

# **Kenwick Place Homeowners Association**

HALL ASSOCIATES, INC • MANAGING AGENT (540) 982-0011 112 Kirk Avenue SW - Roanoke Virginia 24011 Chrissy Greene/V.P. of Association Management – cgreene@hallassociatesinc.com

### MINUTES - BOARD OF DIRECTORS MEETING

November 27, 2023

# 3786 Kenwick Trail, Roanoke, VA 24018 Pending Review/Approval at Next Board Meeting

Board Members Present: Archie Fralin President (2026)

Chris Bohannon Secretary (2025) Mary Ahearn Director (2024)

Board Members Absent: Shirley Simmons Vice President (2024)

Elaine Beaumont Treasurer (2026)

Others Present: Chrissy Greene Association Manager

Gena Bishop Owner

#### I. DETERMINE QUORUM AND CALL TO ORDER

A quorum was met with three out of five Board Members in attendance. The meeting was called to order at 3:04 PM at 3786 Kenwick Trail, Roanoke, VA 24018.

#### II. OWNERS FORUM

Gena Bishop expressed concern regarding pine trees and the pine needles that fall and create a mess. She feels that this is a nuisance to the community.

### III. MINUTES

A motion was made (Bohannon) and seconded (Ahearn) to waive the reading of the 10/16/23 minutes and accept them as written. Motion passed unanimously.

#### IV. FINANCIAL REPORTS

A motion was made (Fralin) and seconded (Ahearn) to approve the financials as approved through 10/31/2023. Motion passed unanimously.

#### V. COMMITTEE REPORTS

### **Landscape Committee**

**Chairperson/Cynthia Barnhart** 

**Tree Trimming** – this work will be completed in the next thirty (30) days.

### **Nominating Committee**

**Chairperson/Archie Fralin** 

This Committee is on hold until closer to the next Annual Meeting.

## **Social Committee**

Chairperson/Mary Ahearn

The holiday social is scheduled for Friday December 8<sup>th</sup>. This will be a progressive dinner. The schedule is as follows – the first stop will be at 3751 Kenwick Trail for cocktails and hors'deuvres, 3786 Kenwick Trail for dinner and 3748 Kenwick Trail for coffee and dessert.

### **Neighborhood Security Committee**

Chairperson/Chris Bohannon

No report.

#### VI. UNFINISHED BUSINESS

**Updated Rules and Regulations** – the Rules and Regulations policy resolution was approved at the last meeting. However, an issue has come up that requires additional consideration. The current composite deck policy allows for metal railings, as specifically outlined in the Composite Deck Policy. However, there is nothing to specify that metal railings are permitted with wooden decks. A motion was made (Fralin) and seconded (Bohannon) to amend and adopt Policy Resolution 2023-1 with the following changes – 1. Wooden decks are permitted to have metal railings, but those railings must meet the same requirements as set forth in the composite deck policy and 2. Wooden decks must be painted or stained in Summerhouse beige, a clear sealant or an Earthtone brown sealant, with the color chip to be approved by the Committee prior to application. Motion passed unanimously.

#### **Architectural Committee**

#### Chairperson/Marshal Gillespie

3719 request – a request was submitted to replace deteriorated and rotten portions of the deck (majority of the deck) and stain to match the existing wood. The Architectural Committee recommended approval. A motion was made (Fralin) and seconded (Ahearn) to approve the request as submitted, with the dark brown stain to match the existing deck components and installation of metal railings that meet the standards set forth in the Composite Deck Policy.

Website – management is still working to get a website back online.

**Reserve Study Update** – a bid was obtained for updating the Reserve Study. After discussion, a motion was made (Fralin) and seconded (Ahearn) to approve the update to the study as presented. Motion passed unanimously.

#### **VII. NEW BUSINESS**

PLEASE ACCEPT THIS FRIENDLY REMINDER THAT ONLY WHITE LIGHTS ARE PERMITTED ON THE EXTERIOR OF THE TOWNHOMES DURING THE HOLIDAY SEASON.

### VIII. EXECUTIVE SESSION

A motion was made (Fralin) and seconded (Ahearn) to go into Executive Session to discuss a potential violation. Motion passed unanimously.

After Executive Session, no action was taken.

#### IX. DATE, TIME & LOCATION OF NEXT MEETING

The next meeting will be on Monday January 15th at 3:00 PM at 3786 Kenwick Trail.

