

Financial Report Package

September 2026

Prepared for

Effingham Farm Homeowners Association

By

American Management of Virginia, Inc.

This report was completed by American Management of Virginia, Inc and is unaudited.

CINCSystems, Inc. Copyright 2026. All rights reserved.

AMERICAN MANAGEMENT
OF VIRGINIA, INC.

Effingham Farm Homeowners Association
Financial Analysis for the month ended September 30, 2026

Balance Sheet: As of September 30, 2026, there was $18,103.77 in your operating account. The Pinnacle Bank MMkt account has $35,558.84 (not yet reconciled). ***There is a payment to Edwin's Tree ck #500002 for $3,910 issued Feb. 11 that has never been cashed. Please contact them and advise them not to cash it should it ever arrive, then let me know and we will void & reissue.

Income: Total Income for the month is under budget by $95.47 due to no late fees or Misc. Income posted in additional line items. Year-to-date is under budget $527.08.

Administrative Expenses: For the month of September, expenses were under budget by $37.84 due to no expenses paid out in most line items. Year to date is over budget by $244.89.

Repairs & Maintenance: For the month of September, expenses were under budget $125.00 due to no expenses paid out. YTD is under budget by $527.12

Contract Expenses: For the month of September, expenses were under budget by $620.23 due to no expenses paid out for private road maintenance. YTD is under budget by $1,690.77.

Utilities: For the month of September, expenses were under budget by $1.12. Year-to-date is under budget by $13.93.

Professional Fees: For the month of September, expenses were under budget by $320.86 due to no legal or tax prep expenses. YTD is over budget by $1,129.21.

Taxes & Insurance: For the month of September, expenses were $224.16 under budget due to no expenses paid out. YTD is under budget by $1,313.06.

Reserves: For the month of September, reserve allocation is in line with the budget. Year-to-date is also in line with the budget.

Total Surplus/Deficit: **Total Surplus/Deficit:** September shows Net Loss of $3,853.50 due to no quarterly assessments billed. Actual YTD shows Net Income of $893.94.

Fredericksburg Office
2020 Lafayette Blvd, Suite B-3
Fredericksburg, VA 22401
540-656-2794/ FAX 540-656-2795

Corporate Office
7900 Sudley Road, Suite 600
Manassas, VA 20109
703-530-1550 /FAX 571-379-4475

Leesburg Office
722 East Market Street, Suite 101
Leesburg, VA 20176
703-771-3995/FAX 703-771-4185

www.AMVIRGINIA.com
AAMC
ACCREDITED ASSOCIATION MANAGEMENT COMPANY



Balance Sheet - Operating

Effingham Farm Homeowners Association

End Date: 09/30/2026

Assets			
CASH			
10-10000-00	Bank United - Operating - 0739	$18,103.77	
Total CASH:			$18,103.77
ACCOUNTS RECEIVABLE			
12-12000-00	Accounts Receivable - Members	3,715.00	
Total ACCOUNTS RECEIVABLE:			$3,715.00
PREPAID			
13-13000-00	Prepaid Insurance	2,558.56	
Total PREPAID:			$2,558.56
INVESTMENTS			
15-15040-00	Pinnacle - MMkt - 0659	35,479.40	
Total INVESTMENTS:			$35,479.40
DEPOSITS			
16-12990-00	Deposits on Contracts	600.00	
Total DEPOSITS:			$600.00
Total Assets:			**$60,456.73**
Liabilities & Equity			
LIABILITY			
20-20000-00	Accounts Payable	25.00	
20-22000-00	Prepaid Assessments	2,800.00	
20-23010-00	A/P Mgmt - Collection Processing	(25.00)	
Total LIABILITY:			$2,800.00
CONTRIBUTED CAPITAL			
31-31000-00	Replacement Reserves	26,017.71	
Total CONTRIBUTED CAPITAL:			$26,017.71
EQUITY			
33-33000-00	Retained Earnings	30,745.08	
Total EQUITY:			$30,745.08
	Net Income Gain / Loss	893.94	
			$893.94
Total Liabilities & Equity:			**$60,456.73**

CINCSystems, Inc. Copyright 2026. All rights reserved.



