

12:30 PM
10/03/25
Cash Basis

Kirktown Homeowner Association
Profit & Loss
September 2025

	Sep 25
Ordinary Income/Expense	
Income	
Homeowners Dues	8,598.50
Misc. Income	
Late Fees	25.00
Total Misc. Income	25.00
Total Income	8,623.50
Gross Profit	8,623.50
Expense	
Administrative	
Insurance	300.75
Total Administrative	300.75
Building Maintenance	
Supplies	
Adriana Salary	440.00
Supplies - Other	2,203.33
Total Supplies	2,643.33
Total Building Maintenance	2,643.33
Grounds Maintenance	
Mowing	700.00
Mower payment	267.54
Total Grounds Maintenance	967.54
Utilities	
Cable	84.99
Trash Services	1,629.11
Electric	881.07
Gas	69.34
Water	386.77
Total Utilities	3,051.28
Total Expense	6,962.90
Net Ordinary Income	1,660.60
Net Income	1,660.60

12:30 PM

10/03/25

Cash Basis

Kirktown Homeowner Association

Profit & Loss

January through September 2025

	Jan - Sep 25
Ordinary Income/Expense	
Income	
Homeowners Dues	106,424.50
Misc. Income	
Lien Fee	164.00
Late Fees	239.00
Total Misc. Income	403.00
Total Income	106,827.50
Gross Profit	106,827.50
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	2,715.41
Legal Fees	63.50
Credit Card Service Fees	919.71
Website fees	204.00
Tax Prep	300.00
Bookkeeping/Area Real Estate	3,600.00
Filing Fees	10.00
Lien Fee	328.00
Total Administrative	10,640.62
Building Maintenance	
Wall Work	5,000.00
Pest Control	185.00
Siding Repairs	55.00
Supplies	
Adriana Salary	440.00
Supplies - Other	18,706.21
Total Supplies	19,146.21
Stucco Repair	71.48
Air Conditioning Repair	650.00
Gutter Cleaning	800.00
Gutter repair/Downspouts	401.00
Building Maintenance - Other	1,893.70
Total Building Maintenance	28,202.39
Grounds Maintenance	
Pet Waste	1,892.60
Mowing	7,135.00
Gas	186.00
Mower Service	441.62
Weed Control	314.80
Concrete Work	2,900.00
Ice Melt	1,350.00
Mower payment	2,407.86
Trees/limbs	7,600.00
Snow Removal	5,530.00
Grounds Maintenance - Other	450.00
Total Grounds Maintenance	30,207.88
Repairs	797.64

12:30 PM
10/03/25
Cash Basis

Kirktown Homeowner Association
Profit & Loss
January through September 2025

	Jan - Sep 25
Utilities	
Cable	910.96
Trash Services	29,493.89
Electric	7,147.34
Gas	861.24
Water	2,015.36
Total Utilities	40,428.79
Total Expense	113,713.32
Net Ordinary Income	-6,885.82
Other Income/Expense	
Other Income	
Other Income	525.00
Total Other Income	525.00
Net Other Income	525.00
Net Income	-6,360.82

Kirktown Homeowner Association

Balance Sheet

As of September 30, 2025

	Sep 30, 25
ASSETS	
Current Assets	
Checking/Savings	
Checking	1,422.97
Total Checking/Savings	1,422.97
Total Current Assets	1,422.97
TOTAL ASSETS	1,422.97
LIABILITIES & EQUITY	0.00