#### X. ADJOURNMENT

The meeting was adjourned at 4:20 PM.

# **Balance Sheet**

Period = Oct 2023

Book = Cash ; Tree = hoa\_bs

	Current Balance
ASSETS	
CASH	
Operating Cash 1	11,558.83
TOTAL CASH	11,558.83
TOTAL ASSETS	11,558.83
LIABILITIES & OWNERS EQUITY	
LIABILITIES	
Association Dues Paid in Advance	2,467.6
TOTAL LIABILITIES	2,467.69
OWNERS EQUITY	
Deposit to Capital Rsv	65.0
Deposit to Catastrophe Rsv Res	12,103.5
Deposit to GF Operating	12,692.8
Transfer to Capital Funds	9,700.0
Catastrophe funds to Gen Funds	618.4
Ending Owners Equity	-6,688.6
TOTAL OWNERS EQUITY	9,091.1
TOTAL LIABILITIES & OWNERS EQUITY	11,558.83

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6,726.00         22.00         0.33         66,562.94         67,780.00         -707.06         -1,165           6,726.00         22.00         0.33         66,562.94         67,780.00         -707.06         -1,165           6,726.00         22.00         0.33         66,562.94         67,260.00         -707.06         -1,165           1185.00         1199.00         100.00         184.44         1,080.00         805.56         83.06           465.50         100.00         100.00         184.44         1,080.00         465.00         100.00           165.50         100.00         100.00         184.44         1,080.00         88.14         1,100.00           2,600.00         -2,505.02         -2,244.00         1,344         1,575.20         1,000.00         1,000.00         1,000.00           2,800.00         -3,500         -2,244.00         1,377.20         3,077.00         1,000.00         3,077.00         1,000.00           2,800.00         -1,500         3,077.00         3,077.00         1,000.00         3,077.00         1,000.00           2,800.00         -1,500         3,077.00         3,077.00         3,077.00         3,077.00         3,077.00         3,077.00         3,077.00	Period = Oct 2023 Book = Cash; Tree = hoa_cf	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Ver	Annual
Columbia	REVENUE			***************************************		ANTERNA POR TRANSPORTA DE L'ANTINOMENT DE L	***************************************	**************************************	***************************************	
TALKENENE    Control   C	INCOME Association Dues	8 748 OO	6.728.00	22.00	0 33	66 552 04	87 380 00	80 707.08	7. R	00 742 00
TALE REVINE         6,746.00         6,726.00         6,726.00         100.00	TOTAL INCOME	6,748.00	6,726.00	22.00	0.33	66,552.94	67,260.00	-707.08	-1.05	80,712.00
A MANIT - GENERAL.         0.00         109.00         109.00         100.00         184.44         1,090.00         905.58         83.00           A MANIT - GENERAL.         0.00         46.50         46.50         46.50         100.00         184.44         1,090.00         905.58         83.00           L REPARITS & MANIT - GENERAL         0.00         46.50         100.00         100.00         184.44         1,595.00         1,370.58         88.14           S COSTS         0.00         1.00         1.00         1.00         1.00         1,00         1,00         1,00         1,00           IL REPAIRS & MANIT - GENERAL         0.00         1.00         1.00         1.00         3,01         1,00         <	TOTAL REVENUE	6,748.00	6,726.00	22.00	0.33	66,552,94	67,260.00	-707.06	-1,05	80,712.00
-GENERAL 0.000 1195.00 1195.00 100.00 164.4 1,090.00 965.56 823.08 100.00 100.00 165.00 165.00 100.0	EXPENSES									
AINT-GENERAL 600 100 100 100 100 100 100 100 100 100	REPAIRS & MAINT - GENERAL									
NATION   N	Repairs & Maintenance	0.00	109.00	109.00	100.00	184.44	1,090.00	905.56	83.08	1,308.00
2555.00 0.000 0.000 NVA 0.000 3,017.00 3,017.00 100.00 100.00 100.00 2,555.00 2,550.00 1.35 26,186.00 2,000.00 1.186.00 1.05.00 1.075 3,220.00 1.186.00 1.186.00 1.075 14.77 1,177.27 1,177.27 1,177.24 1	EXCERNITION  TOTAL REPAIRS & MAINT - GENERAL	0.00	46.50 155.50	155.50	100.00	184.44	1,555.00	1,370.56	100.00	1,866.00
2,5335.00 2,000 0,000 1,35 28,185.00 2,185.00 1,	GROUNDS COSTS									
2,535.00 2,600.00 -1.35.00 -1.35 25,196.00 25,000.00 -1.96.00 -0.75 31.47 31.22.00 32.44 11.737.27 9,602.29 2074.77 2.147 31.22.00 218.00 218.00 218.00 33.64 31.22.00 218.00 218.00 218.00 33.64 31.22.00 218.00 218.00 218.00 33.64 32.24 31.22.00 218.00 218.00 218.00 33.64 32.24 31.22.00 218.00 21	Snow Removal	0.00	00:0	0.00	N/A	0.00	3,017.00	3,017.00	100.00	3,017.00
3,23,127         966.25         -2,265.02         -234.41         11,737.27         9,662.50         -2,074.77         -214.7         -214.7           182,00         -162.00         -162.00         -69.88         38,265.27         560.00         2,074.77         -214.7         -214.7           182,00         -1,260         -1,30         -4,48         297.46         290.00         -7,46         -2,57           6,158         -15.79         -15.79         -16.79         -16.79         -17.60	Grounds Maintenance	2,635.00	2,600.00	-35.00	-1.35	26,196.00	26,000.00	-196.00	-0.75	31,200.00
192.00         0.00         -192.00         NA         33.260         550.00         218.00         39.84           505.82 7         3,586.25         -2,492.02         -68.88         38,285.27         39,229.50         964.23         2,46           503.0         23.00         -1.30         -4.48         257.46         256.00         -7.46         -2.57           67.37         51.58         -15.79         -30.61         561.29         515.80         -7.46         -2.57           861.00         67.37         861.00         0.00         -30.61         561.29         515.80         -7.46         -2.57           9.00         -1.50         -16.79         -20.61         561.29         515.80         -7.46         -2.57           9.1         -17.09         -17.09         -21.21         648.75         805.80         -42.95         -5.33           9.00         -0.00         0.00         0.00         0.00         0.00         0.00         -42.95         -5.33           145.91         5.00         5.00         5.13         3.40         1.60.00         -42.95         -5.35           145.91         5.00         5.13         3.40         1.60.00         10	Landscaping-Misc	3,231.27	966.25	-2,265.02	-234.41	11,737.27	9,662.50	-2,074.77	-21.47	11,595.00