Income Statement - Operating

Effingham Farm Homeowners Association

From 09/01/2026 to 09/30/2026

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
ASSESSMENT REVENUE							
40100-00 Assessment Income	$ -	$ -	$ -	$ 43,200.00	$ 43,200.00	$ -	$ 57,600.00
40170-00 Private Road Assessment Income	-	-	-	1,843.50	1,843.50	-	2,458.00
40225-00 Lease Income	-	-	-	-	-	-	1,000.00
Total ASSESSMENT REVENUE	$ -	$ -	$ -	$ 45,043.50	$ 45,043.50	$-	$ 61,058.00
OTHER REVENUE							
42300-00 Interest Income	80.43	41.67	38.76	547.92	375.03	172.89	500.00
42500-00 Late Fee Income	-	50.00	(50.00)	500.00	450.00	50.00	600.00
42700-00 Misc Income	-	83.33	(83.33)	-	749.97	(749.97)	1,000.00
Total OTHER REVENUE	$ 80.43	$ 175.00	($ 94.57)	$ 1,047.92	$ 1,575.00	($527.08)	$ 2,100.00
Total OPERATING INCOME	**$ 80.43**	**$ 175.00**	**($ 94.57)**	**$ 46,091.42**	**$ 46,618.50**	**($ 527.08)**	**$ 63,158.00**
OPERATING EXPENSE							
ADMINISTRATIVE							
50300-00 Committee & Board Expenses	-	25.00	25.00	-	225.00	225.00	300.00
50425-00 Mgmt Staff Sched A	-	-	-	150.00	-	(150.00)	-
50450-00 Misc Office Expense	-	8.33	8.33	427.00	74.97	(352.03)	100.00
50570-00 Website	62.50	36.00	(26.50)	62.50	324.00	261.50	432.00
50600-00 Copies & Printing	4.40	8.33	3.93	69.97	74.97	5.00	100.00
50650-00 Postage	-	8.33	8.33	299.68	74.97	(224.71)	100.00
50675-00 Certified Mail	-	2.08	2.08	-	18.72	18.72	25.00
61100-00 Zoom Subscription	-	16.67	16.67	178.40	150.03	(28.37)	200.00
Total ADMINISTRATIVE	$ 66.90	$ 104.74	$ 37.84	$ 1,187.55	$ 942.66	($244.89)	$ 1,257.00
REPAIRS AND MAINTENANCE							
51750-00 Common Area Maintenance	-	125.00	125.00	597.88	1,125.00	527.12	1,500.00
Total REPAIRS AND MAINTENANCE	$ -	$ 125.00	$ 125.00	$ 597.88	$ 1,125.00	$527.12	$ 1,500.00
CONTRACTS							
53000-00 Priv Rd - Snow/Maint/Repair	-	625.00	625.00	3,910.00	5,625.00	1,715.00	7,500.00
53300-00 Trash / Recycling Contract	993.60	988.83	(4.77)	8,923.70	8,899.47	(24.23)	11,866.00
Total CONTRACTS	$ 993.60	$ 1,613.83	$ 620.23	$ 12,833.70	$ 14,524.47	$1,690.77	$ 19,366.00
UTILITY							
54200-00 Electricity	40.55	41.67	1.12	361.10	375.03	13.93	500.00
Total UTILITY	$ 40.55	$ 41.67	$ 1.12	$ 361.10	$ 375.03	$13.93	$ 500.00
PROFESSIONAL FEES							
58100-00 Audit & Tax Preparation	-	70.83	70.83	800.00	637.47	(162.53)	850.00
58500-00 Legal Fees - General	-	250.00	250.00	3,216.95	2,250.00	(966.95)	3,000.00
58600-00 Management Contract	408.30	408.33	0.03	3,674.70	3,674.97	0.27	4,900.00
Total PROFESSIONAL FEES	$ 408.30	$ 729.16	$ 320.86	$ 7,691.65	$ 6,562.44	($1,129.21)	$ 8,750.00
TAXES & INSURANCE							
58300-00 Insurance	-	208.33	208.33	649.38	1,874.97	1,225.59	2,500.00
61200-00 License Fees	-	5.42	5.42	55.00	48.78	(6.22)	65.00
61300-00 Federal Income Tax	-	8.33	8.33	-	74.97	74.97	100.00
61400-00 State Income Tax	-	2.08	2.08	-	18.72	18.72	25.00
Total TAXES & INSURANCE	$ -	$ 224.16	$ 224.16	$ 704.38	$ 2,017.44	$1,313.06	$ 2,690.00
RESERVE							
61900-00 Replacement Reserve Contribution	2,424.58	2,424.58	-	21,821.22	21,821.22	-	29,095.00
Total RESERVE	$ 2,424.58	$ 2,424.58	$ -	$ 21,821.22	$ 21,821.22	$-	$ 29,095.00

CINCSystems, Inc. Copyright 2026. All rights reserved.

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
Total OPERATING EXPENSE	**$3,933.93**	**$5,263.14**	**$1,329.21**	**$45,197.48**	**$47,368.26**	**$2,170.78**	**$63,158.00**
Net Income:	**($3,853.50)**	**($5,088.14)**	**$1,234.64**	**$893.94**	**($749.76)**	**$1,643.70**	**$0.00**

CINCSystems, Inc. Copyright 2026. All rights reserved.



