

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

August 19, 2024 3794 Kenwick Trail, Roanoke, VA 24018 Pending Review/Approval at Next Board Meeting

Board Members Present:	Archie Fralin Russ Merritt Elizabeth Kolendrianos Elaine Beaumont Cynthia Barnhart	President Vice President Secretary Treasurer Director	(2026) (2027) (2027) (2026) (2025)
Board Members Absent:	None		
Others Present:	Chrissy Greene	Association Ma	nager

I. DETERMINE QUORUM AND CALL TO ORDER

A quorum was met with all five Board Members in attendance. The meeting was called to order at 3:02 PM at 3794 Kenwick Trail, Roanoke, VA 24018.

II. OWNERS FORUM

There were no owners present who wished to address the Board.

III. MINUTES

A motion was made (Beaumont) and seconded (Fralin) to waive the reading of the July 22, 2024 board meeting minutes and accept them as written. Motion passed unanimously.

IV. FINANCIAL REPORTS

A motion was made (Fralin) and seconded (Beaumont) to approve the financials as approved through 07/31/2024. Motion passed unanimously.

Operating Account:	\$ 14,220.01
Operating Reserve Account:	\$ 13,544.40
Capital Reserve Account:	<u>\$119,075.47</u>
Total Combined Assets:	\$146,839.88

V. COMMITTEE REPORTS

Nominating Committee

No report.

Social Committee

Chairperson/Archie Fralin

Chairperson/TBD

The Board is still approaching an owner to gauge interest in serving as Chairperson.

Neighborhood Security Committee

Chairperson/Chris Bohannon

No report.

Landscape Committee

Chairperson/Cynthia Barnhart

3739 – the owner noted that when the shrubs were planted, she was home and questioned the installers, because the only thing that was done when planting them was to dig a hole and drop the plant in the hole. They did not put in any fertilizer or topsoil. The owner stated that she did water them daily, but she felt that they were not planted correctly. They will be replaced in the Fall. Management will request that the contractor offer some compensation for the replacement plants.

On the back side of the even numbered homes, there is a lot of dead grass. The Committee will monitor these areas to see if they recover.

Architectural Committee

Chairperson/Marshall Gillespie

3752 – there is still a request is under review for removal of stairs on the rear and addition of a vent for the half bath. A motion was made (Beaumont) and seconded (Fralin) to approve the request as submitted. Motion passed unanimously.

3729 – a request was submitted to remove the actual chimney that is mounted directly on the roof, not enclosed in a separate encasement. Pending visual review by President Fralin and Treasurer Beaumont, a motion was made (Merritt) and seconded (Fralin) to approve this unique situation for removal of the chimney that is mounted directly on the roof without having a separate enclosure for the chimney on the exterior. This approval is issued on the basis of the removal not having any impact on the structure, roofline or visibility from the street and does not set a precedent for future requests. All requests are considered on a case-by-case basis. Motion passed unanimously.

VI. BUSINESS

Tree Smart Bids

3794 Front Tree – the trimming of this tree is still pending.

Clean-up Behind 3760-3766 – this work was completed.

TJS Bids – all work that was included on the bid has been completed.

2025 Budget Draft – the budget was reviewed. Management will make the proposed edits and the budget will be discussed at the September meeting.

Website - the new website is www.kenwickplace.com.

VII. EXECUTIVE SESSION

A motion was made (Beaumont) and seconded (Fralin) to go into Executive Session to discuss a violation and an owner's account. Motion passed unanimously.

After Executive Session, no action was taken. Motion passed unanimously.

VIII. DATE, TIME & LOCATION OF NEXT MEETING

The next meeting will be on Monday September 16th at 3:00 PM at 3794 Kenwick Trail.

IX. ADJOURNMENT

The meeting was adjourned at 4:56 PM.

The Kenwick Place Homeowners Association (o.kp)

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Balance Sheet

1

Period = Jul 2024 Book = Cash ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Operating Cash 1	14,220.01
TOTAL CASH	14,220.01
TOTAL ASSETS	14,220.01
LIABILITIES & OWNERS EQUITY	
LIABILITIES	
Association Dues Paid in Advance	3,364.69
TOTAL LIABILITIES	3,364.69
OWNERS EQUITY	
Deposit to Capital Rsv	65.03
Deposit to Catastrophe Rsv Res	12,103.56
Deposit to GF Operating	12,692.81
Transfer to Capital Funds	9,700.00
Catastrophe funds to Gen Funds	618.40
Ending Owners Equity	-4,924.48
TOTAL OWNERS EQUITY	10,855.32
TOTAL LIABILITIES & OWNERS EQUITY	14,220.01