DST         6,058.27         3,566.25         -2,492.02         -69.88         38,265.27         39,229.50         964.23         246           30.30         29.00         -1,30         -4,48         297.46         290.00         -7,46         -2,57           67.37         61.58         -15.79         -30.61         561.29         515.80         -7.46         -2,57           97.67         61.28         -15.79         -20.61         561.29         515.80         -7.46         -2.57           97.67         861.00         -17.09         -21.21         848.75         805.80         -42.95         -5.33           97.67         861.00         0.00         0.00         0.00         8.610.00         -42.95         -5.33           97.67         861.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00           0.00	Imgation	192.00	0.00	-192.00	N/A	332.00	550.00	218.00	39.64	550.00
30.30         29.00         -1.30         -4.48         297.46         290.00         -7.46         -2.57           67.37         51.58         -15.79         -30.61         551.29         515.80         -7.46         -2.57           97.67         80.38         -17.09         -21.21         848.75         805.80         -7.45         -5.33           861.00         861.00         0.00         0.00         8,610.00         0.00         -42.55         -5.33           0.00         0.00         0.00         0.00         0.00         0.00         -42.55         -5.33           1.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00           0.00         6.33         6.33         100.00         0.00         83.20         100.00           9.87         15.00         54.39         170.00         102.50         270.80         106.00           9.00         27.08         100.00         102.50         270.80         102.50         -168.70           9.00         27.08         27.08         100.00         102.00         -168.70         -168.70           0.00         0.00         0.00 <td>TOTAL GROUNDS COST</td> <td>6,058.27</td> <td>3,566.25</td> <td>-2,492.02</td> <td>88.69-</td> <td>38,265.27</td> <td>39,229.50</td> <td>964.23</td> <td>2.46</td> <td>46,362.00</td>	TOTAL GROUNDS COST	6,058.27	3,566.25	-2,492.02	88.69-	38,265.27	39,229.50	964.23	2.46	46,362.00
30.30         29.00         -1.30         -4.48         297.46         290.00         -7.46         -2.57           97.67         61.58         -15.79         -30.61         551.29         515.80         -35.49         -6.88           97.67         80.58         -17.09         -21.21         848.75         805.80         -4.295         -5.33           861.00         0.00         0.00         0.00         0.00         N/A         95.97         0.00         -95.97         N/A           0.00         0.00         0.00         0.00         N/A         95.97         0.00         -95.97         N/A           9.87         25.00         0.00         0.00         0.00         83.30         100.00         -95.97         N/A           9.87         15.00         54.09         27.04         1,167.24         2,000.00         83.30         100.00           0.00         57.08         54.09         27.04         1,167.24         2,000.00         60.46         41.64           0.00         27.08         150.00         100.00         1,167.24         500.00         1,168.70         1,167.24         500.00         1,168.70           0.00         0.00	UTILITIES									
67.37         51.56         -15.79         -30.61         551.29         515.80         -35.49         -6.88           97.67         80.58         -17.09         -21.21         848.75         805.80         -42.95         -5.33           861.00         861.00         0.00         0.00         0.00         0.00         -65.97         0.00         -65.97         N/A           0.00         8.33         8.33         100.00         0.00         83.30         100.00           145.91         200.00         6.40         27.04         1,167.24         2,000.00         83.276         41.64           9.87         15.00         27.08         100.00         83.276         41.64         33.64           10.00         27.08         100.00         27.04         1,167.24         2,000.00         83.76         41.64           9.87         15.00         27.08         100.00         27.08         168.30         62.15           9.00         27.08         100.00         27.08         168.30         27.04         27.04           90.00         20.00         0.00         251.06         50.21         18.22.04         50.00         135.00         16.00	Electricity	30.30	29.00	-1.30	-4.48	297.46	290.00	-7.46	-2.57	348.00
97.67 80.58 -17.09 -21.21 648.75 805.80 -42.95 -5.33  881.00	Water	67.37	51.58	-15.79	-30.61	551.29	515.80	-35.49	-6.88	619.00
861.00         861.00         0.00         0.00         8,610.00         0.00         0.00           0.00         0.00         0.00         N/A         95.97         0.00         -95.97         N/A           0.00         0.00         0.00         N/A         95.97         0.00         -95.97         N/A           145.91         200.00         8.33         100.00         0.00         83.30         100.00           145.91         200.00         64.09         27.04         1,167.24         2,000.00         832.76         41.64           9.87         15.00         5.13         34.20         99.54         150.00         50.46         33.64           9.87         15.00         27.08         100.00         100.00         162.50         270.41         270.41           90.106         50.00         -251.06         -502.12         1,852.04         50.00         -1,352.04         -270.41           90.00         0.00         0.00         0.00         N/A         410.00         410.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00 <td>TOTAL UTILITIES</td> <td>97.67</td> <td>80.58</td> <td>-17.09</td> <td>-21.21</td> <td>848.75</td> <td>805.80</td> <td>-42.95</td> <td>-5.33</td> <td>00'.296</td>	TOTAL UTILITIES	97.67	80.58	-17.09	-21.21	848.75	805.80	-42.95	-5.33	00'.296