Check Print Log

Effingham Farm Homeowners Association

From 9/1/2026 To 9/30/2026

Date Printed / Printed By	Vendor Name / Check Description	Address	Check Number	Amount
Bank United - Operating - 0739: ***0739		**Current Balance:**	**$28,089.91**	
9/11/26 4:32 pm **Meg Gray**	Chadwick, Washington, Moriarty, Elmore & Bunn Services Thru 8/31/26	12150 Monument Dr Suite 400 Fairfax, VA 22033	500031	$1,033.01
9/18/26 2:59 pm **Meg Gray**	Kimberly Dalrymple Reimb Wix Domain Name Renewal 10.1.26-10.1.28	10850 Justabout Farms Ln Nokesville, VA 20181	500032	$62.50
9/21/26 9:13 am **Meg Gray**	NOVEC 7/08/26 - 8/06/26	P.O. Box 34734 Alexandria, VA 22334-0734	500033	$40.00
9/25/26 3:33 pm **Meg Gray**	NOVEC 8/06/26 - 9/08/26	P.O. Box 34734 Alexandria, VA 22334-0734	500034	$40.55
9/25/26 3:33 pm **Meg Gray**	American Disposal Services September Services	PO BOX 535233 Pittsburgh, PA 15253-5233	500035	$993.60
Bank United - Operating - 0739: ***0739 Total Check Amount Printed				**$2,169.66**
Effingham Farm Homeowners Association Total Check(s) & Amount Printed			**5**	**$2,169.66**

CINCSystems, Inc. Copyright 2026 . All rights reserved.

21 Platform Way S
Suite 2300
Nashville, TN 37203
www.pnfp.com

Client Service Center 800-264-3613
Pinnacle Anytime 866-755-5428

Account
Effingham Farm Homeowners Association
XXXXXXXX0659

RETURN SERVICE REQUESTED

EFFINGHAM FARM HOMEOWNERS ASSOCIATION
AMERICAN MANAGEMENT OF VIRGINA INC-AGENT
RESERVE
7900 SUDLEY ROAD, SUITE 600
MANASSAS VA 20109-2806

Statement of Account

Community Asso Money Market

Balance 9/01/26
$35,478.41

Balance 9/30/26
$35,558.84

Summary

Credits +$0.00
Interest +$80.43
Debits -$0.00

Credit Transactions

Interest

9/30	Interest Deposit	80.43
Total Interest Paid		**$80.43**

Average Balance This Statement	$35,478.41	Annual Percentage Yield Earned	2.79%
Interest Earned This Period	$80.43	Days in Period	30
2026 Interest Paid	$627.36	Interest Paid	$80.43

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
9/01	35,478.41	9/30	35,558.84		

EQUAL HOUSING LENDER
Member FDIC

Pinnacle

ELECTRONIC TRANSFER ERROR RESOLUTION

This Electronic Transfer Error Resolution only applies to accounts held for personal, family or household purposes and is therefore not applicable to business, trust accounts, or any such account held for non-personal purposes.

In case of errors or questions about your electronic transfers, call or write us at the telephone number or address listed at the end of this disclosure, as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer listed on the statement or receipt.

- Tell us your name and account number (if any).
- Describe the error or the transfer you are unsure about and explain as clearly as you can why you believe it is an error or why you need more information.
- Tell us the dollar amount of the suspected error.

We must hear from you no later than 60 days after we send the FIRST statement on which the problem or error appeared.

We will provide provisional credit for the amount that you think is in error within 10 business days of your complaint and begin an investigation of the transaction(s). In most cases, we will disclose the results of the investigation within 10 business days of your complaint and correct any error promptly. If we need more time to investigate the complaint, we may take up to 45 days (90 days if the transfer involved a point-of-sale transaction or a foreign initiated transfer) to complete our investigation. However, you will have use of the funds in question during our investigation.

Pinnacle Bank
21 Platform Way S, Suite 2300
Nashville, TN 37203
(800) 264-3613

BankUnited

P.O. Box 521599 Miami, FL 33152-1599

Statement Date: September 30, 2026
Account Number: ********0739

Customer Service Information

Client Care: 877-779-BANK (2265)

Web Site: www.bankunited.com

Bank Address: BankUnited
P.O. Box 521599
Miami, FL 33152-1599

>002067 3212066 0001 008229 10Z
EFFINGHAM FARM HOMEOWNERS
ASSOCIATION, INC.
OPERATING
7900 SUDLEY ROAD STE 600
MANASSAS VA 20109



Customer Message Center

Go green and stay secure-switch to paperless statements today for safer, faster access to your accounts.

