

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

October 16, 2023 3786 Kenwick Trail, Roanoke, VA 24018 Pending Review/Approval at Next Board Meeting

Board Members Present:	Archie Fralin	President	(2026)
	Shirley Simmons	Vice President	(2024)
	Elaine Beaumont	Treasurer	(2026)
	Chris Bohannon	Secretary	(2025)
	Mary Ahearn	Director	(2024)
Board Members Absent:	None		
Others Present:	Chrissy Greene	Association Ma	anager
	Cynthia Barnhart	Owner/Chair of	f Landscape Committee

I. DETERMINE QUORUM AND CALL TO ORDER

A quorum was met with three out of five Board Members in attendance. The fourth and fifth Board members joined after the call to order (Beaumont, 3:23 PM, Bohannon, 4:20 PM). The meeting was called to order at 3:00 PM at 3786 Kenwick Trail, Roanoke, VA 24018.

II. OWNERS FORUM

There were no owners present who wanted to address the Board in Owners' Forum.

III. MINUTES

A motion was made (Simmons) and seconded (Fralin) to waive the reading of the 09/30/23 minutes and accept them as written. Motion passed unanimously.

IV. FINANCIAL REPORTS

A motion was made (Fralin) and seconded (Simmons) to approve the financials as approved through 09/30/2023, pending moving an expense for tree work from Operating to Capital in August. Motion passed unanimously.

V. COMMITTEE REPORTS

Landscape Committee

Chairperson/Cynthia Barnhart

Gazebo – this work has been completed. This was a heavy rejuvenation and it will take some time for the greenery to fill back in. The Landscape Committee will continue to monitor this area and will evaluate the area next year for a maintenance trimming. PLEASE DO NOT WALK YOUR DOGS IN THE MULCH AROUND THE GAZEBO AREA WHERE THE WORK WAS JUST COMPLETED. ALSO, PLEASE ACCEPT THIS FRIENDLY REMINDER THAT ALL LOTS ARE PRIVATELY OWNED. PLEASE DO NOT WALK YOUR PETS ON OTHER OWNER'S LOTS, IN THE FRONT OR REAR OF THE TOWNHOMES.

Tree Trimming – this work will be completed in the next thirty (30) days. (Board member Elaine Beaumont joined the meeting at this time (3:23 PM).)

3763 – a request was submitted for new plantings in front, with the work to be done by Townside Gardens and all plantings are to be evergreens. A motion was made (Fralin) and seconded (Beaumont) to approve the request as submitted. Motion passed unanimously.

3739 – a request was submitted for new plantings in front, some of which will be at the owner's expense and some of which will be the association's responsibility. The landscaper will remove the dead shrubs and install (6) Globas Nana

for the association. The owner will install Dee Runk Boxwoods and juniper, at her expense. However, the owner would like to select her own plantings. Management will contact the landscaper to find out where he gets his plants and if it is possible for the owner to select her own plantings. A motion was made (Fralin) and seconded (Beaumont) to approve the request as submitted, with the removal of the original shrubbery and installation of (6) Globas Nana to be done at the association's expense and maintained by the association going forward and the installation of (1) Dee Runk Boxwood on either side of the walkway and (3) Blue Star Juniper in the corners on either side of each walkway at the owner's expense and to be maintained by the owner going forward. Motion passed unanimously.

Nominating Committee

Chairperson/Archie Fralin

Chairperson/Mary Ahearn

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

Social Committee

The holiday social has tentatively been scheduled for Friday December 8th. This will likely be a progressive dinner. The tentative 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

No report.

Architectural Committee

Chairperson/Marshal Gillespie

Chairperson/Chris Bohannon

None.

VI. UNFINISHED BUSINESS

Updated Rules and Regulations – the Rules and Regulations policy resolution was updated to specify that replacement of rotten boards does not require a change request, provided the owner understands that the entire area (front, side or back) must be painted, not just the replaced boards. Additionally, clarification was made about responsibility for replacements of trees and shrubs that exceed the amount allowed by the association. Board member Chris Bohannon joined the meeting at this time (4:20 PM). A motion was made (Beaumont) and seconded (Fralin) to adopt Policy Resolution 2023-1 as amended. Discussion occurred for clarification. Motion passed unanimously.

VII. NEW BUSINESS

2024 Budget – the budget was discussed. The current budget reflects funding the reserve account less than the study recommends. However, the study will be updated in 2024 and the association has not been spending as quickly as the study anticipated. So, it seems reasonable to fund the reserve account less than projected. This may be revisited in 2024, after the study is updated. A motion was made (Fralin) and seconded (Beaumont) to approve the 2024 budget with dues remaining \$177/month. Motion passed unanimously.