861.00         861.00         0.00         8,610.00         8,610.00         0.00         0.00           0.00         0.00         0.00         N/A         85.37         0.00         -95.97         N/A           0.00         0.00         0.00         0.00         0.00         0.00         -95.97         N/A           145.91         20.00         6.33         100.00         0.00         100.00         83.30         100.00           9.87         145.91         200.00         54.09         27.04         1,167.24         2,000.00         832.76         41.64           9.87         15.00         27.08         27.08         100.00         25.46         50.46         33.64           301.06         50.00         250.00         250.12         1,852.04         50.00         -1,352.04         -270.41           108 00         0.00         0.00         0.00         N/A         410.00         410.00         -35.00         -116.57           100.00         0.00         400.00         400.00         100.00         100.00         100.00         100.00         100.00         100.00         100.00         100.00         100.00         100.00         100.00         100.	ADMINISTRATIVE COSTS									
es 0.00 0.00 0.00 NIA 95.37 0.00 -95.97 NIA es 0.00 83.30 0.00 100.00 100.00 0.00 83.30 0.00 100.00 100.00 145.91 20.00 0.00 83.30 100.00 145.91 20.00 0.00 83.30 83.30 100.00 100.00 145.91 20.00 0.00 127.08 15.03 14.20 165.00	Management Fees	861.00	861.00	00'0	0.00	8,610.00	8,610.00	00:0	0.00	10,332.00
0.00         8.33         100.00         0.00         83.30         100.00           145.91         200.00         54.09         27.04         1,167.24         2,000.00         832.76         41.64           9.87         15.00         5.13         34.20         99.54         150.00         50.46         33.64           0.00         27.08         27.08         100.00         102.50         270.80         168.30         62.15           Report Fees         0.00         -251.06         -551.12         1,852.04         500.00         -1,352.04         -270.41           Report Fees         0.00         0.00         0.00         N/A         410.00         410.00         0.00         0.00           0.00         0.00         40.00         100.00         0.00         400.00         100.00         100.00         100.00	Office Expense	0.00	0.00	0.00	NA	95.97	0.00	-95.97	ΑΝ	0.00
145.91         200.00         54.09         27.04         1,167.24         2,000.00         832.76         41.64           9.87         15.00         5.13         34.20         99.54         150.00         50.46         33.64           0.00         27.08         27.08         100.00         27.08         168.30         62.15           Annual Repart Fees         50.00         -251.06         -551.06         -502.12         1,852.04         50.00         -1,352.04         -270.41           Annual Repart Fees         0.00         0.00         0.00         N/A         65.00         30.00         -35.00         -116.57           siew         0.00         40.00         40.00         40.00         0.00         100.00         100.00         100.00           Expense         0.00         400.00         400.00         100.00         100.00         100.00         100.00	Committee Expenses	00:0	8.33	8.33	100.00	0.00	83.30	83.30	100.00	100.00
9.87         15.00         5.13         34.20         99.54         150.00         50.46         33.64           0.00         27.08         27.08         100.00         102.50         270.80         168.30         62.15           301.06         50.00         -251.06         -551.06         -502.12         1,852.04         50.00         -1,352.04         -270.41           Annual Report Fees         0.00         0.00         0.00         N/A         65.00         30.00         -35.00         -116.67           siew         0.00         0.00         40.00         40.00         0.00         100.00         100.00         100.00           Expense         0.00         400.00         40.00         100.00         100.00         100.00         100.00	Insurance	145.91	200.00	54.09	27.04	1,167.24	2,000.00	832.76	41.64	2,400.00
Out of the state of t	Bank Charges	9.87	15.00	5.13	34.20	99.54	150.00	50.46	33.64	180.00
301.06 50.00 -251.06 -502.12 1,852.04 500.00 -1,352.04 -270.41 epont Fees 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0	HOA Meetings	00'0	27.08	27.08	100.00	102.50	270.80	168.30	62.15	325.00
sport Fees         0.00         0.00         0.00         0.00         0.00         -35.00         -16.67           0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00           0.00         40.00         40.00         40.00         400.00         100.00         100.00	Legal Fees	301.06	50.00	-251.06	-502.12	1,852.04	900.00	-1,352.04	-270.41	00'009
0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         400.00         100.00         100.00         100.00         100.00	Registration & Annual Report Fees	00'0	0.00	00'0	NA	65.00	30.00	-35.00	-116.67	70.00
0.00 40.00 40.00 100.00 100.00 100.00 100.00	Tax Return Review	0.00	0.00	0.00	NA	410.00	410.00	0:00	0.00	410.00
	Miscellaneous Expense	0.00	40.00	40.00	100:00	00:00	400.00	400.00	100.00	480.00