CP COMMERCIAL ANALYSIS CHECKIN Account ********0739

Account Summary

Statement Balance as of 08/31/2026			$24,299.03
Plus	9	Deposits and Other Credits	$2,275.00
Less	8	Withdrawals, Checks, and Other Debits	$3,526.11
Less		Service Charge	$0.00
Plus		Interest Paid	$0.00
Statement Balance as of 09/30/2026			$23,047.92

Activity By Date

Date	*Description*	*Withdrawals*	*Deposits*	*Balance*
09/01/2026	CHECK #500030	$1,927.00		$22,372.03
09/02/2026	ClickPay STL ACH CP STL ACH 83103880 Effingham Farm HOA		$100.00	$22,472.03
09/02/2026	EFFINGHM OP 0739 Mgmt Fee AMER00044	$408.30		$22,063.73
09/03/2026	ClickPay STL CC CP STL CC 83203615 Effingham Farm HOA		$300.00	$22,363.73
09/10/2026	Effingham Farm H VENDOR PAY	$50.00		$22,313.73

Statement Date: September 30, 2026
Account Number: ********0739

Activity By Date

Date	Description	Withdrawals	Deposits	Balance
	AMER00178			
09/10/2026	Effingham Farm H VENDOR PAY AMER00178	$4.40		$22,309.33
09/18/2026	Effingham Farm H VENDOR PAY AMER00178	$0.90		$22,308.43
09/21/2026	ClickPay STL CC CP STL CC 83936442 Effingham Farm HOA		$500.00	$22,808.43
09/22/2026	VANCO PAYMENTS GATEWAY XX1V5LBT85F94I AMV - AMERICAN MANAGEM		$100.00	$22,908.43
09/22/2026	CHECK #500031	$1,033.01		$21,875.42
09/24/2026	ClickPay STL CC CP STL CC 83992761 Effingham Farm HOA		$325.00	$22,200.42
09/28/2026	CHECK #500033	$40.00		$22,160.42
09/29/2026	ClickPay STL ACH CP STL ACH 84089435 Effingham Farm HOA		$300.00	$22,460.42
09/29/2026	CHECK #500032	$62.50		$22,397.92
09/30/2026	ClickPay STL ACH CP STL ACH 84122814 Effingham Farm HOA		$300.00	$22,697.92
09/30/2026	VANCO PAYMENTS GATEWAY XX1V5LC1860RI6 AMV - AMERICAN MANAGEM		$300.00	$22,997.92
09/30/2026	RDC Deposit		$50.00	$23,047.92

Check Transactions

Check #	Date	Amount	Check #	Date	Amount
500030	09/01	$1,927.00	500032	09/29	$62.50
500031	09/22	$1,033.01	500033	09/28	$40.00

Items denoted with an "*" indicate processed checks out of sequence.

BankUnited

P.O. Box 521599 Miami, FL 33152-1599

Statement Date: September 30, 2026

Account Number: ********0739

Balances by Date

Date	Balance	Date	Balance	Date	Balance	Date	Balance
08/31	$24,299.03	09/03	$22,363.73	09/21	$22,808.43	09/28	$22,160.42
09/01	$22,372.03	09/10	$22,309.33	09/22	$21,875.42	09/29	$22,397.92
09/02	$22,063.73	09/18	$22,308.43	09/24	$22,200.42	09/30	$23,047.92

Other Balances

Minimum Balance this Statement Period	$21,875.42



Go green and keep your information secure with paperless statements. eStatements reduce the risk of mail fraud, give you faster access to your account information, and help cut down on paper clutter. Plus, you can view, download, and store your statements anytime in a safe, convenient place. Enroll today in eStatements through BankUnited online or mobile banking app.

02067 3212066 004984 009967 0002/0003

Statement Date: September 30, 2026
Account Number: ********0739

If your account does not balance please check the following carefully:

Have you entered the amount of each check in your checkbook register?
Are the amounts of your deposits and other additions entered in your checkbook register the same as those on this statement?
Have you checked all additions and subtractions in your checkbook register?
Have you carried the correct balance forward when starting a new page in your checkbook register?

IN CASE OF QUESTIONS OR ERRORS ABOUT YOUR STATEMENT:
PLEASE CALL (TOLL FREE) 1-877-779-BANK (2265) OR WRITE US AT:

BankUnited Operations / EFT Error
7815 NW 148th ST, Miami Lakes, FL 33016

For Consumer Customers Only

Please contact us if you think your statement is wrong or if you need additional information about a transaction. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

1. Tell us your name and account number.
2. Describe the error or the transfer you are unsure about and explain as clearly as you can why you believe there is an error or why you need further information.
3. Tell us the dollar amount of the suspected error.

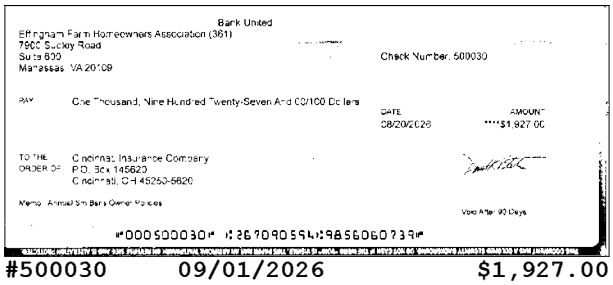
You may be required to put your request in writing. We will investigate your complaint and will correct any error promptly.

