

As of last day of month
Month | Year
Month | Year



Pinewood - Fund Balance Sheet - Active Funds

Properties: The Pinewood Homes Association, Inc - c/o MAK Management, LLC 18977 W 158th Street Olathe, KS 66062

As of: 09/30/2025 (End of Last Month)

Accounting Basis: Accrual

Level of Detail: Detail View

Account Number	Account Name	Operating	Reserve	Total
ASSETS				
Cash				
Cash Current Assets				
150010	Checking/Operating Account	32,272.35		32,272.35
180010	Reserve Account		10,108.90	10,108.90
Total Cash Current Assets		32,272.35	10,108.90	42,381.25
Total Cash		32,272.35	10,108.90	42,381.25
Non-Cash Current Assets				
150300	Accounts Receivable	1,305.00		1,305.00
Total Non-Cash Current Assets		1,305.00	0.00	1,305.00
TOTAL ASSETS		33,577.35	10,108.90	43,686.25
LIABILITIES & CAPITAL				
Liabilities				
250000	Accounts Payable	22.64		22.64
Total Liabilities		22.64	0.00	22.64
Capital				
350500	Retained Earnings - Operating	30,317.01		30,317.01
380500	Retained Earnings - Reserve		100.00	100.00
	Calculated Retained Earnings	29,047.49	8.87	29,056.36
	Calculated Prior Years Retained Earnings	-25,809.79	10,000.03	-15,809.76
Total Capital		33,554.71	10,108.90	43,663.61
TOTAL LIABILITIES & CAPITAL		33,577.35	10,108.90	43,686.25

Pinewood - Fund Income Statement - Operating

Properties: The Pinewood Homes Association, Inc - c/o MAK Management, LLC 18977 W 158th Street Olathe, KS 66062

As of: Sep 2025

Accounting Basis: Accrual

Fund Type: Operating

Level of Detail: Detail View

Account Number	Account Name	MTD Budget	MTD Actual	MTD \$ Var.	YTD Budget	YTD Actual	YTD \$ Var.	Annual Budget
Income								
402020	Dues and Assessments	0.00	0.00	0.00	64,900.00	64,900.00	0.00	64,900.00
404010	Late Fees	0.00	0.00	0.00	0.00	525.00	525.00	0.00
404015	NSF Fee	0.00	0.00	0.00	0.00	25.00	25.00	0.00
404070	Lien Fee	0.00	0.00	0.00	0.00	610.00	610.00	0.00
407000	Interest Income	0.00	0.73	0.73	0.00	7.09	7.09	0.00
409100	Reserve Fund Transfer	-432.19	0.00	432.19	-3,889.71	0.00	3,889.71	-5,186.25
Total Operating Income		-432.19	0.73	432.92	61,010.29	66,067.09	5,056.80	59,713.75
Expense								
601000	Administrative Expenses							
601010	Management Fees	550.00	550.00	0.00	4,950.00	4,950.00	0.00	6,600.00
601020	Legal Fees	200.00	0.00	200.00	1,800.00	228.00	1,572.00	2,400.00
601021	Professional Fees	0.00	0.00	0.00	500.00	0.00	500.00	500.00
601040	Accounting Audit - Tax Return	0.00	0.00	0.00	300.00	300.00	0.00	300.00
601150	Meetings	0.00	0.00	0.00	0.00	40.00	-40.00	100.00
601220	Printing - Postage - Supplies	50.00	0.00	50.00	450.00	488.05	-38.05	600.00
601230	Miscellaneous	166.66	0.00	166.66	1,500.02	587.00	913.02	2,000.00
601240	Social Committee	0.00	0.00	0.00	0.00	-96.50	96.50	0.00
601330	Lien Fee Expense	0.00	0.00	0.00	0.00	210.00	-210.00	0.00
601420	Bank Fees	0.00	0.00	0.00	0.00	11.00	-11.00	0.00
601430	HOA Yearly Registration	0.00	0.00	0.00	40.00	0.00	40.00	40.00
Total Administrative Expenses		966.66	550.00	416.66	9,540.02	6,717.55	2,822.47	12,540.00
601500	Insurance & Taxes							
601501	Insurance - Prop & Casualty	0.00	1,252.00	-1,252.00	1,400.00	1,252.00	148.00	1,400.00
601530	Real Estate Taxes/Licenses	0.00	0.00	0.00	0.00	0.00	0.00	25.00
Total Insurance & Taxes		0.00	1,252.00	-1,252.00	1,400.00	1,252.00	148.00	1,425.00

