

Kirktown Homeowner Association  
**Balance Sheet**  
As of July 31, 2026

|                                 | <u>Jul 31, 26</u>      |
|---------------------------------|------------------------|
| <b>ASSETS</b>                   |                        |
| Current Assets                  |                        |
| Checking/Savings                |                        |
| Checking                        | <u>2,430.40</u>        |
| Total Checking/Savings          | <u>2,430.40</u>        |
| Total Current Assets            | <u>2,430.40</u>        |
| <b>TOTAL ASSETS</b>             | <u><u>2,430.40</u></u> |
| <b>LIABILITIES &amp; EQUITY</b> | 0.00                   |

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Cash Basis

**Kirktown Homeowner Association**  
**Profit & Loss**  
January through July 2026

|                                | Jan - Jul 26 |
|--------------------------------|--------------|
| Ordinary Income/Expense        |              |
| Income                         |              |
| Reimbursement                  | 250.00       |
| Returned Check Charges         | 25.00        |
| Homeowners Dues                | 64,376.17    |
| Misc. Income                   |              |
| Roof Replacement Reimbursement | 14,490.00    |
| Late Fees                      | 20.00        |
| Total Misc. Income             | 14,510.00    |
| Total Income                   | 79,161.17    |
| Gross Profit                   | 79,161.17    |
| Expense                        |              |
| Payment for Raintree Ridge     | 250.00       |
| Tire Repair                    | 20.00        |
| Administrative                 |              |
| Insurance                      | 1,964.00     |
| Legal Fees                     | 0.00         |
| State Registration             | 11.00        |
| Credit Card Service Fees       | 1,292.19     |
| Website fees                   | 204.00       |
| Tax Prep                       | 325.00       |
| Bookkeeping/Area Real Estate   | 3,150.00     |
| Check Order                    | 116.60       |
| Lien Fee                       | 82.00        |
| Total Administrative           | 7,144.79     |
| Building Maintenance           |              |
| Siding Repairs                 | 2,320.00     |
| Supplies                       | 15,635.79    |
| Electrical Work                | 1,679.90     |
| Parking Lot Striping           | 6,600.00     |
| Roof Replacement               | 30,300.00    |
| Wood Rot Repair                | 730.00       |
| Roof Repair                    | 250.00       |
| Gutter repair/Downspouts       | 30.00        |
| Total Building Maintenance     | 57,545.69    |
| Grounds Maintenance            |              |
| Cement Repair                  | 160.00       |
| Scooter                        | 63.00        |
| Pet Waste                      | 180.00       |
| Mowing                         | 7,120.00     |
| Gas                            | 105.00       |
| Weed Eater                     | 117.80       |
| Parking Lot Cleanup            | 500.00       |
| Mower payment                  | 1,872.78     |
| Trees/limbs                    | 1,500.00     |
| Snow Removal                   | 3,100.00     |
| Total Grounds Maintenance      | 14,718.58    |
| Utilities                      |              |
| Cable                          | 690.00       |
| Trash Services                 | 17,220.50    |
| Electric                       | 5,404.99     |
| Gas                            | 926.14       |
| Water                          | 1,171.65     |
| Total Utilities                | 25,413.28    |
| Total Expense                  | 105,092.34   |

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Cash Basis

# Kirktown Homeowner Association

## Profit & Loss

January through July 2026

|                      | Jan - Jul 26 |
|----------------------|--------------|
| Net Ordinary Income  | -25,931.17   |
| Other Income/Expense |              |
| Other Income         |              |
| Other Income         | 116.42       |
| Total Other Income   | 116.42       |
| Net Other Income     | 116.42       |
| Net Income           | -25,814.75   |

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Cash Basis

**Kirktown Homeowner Association**  
**Profit & Loss**  
**July 2026**

|                              | Jul 26    |
|------------------------------|-----------|
| Ordinary Income/Expense      |           |
| Income                       |           |
| Homeowners Dues              | 10,089.00 |
| Total Income                 | 10,089.00 |
| Gross Profit                 | 10,089.00 |
| Expense                      |           |
| Administrative               |           |
| Insurance                    | 272.50    |
| State Registration           | 11.00     |
| Credit Card Service Fees     | 30.48     |
| Bookkeeping/Area Real Estate | 450.00    |
| Total Administrative         | 763.98    |
| Building Maintenance         |           |
| Supplies                     | 3,833.07  |
| Roof Repair                  | 250.00    |
| Total Building Maintenance   | 4,083.07  |
| Grounds Maintenance          |           |
| Mowing                       | 1,400.00  |
| Mower payment                | 267.54    |
| Total Grounds Maintenance    | 1,667.54  |
| Utilities                    |           |
| Cable                        | 100.00    |
| Trash Services               | 538.16    |
| Electric                     | 875.84    |
| Gas                          | 71.54     |
| Water                        | 186.15    |
| Total Utilities              | 1,771.69  |
| Total Expense                | 8,286.28  |
| Net Ordinary Income          | 1,802.72  |
| Net Income                   | 1,802.72  |