For Electronic Funds Transfers, if we take more than 10 business days to investigate and correct the error, (20 business days if you are a new customer for electronic funds transfers occurring during the first 30 days after the first deposit is made to your account), we will recredit your consumer account for the amount you think is in error (plus interest if your account earns interest), so that you will have the use of the money during the time it takes us to complete our investigation.

For Substitute Checks, if we take more than 10 business days to investigate and correct the error, we will recredit your consumer account for the amount of loss up to the lesser of $2,500.00 (plus interest if your account earns interest) or the amount of the substitute check. If your account is new (30 days from the date your account was established), has been subject to repeated overdrafts, or we believe the claim is fraudulent, we may delay the availability of recredited funds until we determine the claim is valid or until the 45th day after the claim was submitted.

BankUnited

00000098


Bank United

Effingham Farm Homeowners Association (361)
7900 Sudley Road
Suite 600
Manassas, VA 20109

Check Number: 500030

PAY One Thousand, Nine Hundred Twenty-Seven And 00/100 Dollars

DATE 08/20/2026
AMOUNT ****$1,927.00

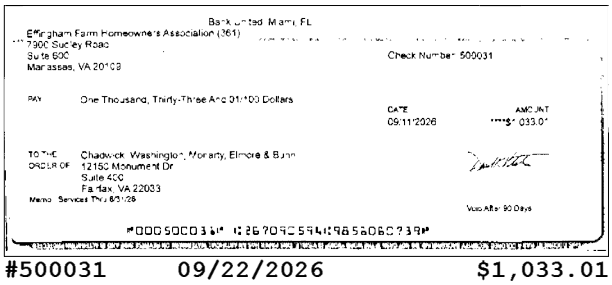
TO THE ORDER OF Cincinnati Insurance Company
P.O. Box 145620
Cincinnati, OH 45250-5620

Memo Annual Sm Bus Owner Policies

Void After 90 Days

⑈000500030⑈ ⑆267090594⑆9856060739⑈

#500030 09/01/2026 $1,927.00


Bank United Miami, FL

Effingham Farm Homeowners Association (361)
7900 Sudley Road
Suite 600
Manassas, VA 20109

Check Number: 500031

PAY One Thousand, Thirty-Three And 01/100 Dollars

DATE 09/11/2026
AMOUNT ****$1,033.01

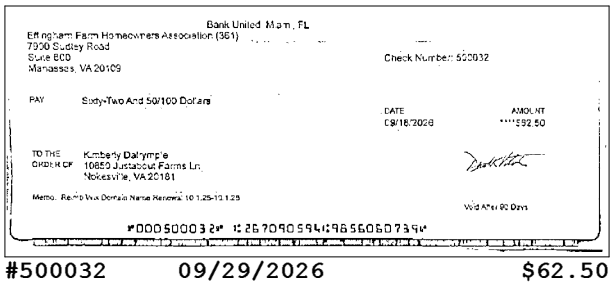
TO THE ORDER OF Chadwick, Washington, Moriarty, Elmore & Bunn
12150 Monument Dr
Suite 400
Fairfax, VA 22033

Memo Services Thru 8/31/26

Void After 90 Days

⑈000500031⑈ ⑆267090594⑆9856060739⑈

#500031 09/22/2026 $1,033.01


Bank United Miami, FL

Effingham Farm Homeowners Association (361)
7900 Sudley Road
Suite 600
Manassas, VA 20109

Check Number: 500032

PAY Sixty-Two And 50/100 Dollars

DATE 09/16/2026
AMOUNT ****$62.50

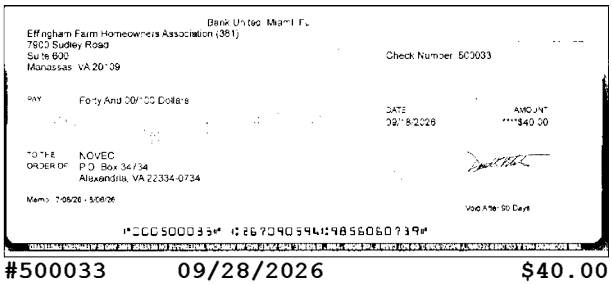
TO THE ORDER OF Kimberly Dalrymple
10650 Justabout Farms Ln
Nokesville, VA 20181

Memo Reimb Web Domain Name Renewal 10.1.25-10.1.26

Void After 90 Days

⑈000500032⑈ ⑆267090594⑆9856060739⑈

#500032 09/29/2026 $62.50


Bank United Miami, FL

Effingham Farm Homeowners Association (361)
7900 Sudley Road
Suite 600
Manassas, VA 20109

Check Number: 500033

PAY Forty And 00/100 Dollars

DATE 09/18/2026
AMOUNT ****$40.00

TO THE ORDER OF NOVEC
P.O. Box 34734
Alexandria, VA 22334-0734

Memo 7/05/26 - 9/08/26

Void After 90 Days

⑈000500033⑈ ⑆267090594⑆9856060739⑈

#500033 09/28/2026 $40.00



BankUnited

We appreciate your business.

