

Kirktown Homeowner Association
Balance Sheet
As of October 31, 2023

	Oct 31, 23
ASSETS	
Current Assets	
Checking/Savings	
Checking	203.68
Total Checking/Savings	203.68
Total Current Assets	203.68
TOTAL ASSETS	203.68
LIABILITIES & EQUITY	0.00

11:51 AM

11/06/23

Cash Basis

Kirktown Homeowner Association
Profit & Loss
October 2023

	Oct 23
Ordinary Income/Expense	
Income	
Loan from Area	1,000.00
Homeowners Dues	9,857.50
Total Income	10,857.50
Gross Profit	10,857.50
Expense	
Mowing	630.00
Administrative	
Insurance	267.41
Credit Card Service Fees	67.59
Bookkeeping/Area Real Estate	450.00
Total Administrative	785.00
Building Maintenance	
Siding Repairs	2,878.14
Supplies	2,383.26
Roof Repair	300.00
Building Maintenance - Other	2,500.00
Total Building Maintenance	8,061.40
Grounds Maintenance	
Mower payment	215.87
Total Grounds Maintenance	215.87
Utilities	
Cable	169.98
Trash Services	853.86
Electric	838.36
Gas	54.04
Total Utilities	1,916.24
Total Expense	11,608.51
Net Ordinary Income	-751.01
Net Income	-751.01

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11/06/23
Cash Basis

Kirktown Homeowner Association
Profit & Loss
January through October 2023

	Jan - Oct 23
Ordinary Income/Expense	
Income	
Loan from Area	4,000.00
Homeowners Dues	100,670.00
Misc. Income	
Roof Replacement Reimbursement	5,154.00
Lien Fee	328.00
Total Misc. Income	5,482.00
Total Income	110,152.00
Gross Profit	110,152.00
Expense	
Mowing	7,970.84
Mechanic	150.00
Clubhouse Repairs	104.00
Clubhouse Locks	153.73
Eviction Notice	40.00
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	
Insurance	2,655.18
Legal Fees	446.50
Credit Card Service Fees	1,404.89
Website fees	212.00
Tax Prep	1,000.00
Bookkeeping/Area Real Estate	4,500.00
Board Reimbursement	125.00
Lien Fee	451.00
Total Administrative	10,794.57
Building Maintenance	
Siding Repairs	4,378.14
Supplies	
Paint Supplies	554.66
Supplies - Other	9,380.32
Total Supplies	9,934.98
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
Wood Rot Repair	1,537.12
Roof Repair	300.00
Gutter repair/Downspouts	85.00
Building Maintenance - Other	2,500.00
Total Building Maintenance	32,048.95
Office Supplies	216.00
Grounds Maintenance	
Blower	365.46
Gas	102.00
Mower Service	913.53
Weed Eater	580.37
Weed Control	96.00

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11/06/23
Cash Basis

Kirktown Homeowner Association
Profit & Loss
January through October 2023

	Jan - Oct 23
Aeration/Seeding	36.00
Trash Pickup	7,111.38
Ice Melt	593.40
Mower payment	2,158.70
Equipment Repair	738.02
Total Grounds Maintenance	12,694.86
Utilities	
Maintenance crew-wise	2,207.28
Cable	1,033.83
Trash Services	32,502.67
Electric	7,937.85
Gas	975.91
Telephone	203.43
Water	1,800.08
Total Utilities	46,661.05
Total Expense	119,351.03
Net Ordinary Income	-9,199.03
Net Income	-9,199.03