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227500 1/01467 -1/261.33 -1/241.34 4,579.44 7,102.89 2,552.25 3.55.3 1 5,038.0 3,874.67 -1,163.33 -30.02 2,538.44 7,102.89 2,552.25 3.55.3 1 4 28.2 3,000 3,874.67 -1,163.33 -30.02 2,538.44 24,705 15.232 3.55.3 1 3.54 79.13 54.86 -1,163.33 -30.02 2,538.44 28,4256 10.31 4 79.13 54.86 -24.16 44.98 52.06 -13.33 6.35 -6.35 79.13 54.86 -22.77 -26.32 64.34 24.026 -13.33 -6.35 -10.03 107.35 84.58 -22.77 -26.32 64.34 24.206 -51.88 -51.66 -51.88 -51.66 -51.88 -51.63 -6.35 -6.35 -6.35 -6.35 -6.35 -6.35 -6.35 -6.35 -6.35 -6.35 -6.35 -6.35 -6.35 -6.35	227600 101467 -1.261.33 -1241.31 4,573.44 7,102.69 2,252.25 5.53.5 1 5,038.00 3,874.67 -1,163.33 -30.02 2,870.00 -397.00 -327.00 -323.35 10.31 4 5,038.00 3,874.67 -1,163.33 -30.02 2,838.44 7,102.69 2,822.35 10.31 4 79.13 5,038 0.1178 5,338.44 29,126 -34.55 10.31 4 7107.35 54.58 -3.012 2,538.44 29,126 -13.33 5.35 1 7107.35 54.58 -3.05 17.8 5.33.3 210.00 -13.33 5.35 1 7107.35 54.58 -4.48 470.61 50.00 -13.33 5.35 1 5.35 1 5.35 1 5.35 1 5.35 1 5.35 1 5.35 1 5.35 1 5.35 1 5.35 5.35 5.35 5.35 5.35 5.35	227500 10147 -1,261.33 -1,143.3 4,573.4 7,102.89 2,572.25 5.53.3 1 5,038.00 3,874.67 -1,63.33 -0.00 0,00 -1,63.33 -1,02.89 -2,52.25 -5.53.64 -2,52.35 -5.53.64 -2,52.35 -5.53.64 -2,52.35 -5.53.64 -2,52.35 -5.53.64 -2,52.35 -5.53.64 -2,52.35 -5.53.64 -2,52.35 -5.53.64 -1,53.33 -1,03.1 -4,39 -2,51.26 -1,52.35 -5.53.64 -1,73.3 -6,35 -1,03 -1,75.3 -5,36.44 -1,03.1 -6,35.53 -1,33.3 -6,35 -1,03 -1,75 -1,53.33 -1,16.33 -6,35.54 -1,73 -6,35 -1,75 -1,16.33 -6,35 -1,16 1,16 1,16	nds Maintenance	2,762.00	2,860.00	98.00	3.43	19,267.00	20,020.00	753.00	3.76	34,320.00
ST 5.038.00 3.874.57 -1,153.33 -30.22 2.638.04 2.94.25.69 3.034.25 10.31 4 28.22 30.00 1.76 5.33 210.00 -13.33 -6.35 -6.35 79.12 54.56 -24.55 44.89 270.00 -13.33 -6.35 -6.35 79.13 54.56 -24.55 44.89 270.00 -13.33 -6.35 -6.35 79.13 54.56 -24.55 44.89 270.00 -13.33 -6.35 79.10 861.00 861.00 0.00 0.00 0.00 -10.03 0.00 0.00 0.00 0.00 0.00 0.00 -10.00 153.8 150.00 -3.58 -2.33 1065.07 0.00 -9.75 0.00 155.00 56.00 -51.80 -7.16 -7.85 153.38 150.00 1.00.00 0.00 0.00 0.00 0.00 0.00 155.00 56.34.40 0.00	St 5,034.00 3,74.47 -1,153.33 -30.02 28,328.44 29,4256 -0.03 -0.31 4 79,13 54,38 -1,153.33 -30.02 23,338.44 29,4256 -0.031 -4 79,13 54,38 -3,455 -4,488 -24,55 -4,488 -10.09 -13.33 -6,35 79,13 54,38 -24,55 -4,488 -23,13 210.00 -13.33 -6,35 -10.09 79,13 54,38 -24,55 -4,488 -24,15 -4,16 -13.33 -6,35 -10.09 707.35 84,58 -24,15 -26,82 643.94 52,06 -13,16 -16,09 000 881,00 0.00 0.00 6,027,00 0.00 -6,07 0.00 -16,16 -7,16 0133 153,00 -35,88 -2,38 100,00 0.00 -16,16 -7,16 153,58 150,00 153,00 53,31 100,00 -7,16 -7,16 153,58	St 5,038.00 3,874.67 -1,153.33 -3,0.02 2,338.44 24,225.69 3,04.45 10.31 4 73-13 5,030 1,78 5,33 210,00 -13,33 5,35 -5,35 -10,01 -13,33 -5,35 -10,01 -13,33 -5,35 -10,01 -13,33 -5,35 -10,01 -13,33 -5,35 -10,01 -13,33 -5,35 -10,01 -13,33 -5,35 -10,01 -13,33 -5,35 -10,01 -13,33 -5,35 -10,01 -14,16 -14,16 -10,01 -13,33 -13,20 -13,33 -13,20 -13,33 -5,35 -13,16 -13,13 -13,13 -13,16 -13,16 -13,13 -13,16 -13,16 -13,13 -13,16 -13,16 -13,13 -13,16 -13,16 -13,16 -13,16 -13,16 -13,16 -13,16 -13,16 -13,16 -13,16 -13,16 -13,16 -13,16 -13,16 -13,16 -13,16 -14,16 -14,16 -14,16 -14,16 -1	scaping-Misc linn	2,276.00	1,014.67	-1,261.33 0.00	-124.31 N/A	4,579.44 697 00	7,102.69 300.00	00 282°22	30.03	00:009