Bank Account Reconciliation

Effingham Farm Homeowners Association

Bank United - Operating - 0739 (End: 09/30/2026)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
02/11/2026		Edwin's Tree and Garden, LLC		500002	($3,910.00)
09/25/2026		American Disposal Services		500035	($993.60)
09/25/2026		NOVEC		500034	($40.55)
			Total Uncleared		**($4,944.15)**
Cleared Items					
Credits					
09/02/2026	09/02/2026	Deposit from batch 4534	4534 - ClickPay	5088	$100.00
09/03/2026	09/03/2026	Deposit from batch 4557	4557 - ClickPay	5089	$300.00
09/21/2026	09/21/2026	Deposit from batch 4715	4715 - ClickPay	5090	$500.00
09/22/2026	09/22/2026	Deposit from batch 4734	4734 - ClickPay	5091	$100.00
09/24/2026	09/24/2026	Deposit from batch 4750	4750 - ClickPay	5092	$325.00
09/29/2026	09/29/2026	Deposit from batch 4805	4805 - ClickPay	5094	$300.00
09/29/2026	09/30/2026	vendor refund		5092	$50.00
09/30/2026	09/30/2026	Deposit from batch 4809	4809 - ClickPay	5096	$300.00
09/30/2026	09/30/2026	Deposit from batch 4808	4808 - ClickPay	5095	$300.00
			Total Cleared Credits		**$2,275.00**
Debits					
08/20/2026	09/01/2026	Cincinnati Insurance Company		500030	($1,927.00)
09/01/2026	09/10/2026	American Management of Virginia, Inc (Management Module Only)		0	($50.00)
09/01/2026	09/10/2026	American Management of Virginia, Inc (Management Module Only)		0	($4.40)
09/11/2026	09/22/2026	Chadwick, Washington, Moriarty, Elmore & Bunn		500031	($1,033.01)
09/17/2026	09/30/2026	American Management of Virginia, Inc (Management Module Only)		0	($408.30)
09/17/2026	09/18/2026	American Management of Virginia, Inc (Management Module Only)		0	($0.90)
09/18/2026	09/29/2026	Kimberly Dalrymple		500032	($62.50)
09/18/2026	09/28/2026	NOVEC		500033	($40.00)
			Total Cleared Debits		**($3,526.11)**

Bank United - Operating - 0739 Summary

Ending Account Balance:	$	18,103.77
Uncleared Items:	($	4,944.15)
Adjusted Balance:	$	23,047.92
Bank Ending Balance:	$	23,047.92
Difference:	$	-

CINCSystems, Inc. Copyright 2026 . All rights reserved.

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
09/30/2026	09/30/2026	Interest			$80.43
			Total Cleared Credits		**$80.43**

Pinnacle - MoneyMarket - 0659 Summary

Ending Account Balance:	$ 160.10
Uncleared Items:	$-
Adjusted Balance:	$ 160.10
Bank Ending Balance:	$ 35,558.84
Difference:	($35,398.74)

CINCSystems, Inc. Copyright 2026 . All rights reserved.



General Ledger Trial Balance with Details

Effingham Farm Homeowners Association

Accts: All Dates: 9/1/2026 - 9/30/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-10000-00	Bank United - Operating - 0739	$18,462.03	$2,275.00	$2,633.26	$18,103.77

Date	GL Ref #	Debit	Credit	Description
09/01/2026	247237	$ -	$ 50.00	Bank United - Operating - 0739 Inv # ; American Management of Virginia, Inc (Management M
				Inv: American Management of Virginia, Inc (Management Module Only)
09/01/2026	247239	-	4.40	Bank United - Operating - 0739 Inv # 15984; American Management of Virginia, Inc (Managen
				Inv: 15984 American Management of Virginia, Inc (Management Module Only)
09/02/2026	239538	100.00	-	Deposit from batch 4534
09/03/2026	241000	300.00	-	Deposit from batch 4557
09/11/2026	250115	-	1,033.01	Bank United - Operating - 0739 Inv # 355216; Chadwick, Washington, Moriarty, Elmore & Bun
				Inv: 355216 Chadwick, Washington, Moriarty, Elmore & Bunn
09/17/2026	253499	-	408.30	Bank United - Operating - 0739 Inv # Management fees; American Management of Virginia, In
				Inv: Management fees American Management of Virginia, Inc (Management Module Only)
09/17/2026	253501	-	0.90	Bank United - Operating - 0739 Inv # 17161; American Management of Virginia, Inc (Managen
				Inv: 17161 American Management of Virginia, Inc (Management Module Only)
09/18/2026	255683	-	62.50	Bank United - Operating - 0739 Inv # 1259517255; Kimberly Dalrymple Chk # 500032
				Inv: 1259517255 Kimberly Dalrymple
09/18/2026	256355	-	40.00	Bank United - Operating - 0739 Inv # 5474797001 Aug26; NOVEC Chk # 500033
				Inv: 5474797001 Aug26 NOVEC
09/21/2026	256605	500.00	-	Deposit from batch 4715
09/22/2026	257086	100.00	-	Deposit from batch 4734
09/24/2026	258202	325.00	-	Deposit from batch 4750
09/25/2026	258946	-	40.55	Bank United - Operating - 0739 Inv # 5474797001 Sep26; NOVEC Chk # 500034
				Inv: 5474797001 Sep26 NOVEC
09/25/2026	258948	-	993.60	Bank United - Operating - 0739 Inv # 14724159W319; American Disposal Services Chk # 500
				Inv: 14724159W319 American Disposal Services
09/29/2026	261276	50.00	-	vendor refund Bank United - Operating - 0739
09/29/2026	261406	300.00	-	Deposit from batch 4805
09/30/2026	261591	300.00	-	Deposit from batch 4808
09/30/2026	261671	300.00	-	Deposit from batch 4809

