

The Pinewood Homes Association, Inc
Financial Reports
May 2026
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: 05/31/2026 (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	57,725.72		57,725.72
180010	Reserve Account		15,310.03	15,310.03
Total Cash Current Assets		57,725.72	15,310.03	73,035.75
Total Cash		57,725.72	15,310.03	73,035.75
Non-Cash Current Assets				
150300	Accounts Receivable	25.00		25.00
Total Non-Cash Current Assets		25.00	0.00	25.00
TOTAL ASSETS		57,750.72	15,310.03	73,060.75
LIABILITIES & CAPITAL				
Liabilities				
250000	Accounts Payable	646.84		646.84
250110	Prepaid Dues and Assessments	550.00		550.00
Total Liabilities		1,196.84	0.00	1,196.84
Capital				
350500	Retained Earnings - Operating	30,317.01		30,317.01
380500	Retained Earnings - Reserve		100.00	100.00
	Calculated Retained Earnings	43,278.17	9.50	43,287.67
	Calculated Prior Years Retained Earnings	-17,041.30	15,200.53	-1,840.77
Total Capital		56,553.88	15,310.03	71,863.91
TOTAL LIABILITIES & CAPITAL		57,750.72	15,310.03	73,060.75

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: May 2026

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	59,000.00	59,000.00	0.00	59,000.00
402100	Transfer Fee	0.00	0.00	0.00	0.00	250.00	250.00	0.00
404010	Late Fees	0.00	50.00	50.00	0.00	625.00	625.00	0.00
407000	Interest Income	0.00	1.29	1.29	0.00	6.07	6.07	0.00
Total Operating Income		0.00	51.29	51.29	59,000.00	59,881.07	881.07	59,000.00
Expense								
601000	Administrative Expenses							
601010	Management Fees	400.00	400.00	0.00	2,000.00	2,000.00	0.00	4,800.00
601020	Legal Fees	333.33	0.00	333.33	1,666.65	0.00	1,666.65	4,000.00
601040	Accounting Audit - Tax Return	0.00	0.00	0.00	345.00	300.00	45.00	345.00
601220	Printing - Postage - Supplies	166.67	0.00	166.67	833.35	349.89	483.46	2,000.00
601240	Social Committee	1,000.00	0.00	1,000.00	1,000.00	0.00	1,000.00	2,000.00
601420	Bank Fees	0.00	0.00	0.00	0.00	10.00	-10.00	0.00
601430	HOA Yearly Registration	0.00	0.00	0.00	0.00	80.00	-80.00	46.00
Total Administrative Expenses		1,900.00	400.00	1,500.00	5,845.00	2,739.89	3,105.11	13,191.00
601500	Insurance & Taxes							
601501	Insurance - Prop & Casualty	0.00	0.00	0.00	0.00	0.00	0.00	1,440.00
Total Insurance & Taxes		0.00	0.00	0.00	0.00	0.00	0.00	1,440.00
601899	Utilities							
601900	Electricity	25.42	22.02	3.40	127.10	112.08	15.02	305.00
601920	Water Services	49.83	24.82	25.01	249.15	125.39	123.76	598.00
601940	Trash/Recycling	2,585.33	2,578.30	7.03	12,926.65	12,766.42	160.23	31,024.00
Total Utilities		2,660.58	2,625.14	35.44	13,302.90	13,003.89	299.01	31,927.00
602000	Land Services							
602200	Grounds Maintenance	1,383.75	600.00	783.75	4,151.25	600.00	3,551.25	11,070.00
603035	Electrical Repairs	0.00	0.00	0.00	0.00	259.12	-259.12	0.00

Pinewood - Fund Income Statement - Operating

Account Number	Account Name	MTD Budget	MTD Actual	MTD \$ Var.	YTD Budget	YTD Actual	YTD \$ Var.	Annual Budget
	Total Land Services	1,383.75	600.00	783.75	4,151.25	859.12	3,292.13	11,070.00
	Total Operating Expense	5,944.33	3,625.14	2,319.19	23,299.15	16,602.90	6,696.25	57,628.00
	Total Operating Income	0.00	51.29	51.29	59,000.00	59,881.07	881.07	59,000.00
	Total Operating Expense	5,944.33	3,625.14	2,319.19	23,299.15	16,602.90	6,696.25	57,628.00
	NOI - Net Operating Income	-5,944.33	-3,573.85	2,370.48	35,700.85	43,278.17	7,577.32	1,372.00
	Total Income	0.00	51.29	51.29	59,000.00	59,881.07	881.07	59,000.00
	Total Expense	5,944.33	3,625.14	2,319.19	23,299.15	16,602.90	6,696.25	57,628.00
	Net Income	-5,944.33	-3,573.85	2,370.48	35,700.85	43,278.17	7,577.32	1,372.00

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: May 2026

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								
501200	Reserve Interest Income	0.00	1.95	1.95	0.00	9.50	9.50	0.00
Total Reserve Income		0.00	1.95	1.95	0.00	9.50	9.50	0.00
Total Reserve Income		0.00	1.95	1.95	0.00	9.50	9.50	0.00
Total Reserve Expense		0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Reserve		0.00	1.95	1.95	0.00	9.50	9.50	0.00
Total Income		0.00	1.95	1.95	0.00	9.50	9.50	0.00
Total Expense		0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income		0.00	1.95	1.95	0.00	9.50	9.50	0.00