Monday, November 06, 2023 04:40 PM

The Kenwick Place Homeowners Association (o.kp) <b>Budget Comparison Cash Flow</b> Period = Oct 2023									Page 2
Book ≈ Cash ; Tree ≂ hoa_cf	PTD Actual	PTD Budget	Varlance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
TRANSFER TO RESERVES	4 040	20000	ć	ć	00 007 67	42, 450	d	d	46 000 00
Transfer to Operating Reserve Fund	45.00	45.00	00.0	00.0	450.00	450.00	00.0	0.00	540.00
TOTAL TRANSFER TO RESERVES	1,385.00	1,385.00	00:0	0.00	13,850.00	13,850.00	00:00	0.00	16,620.00
TOTAL EXPENSES	8,858.78	6,388.74	-2,470.04	-38.66	65,550.75	67,894.40	2,343.65	3.45	80,712.00
NET INCOME	-2,110.78	337.26	-2,448.04	-725.86	1,002.19	-634.40	1,636.59	257.97	000
ADJUSTMENTS Association Dues Paid in Advance	-354.00	0.00	-354.00	N/A	1,223.06	0.00	1,223.06	N/A	0.00
TOTAL ADJUSTMENTS	-354.00	0.00	-354.00	NA	1,223.06	00:00	1,223.06	N/A	0.00
CASH FLOW	-2,464.78	337.26	-2,802.04	-830.82	2,225.25	-634.40	2,859.65	450.76	0.00