12-12000-00	Accounts Receivable - Members	4,540.00	-	825.00	3,715.00

Date	GL Ref #	Debit	Credit	Description
09/21/2026	256605	$ 0.00	$ 500.00	Deposit from batch 4715
09/24/2026	258202	0.00	325.00	Deposit from batch 4750

13-13000-00	Prepaid Insurance	2,558.56	-	-	2,558.56

Date	GL Ref #	Debit	Credit	Description

15-15040-00	Pinnacle - MMkt - 0659	35,398.97	80.43	-	35,479.40

Date	GL Ref #	Debit	Credit	Description
09/30/2026	261999	$ 80.43	$ -	Interest

16-12990-00	Deposits on Contracts	600.00	-	-	600.00

Date	GL Ref #	Debit	Credit	Description

20-20000-00	Accounts Payable	(1,073.91)	2,633.26	1,584.35	(25.00)

Date	GL Ref #	Debit	Credit	Description
09/01/2026	234924	$ -	$ 4.40	Accounts Payable Inv # 15984
				Inv: 15984 American Management of Virginia, Inc (Management Module Only)

CINCSystems, Inc. Copyright 2026. All rights reserved.

Account No	Description			Prior Balance	Current Debit	Current Credit	End Balance
09/01/2026	242376	$ -	$ 408.30	Accounts Payable Inv # Management fees **Inv: Management fees American Management of Virginia, Inc (Management Module Only)**			
09/01/2026	242378	-	50.00	Accounts Payable **Inv: American Management of Virginia, Inc (Management Module Only)**			
09/01/2026	247237	50.00	-	Accounts Payable Inv # ; American Management of Virginia, Inc (Management Module Only) (**Inv: American Management of Virginia, Inc (Management Module Only)**			
09/01/2026	247239	4.40	-	Accounts Payable Inv # 15984; American Management of Virginia, Inc (Management Module (**Inv: 15984 American Management of Virginia, Inc (Management Module Only)**			
09/01/2026	258101	-	993.60	Accounts Payable Inv # 14724159W319 **Inv: 14724159W319 American Disposal Services**			
09/11/2026	250115	1,033.01	-	Accounts Payable Inv # 355216; Chadwick, Washington, Moriarty, Elmore & Bunn Chk # 5000 **Inv: 355216 Chadwick, Washington, Moriarty, Elmore & Bunn**			
09/14/2026	254227	-	62.50	Accounts Payable Inv # 1259517255 **Inv: 1259517255 Kimberly Dalrymple**			
09/17/2026	253499	408.30	-	Accounts Payable Inv # Management fees; American Management of Virginia, Inc (Manageme **Inv: Management fees American Management of Virginia, Inc (Management Module Only)**			
09/17/2026	253501	0.90	-	Accounts Payable Inv # 17161; American Management of Virginia, Inc (Management Module (**Inv: 17161 American Management of Virginia, Inc (Management Module Only)**			
09/18/2026	255683	62.50	-	Accounts Payable Inv # 1259517255; Kimberly Dalrymple Chk # 500032 **Inv: 1259517255 Kimberly Dalrymple**			
09/18/2026	256355	40.00	-	Accounts Payable Inv # 5474797001 Aug26; NOVEC Chk # 500033 **Inv: 5474797001 Aug26 NOVEC**			
09/18/2026	258103	-	40.55	Accounts Payable Inv # 5474797001 Sep26 **Inv: 5474797001 Sep26 NOVEC**			
09/25/2026	258946	40.55	-	Accounts Payable Inv # 5474797001 Sep26; NOVEC Chk # 500034 **Inv: 5474797001 Sep26 NOVEC**			
09/25/2026	258948	993.60	-	Accounts Payable Inv # 14724159W319; American Disposal Services Chk # 500035 **Inv: 14724159W319 American Disposal Services**			
09/25/2026	259585	-	25.00	Accounts Payable Inv # 09252026 **Inv: 09252026 American Management of Virginia, Inc (Management Module Only)**			
20-22000-00	Prepaid Assessments			(1,400.00)	-	1,400.00	(2,800.00)