Website – the web host is no longer hosting the site. Management is in the process of setting up a new site.

VIII. EXECUTIVE SESSION

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

After Executive Session, a motion was made (Fralin) and seconded (Simmons) to send two violation letters. Motion passed unanimously.

IX. DATE, TIME & LOCATION OF NEXT MEETING

The next meeting will be on Monday November 20th at 3:00 PM at 3786 Kenwick Trail.

X. ADJOURNMENT

The meeting was adjourned at 4:51 PM.

The Kenwick Place Homeowners Association (o.kp)

Balance Sheet

Period = Sep 2023 Book = Cash ; Tree = hoa_bs

· –	Current Balance
ASSETS	
CASH	
Operating Cash 1	14,023.61
TOTAL CASH	14,023.61
TOTAL ASSETS	14,023.61
LIABILITIES & OWNERS EQUITY	
LIABILITIES	
Association Dues Paid in Advance	2,821.69
TOTAL LIABILITIES	2,821.69
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	
TOTAL OWNERS EQUITY	11,201.92
TOTAL LIABILITIES & OWNERS EQUITY	14,023.61

Page 1

-533.00 -8.22 59,004.34 -533.00 -8.22 59,004.34 -553.00 -8.22 59,004.34 -553.00 -8.22 59,004.34 -553.00 -8.22 59,004.34 -553.00 -8.22 59,004.34 -553.00 -8.22 59,004.34 -553.00 -8.22 59,004.34 -553.00 -8.22 59,004.34 -553.00 100.00 184.44 155.50 100.00 184.44 155.50 100.00 184.44 -155.50 100.00 184.44 -155.50 100.00 184.44 -556.00 -13.55 23,561.00 -710.75 -73.56 8,566.00 -710.75 -73.56 8,566.00 -54.60 -13.55 25,561.00 -710.75 -73.56 8,566.00 -24.60 -13.55 25,561.00 -24.60 -13.55 25,561.00 -24.60 -13.55 25,561.00 -24.60 -13.55 26,506 -24.60 -13.55 26,507 -24.60 -13.55 751.08 -24.60 -13.55 751.08 -24.60 -13.	The Kenwick Place Homeowners Association (o.kp) Budget Comparison Cash Flow Period = Sep 2023 Book = Cash ; Tree = hoa_cf	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Page 1 Amnual
Include Lactories 6.13.0 (17.10) 6.73.0 (17.10) 6.03.00 (17.10) 6.13.00 (17.10) 6.13.00 (17.10) 6.13.00 (17.10) 6.13.00 (17.10) 6.13.00 (17.10) 7.20.0 (17.10) 7.20.0 (17.10) <t< td=""><td>REVENUE</td><td></td><td></td><td></td><td></td><td></td><td>and a second second</td><td></td><td></td><td></td></t<>	REVENUE						and a second			
LINCONE 6,17.3.00 6,73.3.00 55.3.00 -3.2.3 59,04.3 6,05,400 -7.3.06 -1.2.0 60 ANANT-CENERUL 6,17.3.00 6,77.3.00 653.00 -4.23 55.00 -1.20 76.0 -1.20 70 70 ANANT-CENERUL 0,17.3.00 6,17.3.00 653.00 -4.23 55.00 -1.20 76.5 1.00 76 70	INCOME Association Dues	6,173.00	6,726.00	-553.00	-8.22	59,804.94	60,534.00	-729.06	-1.20	80,712.00
TAL REJERUE 6,173.00 6,73.00 6,73.00 6,73.00 -1.20 </td <td>TOTAL INCOME</td> <td>6,173.00</td> <td>6,726.00</td> <td>-553.00</td> <td>-8.22</td> <td>59,804.94</td> <td>60,534.00</td> <td>-729.06</td> <td>-1.20</td> <td>80,712.00</td>	TOTAL INCOME	6,173.00	6,726.00	-553.00	-8.22	59,804.94	60,534.00	-729.06	-1.20	80,712.00
A. Maintenance Dim 100 1000	TOTAL REVENUE	6,173.00	6,726.00	-553.00	-8.22	59,804.94	60,534.00	-729.06	-1.20	80,712.00
Centerior 0.00 65.90 0.000 0.044 61.00 755.5 61.20 1.2 0.00 65.90 100.00 164.44 1305.6 163.50 1000.00 164.44 1305.6 100.00 1 0.00 65.90 100.00 164.44 1305.6 1,275.6 66.20 1 1677.00 2660.00 50.00 104.44 1,305.6 1,275.6 66.20 1 1677.00 2660.00 5560.00 5560.00 566.25 3,465.7 67.29 10.00 1<	EXPENSES									