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28.22 30.00 1.78 5.93 23.33 210.00 -13.33 6.35 -10.00 79.13 84.58 -24.55 -44.98 220.33 210.00 -13.33 6.35 -10.00 79.13 84.58 -24.55 -44.98 240.61 382.06 -13.33 -6.35 -6.35 107.35 84.58 -22.77 -25.92 643.94 592.06 -51.88 -6.76 -0.00 0.00 851.00 0.00 0.00 0.00 6.027.00 0.00 -0.00 0.00 -0.00 0.00 0.00 -6.36.4 -6.35 -6.36.5 -6.36.6 -6.35.6 -6.36.6 -6.35.6 -6.36.6 -6.36.5 -6.36.6 -6.35.6 -6.36.6 -6.36.5 -6.36.6 -6.36.5 -6.36.6 -6.36.5 -6.36.6 -6.36.5 -7.65 -7.65 -7.65 -7.65 -7.65 -7.65 -7.65 -7.65 -7.65 -7.65 -7.65 -7.65 -7.65 -7.65 -7.65 -7.65	28.22 30.00 1.78 5.93 23.33 210.00 -13.33 6.35 -10.00 79.13 54.88 -24.55 -44.98 420.61 382.06 -38.55 -10.00 79.13 54.89 -24.55 -44.98 420.61 382.06 -38.55 -10.00 79.13 6.35 -21.77 -26.92 643.94 592.06 -51.88 -8.76 000 861.00 0.00 0.00 0.00 6.027.00 0.00 -0.00 010 0.00 8.33 100.00 0.00 58.31 100.00 010 0.00 0.00 0.00 58.31 100.00 -344.40 N/A 153.58 150.00 3.24.40 0.00 58.31 100.00 -37.55 -7.55 153.58 150.00 50.00 51.03 58.31 100.00 -7.55 -7.55 000 50.00 50.00 10.50.00 7.50 7.56 -7.55 -7.55 <t< td=""><td>28.22 30.00 1.78 5.33 210.00 -13.33 6.55 -6.55 73.13 54.88 -24.55 -44.98 420.61 382.05 -38.55 -10.09 71.13 54.58 -24.55 -44.98 420.61 382.05 -38.55 -10.09 71.13 64.34 -22.77 -26.92 643.94 592.06 -51.88 -0.09 861.00 0.00 0.00 0.00 0.00 0.00 -38.51 -0.09 0.00 0.00 0.00 0.00 0.00 -0.00 -38.31 -0.00 -0.00 0.00 0.00 0.00 0.00 -58.31 10.000 -38.44 NMA 0.01 1.000 0.02 -3.69 -7.65 -7.65 -7.65 -7.65 10.33 1.050.00 1.050.00 5.30 1.050.00 -7.65 -7.65 -7.65 0.00 1.00.00 1.00.00 1.050.750 5.70 -7.65 -7.65</td><td>ES</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>	28.22 30.00 1.78 5.33 210.00 -13.33 6.55 -6.55 73.13 54.88 -24.55 -44.98 420.61 382.05 -38.55 -10.09 71.13 54.58 -24.55 -44.98 420.61 382.05 -38.55 -10.09 71.13 64.34 -22.77 -26.92 643.94 592.06 -51.88 -0.09 861.00 0.00 0.00 0.00 0.00 0.00 -38.51 -0.09 0.00 0.00 0.00 0.00 0.00 -0.00 -38.31 -0.00 -0.00 0.00 0.00 0.00 0.00 -58.31 10.000 -38.44 NMA 0.01 1.000 0.02 -3.69 -7.65 -7.65 -7.65 -7.65 10.33 1.050.00 1.050.00 5.30 1.050.00 -7.65 -7.65 -7.65 0.00 1.00.00 1.00.00 1.050.750 5.70 -7.65 -7.65	ES									
79.13 54.58 -24.55 -44.98 420.61 382.05 -38.55 -10.09 107.35 84.10 -27.77 -26.92 643.94 592.06 -51.88 -41.08 861.00 861.00 0.00 0.00 6,027.00 6,027.00 0.00 0.00 0.00 0.00 8.33 100.00 0.00 6,027.00 0.00 0.00 0.00 10.76 -6,126 -4.76 -4.76 -4.76 -4.76 -4.76 -4.76 -4.76 -4.76 -4.76 -4.76 -4.76 -4.76 -4.76 -4.76 -4.76 -4.700 -4.76 -4.76 -4.76 -4.76 -4.76 -4.76 -4.76 -4.76 -4.76 -4.76 -4.76 -4.76 -4.76 -4.76 -4.76 -4.76 -4.76 -4.76 -4.76 -7.85 -7.85 -7.85 -7.85 -7.85 -7.85 -7.85 -7.85 -7.85 -7.85 -7.85 -7.85 -7.85 -7.85 -7.85	79.13 54.58 -24.55 -44.98 420.61 382.06 -38.55 -10.09 107.35 84.00 -22.77 -26.92 643.94 592.06 -51.88 -8.76 -0.09 881.00 881.00 0.00 0.00 6.027.00 6.027.00 0.00 0.00 10.09 9.01 107.35 81.30 0.00 0.00 6.027.00 6.027.00 0.00 0.00 10.00 9.01 100.00 8.33 100.00 0.00 0.00 -8.83 100.00 10 9.01 11.00 1.03 9.84 0.00 -384.40 N/A 9.91 11.00 1.09 9.23 10.057.22 1.056.00 -7.75 -7.55 9.01 11.00 1.02 9.24 0.00 0.00 5.750 65.71 -7.55 9.01 12.50 175.00 50.00 7.700 5.89 -7.55 -7.55 -7.55 -7.55 0.00 0.00<	79.13 54.88 -24.55 -44.98 420.61 382.06 -38.55 -10.09 107.35 84.83 -27.77 -26.92 643.94 592.06 -51.88 -61.09 000 851.00 0.00 6.027.00 6.027.00 0.00 0.00 0.00 107.35 84.33 100.00 0.00 6.027.00 0.00 0.00 0.00 0.00 8.33 100.00 0.00 6.027.00 0.00 0.00 0.00 153.58 150.00 0.00 7.83 1.050.00 7.83 -7.55 153.58 150.00 3.94.40 N.M 384.40 N.M 153.58 150.00 3.94.70 0.00 -7.65 -7.55 0.00 10.59.72 1.059.72 1.059.00 7.56 -7.55 0.00 50.00 350.00 175.00 57.60 55.00 25.00 50.00 350.00 0.00 0.00 0.00 0.00	ricity	28.22	30.00	1.78	5.93	223.33	210.00	-13.33	-6.35	360.00
107.35 84.58 -22.77 -26.92 643.94 592.06 -51.88 -47.6 861.00 851.00 0.00 0.00 6,027.00 0.00 0.00 0.00 861.00 8.33 100.00 0.00 6,027.00 0.00 0.00 0.00 0.00 8.33 100.00 0.00 6,027.00 0.00 0.00 0.00 0.00 8.33 100.00 0.00 6,027.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 153.58 150.00 384.40 0.00 -364.40 N/A 9.1 11.00 10.00 39.1 1050.00 5.78 -7.55 0.00 12.50 12.50 12.50 5.00 57.50 57.50 57.56 0.00 0.00 0.00 30.00 175.00 57.50 57.56 56.71 0.01 0.00 0.00 0.00 </td <td>107.35 84.58 -22.77 -26.92 643.94 592.06 -51.88 -6.76 861.00 861.00 0.00 0.00 6,027.00 0.00 0.00 0.00 17.6 0.00 8.33 100.00 0.00 6,027.00 6,027.00 0.00 0.00 0.00 1053.05 153.4.60 100.00 1053.05 153.4.60 100.00 1053.05 155.60 155.60 155.60 155.60 155.60 155.60 155.60 155.60 155.60 155.60 155.60 155.60 155.60</td> <td>107.35 84.56 -22.77 -26.92 643.94 592.06 -51.88 -4.76 881.00 861.00 0.00 0.00 6,027.00 6,027.00 0.00 0.00 4.76 0.00 8.33 100.00 0.00 0.00 6,027.00 6,027.00 0.00 0.00 0.00 8.33 100.00 0.00 6,027.00 6,027.00 0.00 0.00 0.00 8.33 8.33 100.00 0.00 8.8.31 100.00 0.00 15.358 150.00 0.00 0.00 8.8.31 100.00 15.358 150.00 1,050.00 3.84.40 0.00 0.03 0.01 11.00 1.05 3.2.39 1,050.00 3.7.50 5.89 7.65 0.00 50.00 50.00 350.00 37.50 5.89 7.65 0.00 0.00 0.00 0.00 0.00 0.00 5.00 5.89 7.65 0.00 50.00 50.00 105.00 177.00 5.89 7.65 7.65 7.65</td> <td>1</td> <td>79.13</td> <td>54.58</td> <td>-24.55</td> <td>44.98</td> <td>420.61</td> <td>382.06</td> <td>-38.55</td> <td>-10.09</td> <td>655.00</td>	107.35 84.58 -22.77 -26.92 643.94 592.06 -51.88 -6.76 861.00 861.00 0.00 0.00 6,027.00 0.00 0.00 0.00 17.6 0.00 8.33 100.00 0.00 6,027.00 6,027.00 0.00 0.00 0.00 1053.05 153.4.60 100.00 1053.05 153.4.60 100.00 1053.05 155.60 155.60 155.60 155.60 155.60 155.60 155.60 155.60 155.60 155.60 155.60 155.60 155.60	107.35 84.56 -22.77 -26.92 643.94 592.06 -51.88 -4.76 881.00 861.00 0.00 0.00 6,027.00 6,027.00 0.00 0.00 4.76 0.00 8.33 100.00 0.00 0.00 6,027.00 6,027.00 0.00 0.00 0.00 8.33 100.00 0.00 6,027.00 6,027.00 0.00 0.00 0.00 8.33 8.33 100.00 0.00 8.8.31 100.00 0.00 15.358 150.00 0.00 0.00 8.8.31 100.00 15.358 150.00 1,050.00 3.84.40 0.00 0.03 0.01 11.00 1.05 3.2.39 1,050.00 3.7.50 5.89 7.65 0.00 50.00 50.00 350.00 37.50 5.89 7.65 0.00 0.00 0.00 0.00 0.00 0.00 5.00 5.89 7.65 0.00 50.00 50.00 105.00 177.00 5.89 7.65 7.65 7.65	1	79.13	54.58	-24.55	44.98	420.61	382.06	-38.55	-10.09	655.00