Date	GL Ref #	Debit	Credit	Description
09/02/2026	239538	$ 0.00	$ 100.00	Deposit from batch 4534
09/03/2026	241000	0.00	300.00	Deposit from batch 4557
09/22/2026	257086	0.00	100.00	Deposit from batch 4734
09/29/2026	261406	0.00	300.00	Deposit from batch 4805
09/30/2026	261591	0.00	300.00	Deposit from batch 4808
09/30/2026	261671	0.00	300.00	Deposit from batch 4809

CINCSystems, Inc. Copyright 2026. All rights reserved.

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
20-23010-00	A/P Mgmt - Collection Processing	$-	$25.00	$-	$25.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
09/25/2026	259585	$ 25.00	$ -	A/P Mgmt - Collection Processing	
				Inv: 09252026 American Management of Virginia, Inc (Management Module Only)	
31-31000-00	Replacement Reserves	(23,593.13)	-	2,424.58	(26,017.71)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
09/01/2026	235873	$ -	$ 2,424.58	Current Month Reserve Accrual	
33-33000-00	Retained Earnings	(30,745.08)	-	-	(30,745.08)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
40-40100-00	Assessment Income	(43,200.00)	-	-	(43,200.00)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
40-40170-00	Private Road Assessment Income	(1,843.50)	-	-	(1,843.50)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
42-42300-00	Interest Income	(467.49)	-	80.43	(547.92)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
09/30/2026	261999	$ -	$ 80.43	Interest	
42-42500-00	Late Fee Income	(500.00)	-	-	(500.00)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
50-50425-00	Mgmt Staff Sched A	150.00	50.00	50.00	150.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
09/01/2026	242378	$ 50.00	$ -	Current month technology fee	
				Inv: American Management of Virginia, Inc (Management Module Only)	
09/29/2026	261276	-	50.00	vendor refund Mgmt Staff Sched A / #3037 AMV	
50-50450-00	Misc Office Expense	427.00	-	-	427.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
50-50570-00	Website	-	62.50	-	62.50
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
09/14/2026	254227	$ 62.50	$ -	Website	
				Inv: 1259517255 Kimberly Dalrymple	
50-50600-00	Copies & Printing	65.57	4.40	-	69.97
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
09/01/2026	234924	$ 4.40	$ -	Copy Charges - Copies 8/11/26-8/31/26	
				Inv: 15984 American Management of Virginia, Inc (Management Module Only)	
50-50650-00	Postage	299.68	-	-	299.68
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
50-61100-00	Zoom Subscription	178.40	-	-	178.40
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
51-51750-00	Common Area Maintenance	597.88	-	-	597.88
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
53-53000-00	Priv Rd - Snow/Maint/Repair	3,910.00	-	-	3,910.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
53-53300-00	Trash / Recycling Contract	7,930.10	993.60	-	8,923.70
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
09/01/2026	258101	$ 993.60	$ -	Trash / Recycling Contract	
				Inv: 14724159W319 American Disposal Services	
54-54200-00	Electricity	320.55	40.55	-	361.10
Date	**GL Ref #**	**Debit**	**Credit**	**Description**	
09/18/2026	258103	$ 40.55	$ -	Electricity	
				Inv: 5474797001 Sep26 NOVEC	

CINCSystems, Inc. Copyright 2026. All rights reserved.

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
58-58100-00	Audit & Tax Preparation	$800.00	$-	$-	$800.00
Date	**GL Ref #** **Debit** **Credit** **Description**				
58-58500-00	Legal Fees - General	3,216.95	-	-	3,216.95
Date	**GL Ref #** **Debit** **Credit** **Description**				
58-58600-00	Management Contract	3,266.40	408.30	-	3,674.70
Date	**GL Ref #** **Debit** **Credit** **Description**				
09/01/2026	242376 $ 408.30 $ - Management fees current month				
	Inv: Management fees American Management of Virginia, Inc (Management Module Only)				
59-58300-00	Insurance	649.38	-	-	649.38
Date	**GL Ref #** **Debit** **Credit** **Description**				
59-61200-00	License Fees	55.00	-	-	55.00
Date	**GL Ref #** **Debit** **Credit** **Description**				
61-61900-00	Replacement Reserve Contribution	19,396.64	2,424.58	-	21,821.22
Date	**GL Ref #** **Debit** **Credit** **Description**				
09/01/2026	235873 $ 2,424.58 $ - Current Month Reserve Accrual				
	Totals:	**$0.00**	**$8,997.62**	**$8,997.62**	**$0.00**

CINCSystems, Inc. Copyright 2026. All rights reserved.