Pinewood - Fund Income Statement - Operating

Account Number	Account Name	MTD Budget	MTD Actual	MTD \$ Var.	YTD Budget	YTD Actual	YTD \$ Var.	Annual Budget
601899	Utilities							
601900	Electricity	37.50	22.64	14.86	337.50	208.69	128.81	450.00
601920	Water Services	111.56	67.17	44.39	1,004.07	348.48	655.59	1,338.75
601940	Trash/Recycling	2,455.00	2,453.22	1.78	22,095.00	22,168.66	-73.66	29,460.00
	Total Utilities	2,604.06	2,543.03	61.03	23,436.57	22,725.83	710.74	31,248.75
602000	Land Services							
602200	Grounds Maintenance	41.66	0.00	41.66	375.02	0.00	375.02	500.00
602210	Grounds Maintenance Contract	750.00	699.52	50.48	6,750.00	6,324.22	425.78	9,000.00
602440	Tree Trimming	0.00	0.00	0.00	5,000.00	0.00	5,000.00	5,000.00
	Total Land Services	791.66	699.52	92.14	12,125.02	6,324.22	5,800.80	14,500.00
	Total Operating Expense	4,362.38	5,044.55	-682.17	46,501.61	37,019.60	9,482.01	59,713.75
	Total Operating Income	-432.19	0.73	432.92	61,010.29	66,067.09	5,056.80	59,713.75
	Total Operating Expense	4,362.38	5,044.55	-682.17	46,501.61	37,019.60	9,482.01	59,713.75
	NOI - Net Operating Income	-4,794.57	-5,043.82	-249.25	14,508.68	29,047.49	14,538.81	0.00
	Total Income	-432.19	0.73	432.92	61,010.29	66,067.09	5,056.80	59,713.75
	Total Expense	4,362.38	5,044.55	-682.17	46,501.61	37,019.60	9,482.01	59,713.75
	Net Income	-4,794.57	-5,043.82	-249.25	14,508.68	29,047.49	14,538.81	0.00

Pinewood - Fund Income Statement - Reserve

Properties: The Pinewood Homes Association, Inc - c/o MAK Management, LLC 18977 W 158th Street Olathe, KS 66062

As of: Sep 2025

Accounting Basis: Accrual

Fund Type: Reserve

Level of Detail: Detail View

Account Number	Account Name	MTD Budget	MTD Actual	MTD \$ Var.	YTD Budget	YTD Actual	YTD \$ Var.	Annual Budget
Income								
407020	Reserve Interest Income	0.00	0.00	0.00	0.00	1.29	1.29	0.00
500100	Transfer (to)/from Operating	432.19	0.00	-432.19	3,889.71	0.00	-3,889.71	5,186.25
501200	Reserve Interest Income	0.00	1.24	1.24	0.00	7.58	7.58	0.00
Total Reserve Income		432.19	1.24	-430.95	3,889.71	8.87	-3,880.84	5,186.25
Total Reserve Income		432.19	1.24	-430.95	3,889.71	8.87	-3,880.84	5,186.25
Total Reserve Expense		0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Reserve		432.19	1.24	-430.95	3,889.71	8.87	-3,880.84	5,186.25
Total Income		432.19	1.24	-430.95	3,889.71	8.87	-3,880.84	5,186.25
Total Expense		0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income		432.19	1.24	-430.95	3,889.71	8.87	-3,880.84	5,186.25