B81.00 B61.00 0.00 0.00 6.027.00 0.00 0.00 10 0.00 8.33 8.33 100.00 0.00 6.027.00 0.00 0.00 0.00 100.00 0.00 0.00 0.00 0.00 6.027.00 0.03 0.03 0.00 0.00 0.00 0.00 0.03 0.00 0.00	891.00 861.00 861.00 0.00 0.00 6.027.00 6.027.00 0.00 0.00 0.00 10 0.00 8.33 100.00 0.00 6.027.00 0.00 0.00 0.00 10 0.00 8.33 100.00 0.00 6.027.00 0.03 100.00 10 100.00 58.31 100.00 0.03 10.55.72 1.05.00 58.31 100.00 0.03 0.03 0.75.60 5.89 7.765 5.76 6.571 5.50 5.50 5.760 5.70 5.760 5.70 5.70 5.50 5.70 5.00 5.00 5.00 5.00 5.00 5.00 5.00 5.00 5.00 5.00 5.00 5.00 5.00 5.00 5.00 5.00 5.00<	B81.00 B61.00 B61.00 B61.00 B61.00 B61.00 B61.00 B61.00 D00 D00 <thd00< <="" td=""><td>DTAL UTILITIES</td><td>107.35</td><td>84.58</td><td>-22.77</td><td>-26.92</td><td>643.94</td><td>592.06</td><td>-51.88</td><td>-8.76</td><td>1,015.00</td></thd00<>	DTAL UTILITIES	107.35	84.58	-22.77	-26.92	643.94	592.06	-51.88	-8.76	1,015.00
0.00 8.33 100.00 0.00 56.31 58.31 100.00 0.00 0.00 0.00 0.00 56.31 58.31 100.00 0.00 0.00 0.00 0.00 56.31 58.31 100.00 153.58 150.00 0.00 0.00 58.31 100.00 9.91 11.00 1.09 2.39 1,059.72 1,050.00 -9.72 -0.93 1 0.00 153.68 -2.39 1,059.72 1,050.00 -9.72 -0.93 1 0.00 12.50 12.50 100.00 30.00 87.50 5.89 -7.55 25.00 50.00 12.50 100.00 30.00 175.00 57.1 Report Fees 0.00 0.00 0.00 175.00 50.00 50.00 155.01 100.00 175.00 50.00 175.00 50.00 50.00	The second sec	0.00 0.00 <th< td=""><td>ISTRATIVE COSTS</td><td>881 M</td><td>Ret no</td><td></td><td>00.0</td><td>6 027 00</td><td>6 027 M</td><td>000</td><td>000</td><td>10.332.00</td></th<>	ISTRATIVE COSTS	881 M	Ret no		00.0	6 027 00	6 027 M	000	000	10.332.00
0.00 0.00 <th< td=""><td>0.00 0.01 0.03 0.03 0.00 0.00 0.01 0.03 0.00 <th< td=""><td>0.00 <th< td=""><td>milton Eventsos</td><td></td><td>232 222</td><td>8 33</td><td></td><td></td><td>58 31</td><td>58.31</td><td></td><td>100 00</td></th<></td></th<></td></th<>	0.00 0.01 0.03 0.03 0.00 0.00 0.01 0.03 0.00 <th< td=""><td>0.00 <th< td=""><td>milton Eventsos</td><td></td><td>232 222</td><td>8 33</td><td></td><td></td><td>58 31</td><td>58.31</td><td></td><td>100 00</td></th<></td></th<>	0.00 0.00 <th< td=""><td>milton Eventsos</td><td></td><td>232 222</td><td>8 33</td><td></td><td></td><td>58 31</td><td>58.31</td><td></td><td>100 00</td></th<>	milton Eventsos		232 222	8 33			58 31	58.31		100 00