# **Balance Sheet**

Period = Oct 2023

Book = Cash ; Tree = hoa\_bs

	Current Balance
ASSETS	
CASH	
Operating Reserve Account	13,130.14
TOTAL CASH	13,130.14
TOTAL ASSETS	13,130.14
LIABILITIES & OWNERS EQUITY	
OWNERS EQUITY	
Ending Owners Equity	13,130.14
TOTAL OWNERS EQUITY	13,130.14
TOTAL LIABILITIES & OWNERS EQUITY	13,130.14

# **Cash Flow Statement**

Period = Oct 2023

Book = Cash ; Tree = hoa\_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	2.22	0.00	21.65	0.00
Operating Reserve Funds	45.00	0.00	450.00	0.00
TOTAL OTHER INCOME	47.22	0.00	471.65	0.00
TOTAL REVENUE	47.22	0.00	471.65	0,00
EXPENSES				
REPAIRS & MAINT - GENERAL				
Repairs & Maintenance	0.00	0.00	731,27	0.00
TOTAL REPAIRS & MAINT - GENERAL	0.00	0.00	731.27	0.00
TOTAL EXPENSES	0.00	0.00	731.27	0.00
NET INCOME	47.22	0.00	-259.62	0.00
ADJUSTMENTS				
Operating Reserve Account	-47.22	0.00	259.62	0.00
TOTAL ADJUSTMENTS	-47.22	0.00	259.62	0.00
CASH FLOW	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
Operating Reserve Account	13,082.92	13,130.14	47,22	
Total Cash	13,082.92	13,130.14	47.22	
Year to Date	Beginning Balance	Ending Balance	Difference	
Operating Reserve Account	13,389.76	13,130.14	-259.62	
Total Cash	13,389.76	13,130.14	-259.62	

Kenwick Place HOA Capital (c.kp)

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# **Balance Sheet**

Period = Oct 2023

Book = Cash; Tree = hoa\_bs

	Current Balance
ASSETS	
CASH	
Capital Reserve Account	109,210.51
TOTAL CASH	109,210.51
TOTAL ASSETS	109,210.51
LIABILITIES & OWNERS EQUITY	
OWNERS EQUITY	
Initial Funds-Capital Reserve	19,416.62
Ending Owners Equity	89,793.89
TOTAL OWNERS EQUITY	109,210.51
TOTAL LIABILITIES & OWNERS EQUITY	109.210.51

# **Cash Flow Statement**

Period = Oct 2023

Book = Cash ; Tree = hoa\_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	137.30	0.00	1,233.76	0.00
Capital Reserve Funds	1,340.00	0.00_	13,400.00	0,00
TOTAL OTHER INCOME	1,477.30	0.00	14,633.76	0.00
TOTAL REVENUE	1,477.30	0.00	14,633.76	0.00
EXPENSES				
CAPITAL RESERVE EXPENSES				
Capital Rsv - Grounds Improv	0.00	0.00	9,300.00	0.00
TOTAL CAPITAL RESERVE EXPENSES	0.00	0.00	9,300.00	0.00
TOTAL EXPENSES	0.00	0.00	9,300.00	0.00
NET INCOME	1,477.30	0.00	5,333.76	0.00
ADJUSTMENTS				
Capital Reserve Account	-1,477.30	0.00	-5,333.76	0.00
TOTAL ADJUSTMENTS	-1,477.30	0.00	-5,333.76	0.00
CASH FLOW	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
Capital Reserve Account	107,733.21	109,210.51	1,477.30	
Total Cash	107,733.21	109,210.51	1,477.30	
Year to Date	Beginning Balance	Ending Balance	Difference	
Capital Reserve Account	103,876.75	109,210.51	5,333.76	
Total Cash	103,876.75	109,210.51	5,333.76	