

Kirktown Homeowner Association
Balance Sheet
As of December 31, 2023

	Dec 31, 23
ASSETS	
Current Assets	
Checking/Savings	
Checking	9,523.39
Total Checking/Savings	9,523.39
Total Current Assets	9,523.39
TOTAL ASSETS	9,523.39
LIABILITIES & EQUITY	0.00

Kirktown Homeowner Association
Profit & Loss
December 2023

	Dec 23
Ordinary Income/Expense	
Income	
Homeowners Dues	20,418.84
Total Income	20,418.84
Gross Profit	20,418.84
Expense	
Payback on loan from Area	2,000.00
Administrative	
Holiday Dinner	104.26
Insurance	538.82
Credit Card Service Fees	112.62
Bookkeeping/Area Real Estate	450.00
Check Order	20.00
Total Administrative	1,225.70
Building Maintenance	
Siding Repairs	5,801.99
Supplies	1,995.77
Roof Repair	1,900.00
Total Building Maintenance	9,697.76
Grounds Maintenance	
Mower payment	215.87
Total Grounds Maintenance	215.87
Utilities	
Cable	169.98
Trash Services	4,623.37
Gas	126.17
Telephone	7.75
Total Utilities	4,927.27
Total Expense	18,066.60
Net Ordinary Income	2,352.24
Net Income	2,352.24

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01/04/24

Cash Basis

Kirktown Homeowner Association

Profit & Loss

January through December 2023

	Jan - Dec 23
Ordinary Income/Expense	
Income	
Loan from Area	4,000.00
Homeowners Dues	142,181.22
Misc. Income	
Roof Replacement Reimbursement	5,985.00
Lien Fee	369.00
Total Misc. Income	6,354.00
Total Income	152,535.22
Gross Profit	152,535.22
Expense	
Payback on loan from Area	3,000.00
Mowing	8,570.84
Mechanic	150.00
Clubhouse Repairs	104.00
Clubhouse Locks	153.73
Eviction Notice	340.00
Debt Collection	1,107.75
Wise rent	6,887.03
Golf Carf Purchase	
Golf cart repairs	522.25
Total Golf Carf Purchase	522.25
Administrative	
Holiday Dinner	104.26
Insurance	3,996.23
Legal Fees	446.50
Credit Card Service Fees	1,646.48
Website fees	212.00
Tax Prep	1,000.00
Bookkeeping/Area Real Estate	5,400.00
Check Order	20.00
Board Reimbursement	125.00
Holiday Bonus Pay	100.00
Lien Fee	492.00
Total Administrative	13,542.47
Building Maintenance	
Siding Repairs	12,180.13
Supplies	
Paint Supplies	554.66
Supplies - Other	13,136.09
Total Supplies	13,690.75
Adrianna/Maintenance	8,360.00
Stucco Repair	816.75
Roundabout Repairs	1,000.00
Tools	60.40
Electrical Work	1,561.36
Material	1,515.20
Roof Replacement	1,900.00
Wood Rot Repair	1,537.12
Roof Repair	2,200.00
Gutter repair/Downspouts	85.00
Building Maintenance - Other	2,500.00
Total Building Maintenance	47,406.71
Office Supplies	216.00
Grounds Maintenance	

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01/04/24

Cash Basis

Kirktown Homeowner Association

Profit & Loss

January through December 2023

	Jan - Dec 23
Blower	365.46
Gas	92.00
Mower Service	913.53
Weed Eater	580.37
Weed Control	96.00
Aeration/Seeding	36.00
Trash Pickup	7,111.38
Ice Melt	593.40
Mower payment	2,590.44
Equipment Repair	738.02
Total Grounds Maintenance	13,116.60
Utilities	
Maintenance crew-wise	2,207.28
Cable	1,288.80
Trash Services	41,279.54
Electric	8,683.00
Gas	1,168.55
Telephone	226.68
Water	2,443.31
Total Utilities	57,297.16
Total Expense	152,414.54
Net Ordinary Income	120.68
Net Income	120.68