

PCA Finance Report for October 01, 2025 to October 31, 2025

1. Account Balances as of 31-October-2025:

David Keim, Treasurer

Account	Balance
Checking	72,923.14
Savings	10,927.01
General Reserve	15,693.91
Townhouse Reserve	12,782.47
Total All Accounts:	112,326.53

NOTE: These balances were reported by our bank as of the date shown. These balances may not include recent debits or credits that the bank has not yet processed. Refer to Section 2 to see all transactions made during the month.

2. Checking Account Ledger for October 2025:

Date	Description	Chk #	Disbursement	Deposit	Balance
01 October	(Incoming Balance)				78,934.98
5-Oct-2025	New Generation Trash, LLC; Invoice 07038; Oct/Nov/Dec trash service, both parks; 3 cans total.	E-Xfer- -Intuit	45.00		78,889.98
11-Oct-2025	Deposit Batch B11-A - Check Mobile Deposit, 2 pmts for 2 accounts: \$476.00--2025-prin, \$222.00--2024-prin, \$25.74--2024-int, \$207.00--2023-prin, \$12.42--2023-int.			943.16	79,833.14
9-Oct-2025	Howell Brothers Lawn & Landscaping, LLC; 7 of 10 monthly payments for 2025 landscaping contract, Invoice 28810.	E-Xfer- -Intuit	3,455.00	-	76,378.14
9-Oct-2025	Howell Brothers Lawn & Landscaping, LLC; 8 of 10 monthly payments for 2025 landscaping contract, Invoice 29049.	E-Xfer- -Intuit	3,455.00		72,923.14
31 October	(Ending Balance)				72,923.14
Total Monthly Disbursements:			6,955.00		

3. Income Log for October 2025:

Source	Date	Amount	Product/Service
Residential Assessment Income	11-Oct-2025	943.16	Assessment Returns, Deposit Batch #B11-A, Bank Mobile Deposit.
Total Income:		943.16	

NOTE: Income log does not include earned interest, refunded utility costs, or refunded contract payments.

4. Log of Treasurer's Actions

- Processed assessment payments; paid invoices; reconciled bank statements with PCA records.
- Maintained 2025 Member Account Log (contains resident contact information and assessment payment records).
- Maintained 2025 Checking Ledger & Budget Report.
- Prepared monthly finance reports for October 2025.

- QuickBooks Online (QBO): This month the PCA's monthly membership converted from 50% discount to full price.
 - Next Steps: Configuring the software. We can purchase "expert" consultation time from QBO; they charge \$59 per hour, whereas the private accountants charge from \$225 to \$250 per hour.
- Prepared Draft-1 of the 2026 Budget. We are continuing our plan to increase the Reserve Fund contributions each year until we reach the recommended levels of the PCA 2023 Reserve Study; this requires raising the assessment levels.
- Responded to realtor and title company inquiries regarding property sales. Prepared three re-sale packages.
- Continued work to find an auditor for 2024. At present we have one acceptable price, one accounting firm quoting \$30K, and another saying their minimum charge is now \$15K (was \$5K in 2021).