

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

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

David Keim, Treasurer

Account	Balance
Checking	101,945.53
Savings	10,934.25
General Reserve	15,695.99
Townhouse Reserve	13,616.26
Total All Accounts:	142,192.03

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 June 2026:

Date	Description	Chk #	Disbursement	Deposit	Balance
01 June	(Incoming Balance)				110,617.82
7-Jun-2026	Wolff Tree and Landscape, LLC; Invoice 13378 - Newb/Tob T-Hs; BH Ct; CV Park on 28-May.	2244	4,775.00		105,842.82
7-Jun-2026	M & T Bank; credit card payment; President's card; 09-May Statement; for May Newsletter printing.	2245	353.38		105,489.44
8-Jun-2026	Nathan Booth; reimbursement for Block Party expenses (ice, sign materials).	2246	58.19		105,431.25
8-Jun-2026	M & T Bank; service charge for late payment of credit card.		20.00		105,411.25
19-Jun-2026	Howell Brothers Lawn & Landscaping, LLC; 4 of 10 monthly payments for 2026 landscaping contract, Invoice 30199; pd via Intuit.	E-Pmt-Intuit	3,590.00		101,821.25
22-Jun-2026	Potomac Edison; 30-May invoice; 24-Apr to 23-May electric service for Main Sign and for Club View Park; \$63.72; due 22-Jun.	Auto-E-Xfer	63.72		101,757.53
24-Jun-2026	Deposit Batch B08 - Bank Branch Deposit, 6 checks for 6 account payments: \$1,588.00--2026-prin.			1,588.00	103,345.53
25-Jun-2026	Power Wash Company; 23-Jun cleaning of tennis courts.		2,400.00		100,945.53
26-Jun-2026	Deposit Batch B08 - E-payments transferred from PayPal account, 4 pmts for 4 accounts: \$1,000.00--2026-prin.			1,000.00	101,945.53
30 June	(Ending Balance)				101,945.53
Total Monthly Disbursements:			11,260.29		

3. Income Log for June 2026:

Source	Date	Amount	Product/Service
Residential Assessment Income	24-Jun-2026	1,588.00	Deposit Batch B08 - Bank Branch Deposit, 6 checks for 6 account payments: \$1,588.00--2026-prin.
Residential Assessment Income	26-Jun-2026	1,000.00	Deposit Batch B08 - E-payments transferred from PayPal account, 4 pmts for 4 accounts: \$1,000.00--2026-prin.
Total Income:		2,588.00	

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 June 2026.
- **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. This practice is expected to end on 01-Aug, and the Treasurer expects to be more available.
- **2026 Assessment:**
 - As of 30-Jun-2026 we had received and processed full payments for the 2026 Assessment from 324 of 406 accounts (79.8%); 82 accounts have not fully paid the 2026 assessment; . As of 13-Jul, an additional 5 e-payments and 3 checks for 2026 have been received, in addition to one payment each for 2025 and 2024; one account has entered a four-payment monthly plan for 2026 and made the first payment.
 - **2026 Second Invoice:**
 - A second invoice was mailed to all delinquent account owners; the mailings went out between 08-Jun and 07-Jul. See the "2026 2nd Assessment Invoice Tracking" document for more detail.
- **Past Year's Assessments as of 30-Jun:**
 - 33 accounts owe for a past year; some of these also owe for 2026.
 - A total of \$19,768.66 is owed for past year assessments; \$2,495.65 has been collected in 2026.