133.58 150.00 -3.58 -2.39 1,050.00 -9.72 -0.93 1,8 9.91 11.00 1.09 9.91 82.89 77,00 -5.99 -7.65 1 0.00 12.50 12.50 100.00 30.00 87.50 5.79 -0.93 1,8 25.00 50.00 175.00 57.60 57.00 57.60 57.10 1 Annual Report Fees 0.00 0.00 0.00 30.00 30.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	133.58 150.00 -3.58 -2.39 1,050.10 -9.72 -0.93 1,8 9.91 11.00 1.06 9.91 82.89 77.00 -5.99 -7.55 1 0.00 12.50 10.00 0.00 17.00 5.69 -7.55 1 1 11.00 12.50 12.50 12.50 100.00 30.00 87.50 57.50 65.71 1 1 25.00 50.00 25.00 50.00 175.00 350.00 175.00 57.50 65.71 1 1 Annual Report Fees 0.00 0.00 0.00 175.00 30.00 30.00 0.00 0.00 Annual Report Fees 0.00 0.00 0.00 0.00 0.00 175.00 50.00 176.00 175.00 50.00 176.00 175.00 50.00 0.00	133.8 150.00 -3.58 -2.39 1,050.00 -9.72 -0.93 1,8 9.91 11.00 1.09 9.91 82.89 77.00 -5.99 -7.65 1 0.00 12.50 10.00 0.00 17.00 5.89 -7.65 1 1 100 12.50 12.50 12.50 50.00 57.00 57.00 56.00 65.71 1 1 25.00 50.00 25.00 50.00 175.00 350.00 175.00 57.50 65.71 1 1 Annual Report Fees 0.00 0.00 0.00 0.00 0.00 0.00 175.00 57.50 65.00 6 Annual Report Fees 0.00 0.00 0.00 0.00 0.00 0.00 175.00 57.50 65.00 6 7.40 17.500 50.00 17.500 50.00 17.00 17.500 50.00 17.00 10.00 10.00 10.00 10.00 10.00 10.00 10.00 10.00 10.00 10.00 10.00 10.00 10.00		000	0.0	0.0	N/A	384.4D	000	-384.40	NVA	0.0
9.1 11.00 1.09 9.91 82.89 77.00 -5.89 -7.65 0.00 12.50 12.50 12.50 12.50 50.00 57.50 57.50 55.75 25.00 50.00 25.00 50.00 175.00 57.50 50.00 Annual Report Fees 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	9.1 11.00 1.09 9.91 82.89 77.00 -5.89 -7.65 0.00 12.50 12.50 12.50 12.50 50.00 57.50 57.50 57.60 55.00 Annual Report Fees 0.00 0.00 0.00 175.00 50.00 175.00 50.00 50.00 Annual Report Fees 0.00 0.00 0.00 0.00 0.00 175.00 50.00	9.1 11.00 1.09 9.91 82.89 77.00 -5.89 -7.65 0.00 12.50 12.50 12.50 30.00 87.50 57.50 57.00 25.00 50.00 175.00 30.00 175.00 50.00 50.00 Annual Report Fees 0.00 0.00 0.00 0.00 0.00 175.00 50.00	Tance	153.58	150.00	3.58	-2.39	1.059.72	1.050.00	-9.72	-0.93	1,800.00
0.00 12.50 12.50 12.50 57.50 57.50 57.50 55.71 25.00 50.00 25.00 50.00 175.00 350.00 175.00 50.00 Annual Report Fees 0.00 0.00 0.00 0.00 0.00 0.00 0.00	0.00 12.50 12.50 12.50 12.50 65.71 25.00 50.00 25.00 50.00 175.00 57.50 57.50 55.00 Annual Report Fees 0.00 0.00 0.00 N/A 30.00 30.00 0.00 0.00 Tuesday, August 0	0.00 12.50 12.50 12.50 12.50 57.50 57.50 57.50 57.50 57.1 25.00 anual Report Fees 0.00 0.00 0.00 0.00 0.00 0.00 0.00 175.00 50.00 175.00 50.00 175.00	< Charges	9.91	11.00	1.09	9.91	82.89	77.00	-5.89	-7.65	132.00
25.00 50.00 25.00 50.00 175.00 57.00 50.00 Annual Report Fees 0.00 0.00 0.00 0.00 0.00 0.00 0.00	25.00 50.00 50.00 25.00 50.00 50.00 175.00 350.00 175.00 50.00 4niual Report Fiees 0.00 0.00 0.00 0.00 0.00 0.00 120 120 120 120 120 120 120 120 120 1	Z5.00 50.00 175.00 50.00 175.00 50.00 50.00 75.00 50.00 75.00 50.00 70.00 50.00 70.00 20.00 0.00 0.00 0.00 0.00 175.00 50.00 175.00 50.00 100 0.00 0.00 0.00 0.00 0.00 0.00 0.00 100 100 100 12	Meetings	0.00	12.50	12.50	100.00	30.00	87.50	57.50	65.71	150.00
0.00 0.00 0.00 N/A 30.00 30.00 0.00 0.00	0.00 0.00 NIA 30.00 0.00 0.0	0.00 0.00 N/A 30.00 0.00 0.0	li Fees	25.00	50.00	25.00	50.00	175.00	350.00	175.00	50.00	600.009
	Tuesday, August 06, 2024 12:13 PM	Tuesday, August 06, 2024 12:13 PM	stration & Annual Report Fees	0.00	0:00	0.00	NIA	30.00	30.00	0.00	0.00	70.00

