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12/11/25

Cash Basis

Kirktown Homeowner Association

Balance Sheet

As of November 30, 2025

	<u>Nov 30, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking	<u>7,714.00</u>
Total Checking/Savings	<u>7,714.00</u>
Total Current Assets	<u>7,714.00</u>
TOTAL ASSETS	<u><u>7,714.00</u></u>
LIABILITIES & EQUITY	0.00

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Kirktown Homeowner Association

Profit & Loss

January through November 2025

	Jan - Nov 25
Ordinary Income/Expense	
Income	
Reimbursement	223.32
Homeowners Dues	127,297.50
Misc. Income	
Roof Replacement Reimbursement	1,133.50
Lien Fee	164.00
Late Fees	239.00
Total Misc. Income	1,536.50
Total Income	129,057.32
Gross Profit	129,057.32
Expense	
Chipper	400.00
SnowBlower	300.00
Miscellaneous Expenses	
Playground maintenance	2,736.00
Total Miscellaneous Expenses	2,736.00
Administrative	
Payback to Area for trash serv	2,500.00
Insurance	3,316.91
Legal Fees	63.50
Credit Card Service Fees	1,017.89
Website fees	204.00
Tax Prep	300.00
Bookkeeping/Area Real Estate	4,950.00
Filing Fees	10.00
Lien Fee	328.00
Total Administrative	12,690.30
Building Maintenance	
Wall Work	5,000.00
Pest Control	185.00
Siding Repairs	55.00
Supplies	23,002.54
Stucco Repair	71.48
Air Conditioning Repair	650.00
Electrical Work	600.00
Gutter Cleaning	800.00
Gutter repair/Downspouts	401.00
Building Maintenance - Other	1,893.70
Total Building Maintenance	32,658.72
Grounds Maintenance	
Pet Waste	1,892.60
Mowing	8,580.00
Gas	186.00
Mower Service	441.62
Weed Control	314.80
Concrete Work	2,900.00
Ice Melt	1,950.00
Mower payment	2,942.94
Trees/limbs	7,600.00
Snow Removal	5,530.00
Bulk Trash Cleanup	-200.00
Grounds Maintenance - Other	450.00
Total Grounds Maintenance	32,587.96
Repairs	797.64

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Profit & Loss

January through November 2025

	Jan - Nov 25
Utilities	
Cable	1,025.98
Trash Services	34,291.90
Electric	8,701.16
Gas	1,000.89
Water	2,258.56
Total Utilities	47,278.49
Total Expense	129,449.11
Net Ordinary Income	-391.79
Other Income/Expense	
Other Income	
Other Income	525.00
Total Other Income	525.00
Net Other Income	525.00
Net Income	133.21

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Cash Basis

Kirktown Homeowner Association

Profit & Loss

November 2025

	Nov 25
Ordinary Income/Expense	
Income	
Reimbursement	223.32
Homeowners Dues	16,657.50
Total Income	16,880.82
Gross Profit	16,880.82
Expense	
Administrative	
Insurance	300.75
Credit Card Service Fees	35.74
Bookkeeping/Area Real Estate	1,350.00
Total Administrative	1,686.49
Building Maintenance	
Supplies	2,081.11
Total Building Maintenance	2,081.11
Grounds Maintenance	
Ice Melt	600.00
Mower payment	267.54
Total Grounds Maintenance	867.54
Utilities	
Cable	95.00
Trash Services	4,199.17
Electric	750.16
Gas	70.31
Water	42.70
Total Utilities	5,157.34
Total Expense	9,792.48
Net Ordinary Income	7,088.34
Net Income	7,088.34