The Pinewood Homes Association, Inc

Financial Reports

August 2026

Prepared by MAK Management, LLC

Included Reports	***Period***
Fund Balance Sheet	As of last day of month
Fund Income Statement – Operating	Month | Year
Fund Income Statement – Reserve (if any)	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: 08/31/2026 (End of Last Month)
Accounting Basis: Accrual
Level of Detail: Detail View
Base Report: Fund Balance Sheet - Active Funds

Account Number	Account Name	Operating	Reserve	Total
	ASSETS			
	Cash			
	Cash Current Assets			
150010	Checking/Operating Account	42,847.04		42,847.04
180010	Reserve Account		15,315.82	15,315.82
	Total Cash Current Assets	**42,847.04**	**15,315.82**	**58,162.86**
	Total Cash	**42,847.04**	**15,315.82**	**58,162.86**
	Non-Cash Current Assets			
150300	Accounts Receivable	25.00		25.00
	Total Non-Cash Current Assets	**25.00**	**0.00**	**25.00**
	TOTAL ASSETS	**42,872.04**	**15,315.82**	**58,187.86**
	LIABILITIES & CAPITAL			
	Liabilities			
250000	Accounts Payable	3,299.48		3,299.48
250110	Prepaid Dues and Assessments	550.00		550.00
	Total Liabilities	**3,849.48**	**0.00**	**3,849.48**
	Capital			
350500	Retained Earnings - Operating	30,317.01		30,317.01
380500	Retained Earnings - Reserve		100.00	100.00
	Calculated Retained Earnings	25,746.85	15.29	25,762.14
	Calculated Prior Years Retained Earnings	-17,041.30	15,200.53	-1,840.77
	Total Capital	**39,022.56**	**15,315.82**	**54,338.38**
	TOTAL LIABILITIES & CAPITAL	**42,872.04**	**15,315.82**	**58,187.86**

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: Aug 2026
Accounting Basis: Accrual
Fund Type: Operating
Level of Detail: Detail View
Base Report: Fund Income Statement

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	0.00	0.00	0.00	625.00	625.00	0.00
407000	Interest Income	0.00	1.02	1.02	0.00	9.40	9.40	0.00
	Total Operating Income	**0.00**	**1.02**	**1.02**	**59,000.00**	**59,884.40**	**884.40**	**59,000.00**
	Expense							
601000	**Administrative Expenses**							
601010	Management Fees	400.00	400.00	0.00	3,200.00	3,200.00	0.00	4,800.00
601020	Legal Fees	333.33	2,862.50	-2,529.17	2,666.64	3,707.50	-1,040.86	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	1,333.36	349.89	983.47	2,000.00
601240	Social Committee	0.00	0.00	0.00	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	46.00	80.00	-34.00	46.00
	Total Administrative Expenses	**900.00**	**3,262.50**	**-2,362.50**	**8,591.00**	**7,647.39**	**943.61**	**13,191.00**
601500	**Insurance & Taxes**							
601501	Insurance - Prop & Casualty	1,440.00	0.00	1,440.00	1,440.00	1,375.00	65.00	1,440.00
	Total Insurance & Taxes	**1,440.00**	**0.00**	**1,440.00**	**1,440.00**	**1,375.00**	**65.00**	**1,440.00**
601899	**Utilities**							
601900	Electricity	25.42	24.80	0.62	203.36	187.31	16.05	305.00
601920	Water Services	49.83	412.18	-362.35	398.64	732.41	-333.77	598.00
601940	Trash/Recycling	2,585.33	2,578.30	7.03	20,682.64	20,501.32	181.32	31,024.00
	Total Utilities	**2,660.58**	**3,015.28**	**-354.70**	**21,284.64**	**21,421.04**	**-136.40**	**31,927.00**
602000	**Land Services**							
602200	Grounds Maintenance	1,383.75	0.00	1,383.75	8,302.50	2,810.00	5,492.50	11,070.00

Pinewood - Fund Income Statement - Operating

Account Number	Account Name	MTD Budget	MTD Actual	MTD $ Var.	YTD Budget	YTD Actual	YTD $ Var.	Annual Budget
603035	Electrical Repairs	0.00	625.00	-625.00	0.00	884.12	-884.12	0.00
	Total Land Services	**1,383.75**	**625.00**	**758.75**	**8,302.50**	**3,694.12**	**4,608.38**	**11,070.00**
	Total Operating Expense	**6,384.33**	**6,902.78**	**-518.45**	**39,618.14**	**34,137.55**	**5,480.59**	**57,628.00**
	Total Operating Income	0.00	1.02	1.02	59,000.00	59,884.40	884.40	59,000.00
	Total Operating Expense	6,384.33	6,902.78	-518.45	39,618.14	34,137.55	5,480.59	57,628.00
	NOI - Net Operating Income	**-6,384.33**	**-6,901.76**	**-517.43**	**19,381.86**	**25,746.85**	**6,364.99**	**1,372.00**
	Total Income	0.00	1.02	1.02	59,000.00	59,884.40	884.40	59,000.00
	Total Expense	6,384.33	6,902.78	-518.45	39,618.14	34,137.55	5,480.59	57,628.00
	Net Income	**-6,384.33**	**-6,901.76**	**-517.43**	**19,381.86**	**25,746.85**	**6,364.99**	**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: Aug 2026
Accounting Basis: Accrual
Fund Type: Reserve
Level of Detail: Detail View
Base Report: Fund Income Statement

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	15.29	15.29	0.00
	Total Reserve Income	**0.00**	**1.95**	**1.95**	**0.00**	**15.29**	**15.29**	**0.00**
	Total Reserve Income	0.00	1.95	1.95	0.00	15.29	15.29	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**	**15.29**	**15.29**	**0.00**
	Total Income	0.00	1.95	1.95	0.00	15.29	15.29	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**	**15.29**	**15.29**	**0.00**