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The Kenwick Place Homeowners Association (o.kp)		
Budget Comparison Cash Flow Period = Jul 2024		
Book = Cash ; Tree = hoa_cf		
	PTD Actual	PTD Bu

Page 2

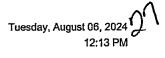
Book = Cash ; Tree = hoa_cf	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Tax Return Review	0.00	0.0	0:00	N/A	425.00	415.00	-10.00	-241	415.00
Miscellaneous Expense	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
TOTAL ADMINISTRATIVE COSTS	1,049.49	1,142.83	93.34	8.17	8,214.01	8,444.81	230.80	2.73	14,199.00
TRANSFER TO RESERVES									
Transfer to Capital Reserve Fund	1,233.00	1,233.00	0.00	00.0	13,631.00	8,631.00	-5,000.00	-57.93	14,796.00
Transfer to Operating Reserve Fund	0.00	0.00	0.00	NA	45.00	0.00	-45.00	NA	0:0
TOTAL TRANSFER TO RESERVES	1,233.00	1,233.00	0.00	0.00	13,676.00	8,631.00	-5,045.00	-58.45	14,796.00
TOTAL EXPENSES	7,427.84	6,428.75	-1,001.09	-15.58	49,097.39	47,732.25	-1,365.14	-2.88	80,712.00
NET INCOME	-878.84	299.25	-1,178.09	-393.68	-2,344.39	-650.25	-1,694.14	-260.54	0:00
ADJUSTMENTS Association Dues Paid in Advance	-177.00	0.00	-177.00	N/A	12.00	0.00	12.00	AIN	0.00
TOTAL ADJUSTMENTS	-177.00	0.0	-177.00	NIA	12.00	0.0	12.00	NIA	0.00
CASH FLOW	-1,055.84	299.25	-1,355.09	-452.83	-2,332.39	-650.25	-1,682.14	-258.69	0.0

