

PCA Finance Report for April 01, 2026 to April 30, 2026

1. Account Balances as of 30-April-2026:

David Keim, Treasurer

Account	Balance
Checking	110,853.37
Savings	10,932.43
General Reserve	15,695.47
Townhouse Reserve	13,615.81
Total All Accounts:	151,097.08

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 April 2026:

Date	Description	Chk #	Disbursement	Deposit	Balance
01 April	(Incoming Balance)				112,318.01
6-Apr-2026	Deposit Batch B05 - Mobile Deposit of 5 checks, 5 pmts for 5 accounts: \$1,250.00--2026-prin.			1,250.00	113,568.01
15-Apr-2026	Wolff Tree Invoice 12968 - branch removal 3 locations on 06-Mar.	2241	1,650.00		111,918.01
15-Apr-2026	Howell Brothers Lawn & Landscaping, LLC; 2 of 10 monthly payments for 2026 landscaping contract, Invoice 29711; pd via Intuit.	E-Pmt	3,590.00		108,328.01
15-Apr-2026	Federal business income tax 2025; paid via EFTPS.	E-Pmt - EFTPS	69.00		108,259.01
16-Apr-2026	Comptroller of Maryland; MD business income tax 2025.	2242	19.00		108,240.01
17-Apr-2026	Credit Card Payment; President's Card; 09-Apr Statement; for February Newsletter printing.	Pd at Bank	299.00		107,941.01
18-Apr-2026	Deposit Batch B05 - E-payments transferred from PayPal account, 11 pmts for 9 accounts: \$2,250.00--2026-prin; \$238.00--2025-prin; \$14.28--2025-int; \$222.00--2024-prin; 26.64--2024-int; \$175.00--5 re-sale packages (error--should have been 4; see 26-Apr correction); \$68.00--newsletter ad.			2,993.92	110,934.93
21-Apr-2026	Potomac Edison; 01-Apr invoice; 24-Feb to 20-Mar electric service for Main Sign and for Club View Park; \$65.56; due 23-Apr.	Auto- E-Xfer	65.56		110,869.37
26-Apr-2026	Transfer back to PayPal to correct error in 18-Apr-2026 transfer of funds; cost of 1 re-sale package.	E-Xfer- - PayPal	35.00		110,834.37
30 April	(Ending Balance)				110,834.37
Total Monthly Disbursements:			5,727.56		

3. Income Log for April 2026:

Source	Date	Amount	Product/Service
Residential Assessment Income	06-Apr-2026	1,250.00	Deposit Batch B05 - Mobile Deposit of 5 checks, 5 pmts for 5 accounts: \$1,250.00--2026-prin.
Residential Assessment Income	18-Apr-2026	2,993.92	Deposit Batch B05 - E-payments transferred from PayPal account, 11 pmts for 9 accounts: \$2,250.00--2026-prin; \$238.00--2025-prin; \$14.28--2025-int; \$222.00--2024-prin; 26.64--2024-int; \$175.00--5 re-sale packages (error--should have been 4; see 26-Apr correction); \$68.00--newsletter ad.
Total Income:		4,243.92	

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.
- Responded to communications from realtors and settlement companies; produced Re-Sale Packages.
- Prepared monthly finance reports for April 2026.
- Responded to realtor and title company inquiries regarding property sales.
- **QuickBooks Online (QBO):** Conversion to QBO has been delayed by work on the FY2024 audit, which is underway. The initial connection to the PCA's Checking Account, sending and receiving funds, and ability to send an invoice have been configured and checked. The project will be resumed as soon as possible.
- **FY2024 Audit:** Signed engagement letter with Dimov Tax on 19-Nov; paid 50% initial payment of \$2,900.00 on 04-Dec.
 - The Lead Auditor contacted the PCA on 16-Dec; we responded on 17-Dec with a description of the PCA as an organization and of its financial practices, and our plan for providing financial data to the auditor. The auditor responded positively on 23-Dec.
 - The Treasurer is currently working on completing the FY2024 account files and reports so the auditor can get started. Work began in very late November and continued into the first few days of December, at which time the Treasurer needed to switch tasks to generating the 2026 assessment invoices; the primary task then switched to processing incoming payments. Some additional progress was made in 1Q2026, and most of the non-expense account pages have been completed.
 - **Special Note:** Starting on 08-Jan, the Treasurer has been in Fredericksburg, VA every other week to help care for an ill family member.
- **2026 Assessment:** As of 06-May-2026 we had received full payments for the 2026 Assessment from 307 of 406 accounts (75.6%). 307 payments have been processed and deposited. A total of \$82,619.87 has been deposited. There are 4 additional electronic payments for Deposit Batch B06 that will be deposited soon.