Tuesday, August 06, 2024 12:13 PM

Kenwick Place HOA Operating Reserve (r.kp) Balance Sheet	Page 1
Period = Jul 2024	
Book = Cash ; Tree = hoa_bs	Current Balance
ASSETS	Cutent Batance
CASH	
Operating Reserve Account	13,544.40
TOTAL CASH	13,544.40
TOTAL ASSETS	13,544.40
LIABILITIES & OWNERS EQUITY	
OWNERS EQUITY	
Ending Owners Equity	13,544.40
TOTAL OWNERS EQUITY	13,544.40

TOTAL LIABILITIES & OWNERS EQUITY

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13,544.40

Kenwick Place HOA Operating Reserve (r.kp)

Cash Flow Statement

Period = Jul 2024 Book = Cash ; Tree = hoa_cf

1.1

Book = Cash; ifee = hoa_ci	Period to Date	%	Year to Date	%
REVENUE	₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩	i an Walling ann alla dhudan ann an ann ann ann ann ann ann ann a	allen verset er hind opplet den ennam dem ben de sign oppletet vers ^a nset der under sign stade	
OTHER INCOME				
Interest on Bank Accounts	34.43	0.00	244.01	0.00
Operating Reserve Funds	0.00	0.00	45.00	0.00
TOTAL OTHER INCOME	34.43	0.00	289.01	0.00
TOTAL REVENUE	34.43	0.00	289.01	0.00
NET INCOME	34.43	0.00	289.01	0.00
ADJUSTMENTS				
Operating Reserve Account	-34.43	0.00	-289.01	0.00
TOTAL ADJUSTMENTS	-34.43	0.00	-289.01	0.00
CASH FLOW	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
Operating Reserve Account	13,509.97	13,544.40	34.43	
Total Cash	13,509.97	13,544.40	34.43	
Year to Date	Beginning Balance	Ending Balance	Difference	
Operating Reserve Account	13,255.39	13,544.40	289.01	
Total Cash	13,255.39	13,544.40	289.01	

Page 1

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Kenwick Place HOA Capital (c.kp)	Page 1
Balance Sheet	
Period = Jul 2024	
Book = Cash ; Tree = hoa_bs	
	Current Balance
ASSETS	
CASH	
Capital Reserve Account	119,075.47
TOTAL CASH	119,075.47
TOTAL ASSETS	119,075.47
LIABILITIES & OWNERS EQUITY	
OWNERS EQUITY	
initial Funds-Capital Reserve	19,416.62
Ending Owners Equity	99,658.85
TOTAL OWNERS EQUITY	119,075.47
TOTAL LIABILITIES & OWNERS EQUITY	119,075.47

1.1

Kenwick Place HOA Capital (c.kp)

Cash Flow Statement

Period = Jul 2024

1. 1

Book = Cash ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	299.70	0.00	2,079.13	0.00
Capital Reserve Funds	1,233.00	0.00	13,631.00	0.00
TOTAL OTHER INCOME	1,532.70	0.00	15,710.13	0.00
TOTAL REVENUE	1,532.70	0.00	15,710.13	0.00
EXPENSES				
CAPITAL RESERVE EXPENSES				
Capital Rsv - Reserve Study	0.00	0.00	262.50	0.00
Capital Rsv - Grounds Improv	0.00	0.00	2,850.00	0.00
TOTAL CAPITAL RESERVE EXPENSES	0.00	0.00	3,112.50	0.00
ADMINISTRATIVE COSTS				
Reserve Study	0.00	0.00	2,362.50	0.00
TOTAL ADMINISTRATIVE COSTS	0.00	0.00	2,362.50	0.00
TOTAL EXPENSES	0.00	0.60	5,475.00	0.00
NET INCOME	1,532.70	0.00	10,235.13	0.00
ADJUSTMENTS				
Capital Reserve Account	-1,532.70	0.00	-10,235.13	0.00
TOTAL ADJUSTMENTS	-1,532.70	0.00	-10,235.13	0.00
CASH FLOW	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
Capital Reserve Account	117,542.77	119,075.47	1,532.70	
Total Cash	117,542.77	119,075.47	1,532.70	
Year to Date	Beginning Balance	Ending Balance	Difference	
Capital Reserve Account	108,840.34	119,075.47	10,235.13	
Total Cash	108,840.34	119,075.47	10,235.13	

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