Maintenance 0.00 1030 1030 1030 1036 1130	REPAIRS & MAINT - GENERAL									
and Incomestion Constraint Dot 45.50 45.50 155.50 100.00 141.41 1795.50 170.00 66.82 1 Incomestion Constration (Incomestion Constration (Incomestion Constration (Incomestion Constration (Incomestion Constration (Incomestion Constration (Incomestion Constration (Incomestion Constration (Incomestion (Income (Incomestion (Incomestion (Income (Income (Incomestion (Income (Incom	Repairs & Maintenance	0.00	109.00	109.00	100.00	184.44	981.00	796.56	81.20	1,308.00
L REPARTS A MANT-GENETAL 0.00 155.50 155.50 105.00 164.4 1,385.50 1216.6 65.2 1, 1 The second se	Exterminating	0.00	46.50	46.50	100.00	0.00	418.50	418.50	100.00	558.00
COSTS COSTS <th< td=""><td>TOTAL REPAIRS & MAINT - GENERAL</td><td>0.00</td><td>155.50</td><td>155.50</td><td>100.00</td><td>184.44</td><td>1,399.50</td><td>1,215.06</td><td>86.82</td><td>1,866.00</td></th<>	TOTAL REPAIRS & MAINT - GENERAL	0.00	155.50	155.50	100.00	184.44	1,399.50	1,215.06	86.82	1,866.00
	GROUNDS COSTS									
Maintenance 1,57,00 2,60,00 -5,60,0 1,51,60 2,54,00,0 -161,00 -069 3,1 0 mol-Minenance 1,77,00 368,25 7,10,75 3,566,00 6,66,00 6,66,00 7,10,75 2,19 11,1 V 250,00 0,00,00 100,00 100,00 6,60,00 6,60,0 7,456 14,0 V 7,51,5 2,50,60 36,60,0 36,60,0 46,0,0 7,456 14,0 V 7,51,0 3,81,5 -1,2,59 2,2,7,10 35,65,25 3,456,55 9,59 14,0 V 7,51,0 7,51,0 7,51,0 7,51,0 7,51,0 2,36 14,0 VULILITIES 1,1,71 80,30 -4,1,3 2,33 7,51,0 2,36 4,2 A 7,31,0 7,74,90 7,74,90 7,74,90 7,74,90 0,0 0,0 A 1,01,1 8,33 7,010 7,74,90 7,45,10 1,42 1,42 A 1,010 <td>Snow Removal</td> <td>0.00</td> <td>00.0</td> <td>0.00</td> <td>NA</td> <td>0.00</td> <td>3,017.00</td> <td>3,017.00</td> <td>100.00</td> <td>3,017.00</td>	Snow Removal	0.00	00.0	0.00	NA	0.00	3,017.00	3,017.00	100.00	3,017.00
Information 1677.00 962.5 -710.75 7.73.46 6,50.00 8,96.25 -710.75 7.33.46 6,50.00 8,96.25 1,10.00 7,15.9 1,10.00 7,15.9 1,10.00 7,15.9 1,10.00 7,15.9 1,10.00 7,15.9 1,10.00 7,10.00 7,15.9 1,10.00 7,10.00 7,15.9 1,10.00 7,10.00 7,16.0<	Grounds Maintenance	2,635.00	2,600.00	-35.00	-1.35	23,561.00	23,400.00	-161.00	-0.69	31,200.00
Image: constraint of the constrant of the constraint of the constraint of the constraint of the c	Landscaping-Misc	1,677.00	966.25	-710.75	-73.56	8,506.00	8,696.25	190.25	2.19	11,595.00
L GROUNDS COST 4,312.00 3,816.25 -12.96 32,207.00 35,663.25 3,456.25 9.89 4.6 y 28.53 29.00 0,47 1.62 267.16 261.00 -6.16 -2.36 -4.24 LUTILITIES 1/17 80.59 24.13 -29.95 751.08 755.22 -19.70 -4.24 -4.24 LUTILITIES 1/17 80.59 -24.13 -29.95 751.08 775.22 -5.56 -3.57 -3.57 LUTILITIES 1/17 80.59 -24.13 -29.95 751.08 77.49.00 0.00 -4.24 RATIVE COSTS 881.00 0.61 0.00 0.00 0.00 0.00 -4.24 -4.24 RATIVE COSTS 881.00 0.01 0.00 0.01 774.90 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 0.00 0.00 0.00 0.00 0.00 0.00	Irrigation	0:00	250.00	250.00	100.00	140.00	550.00	410.00	74.55	550.00
y 28,53 29,00 0,47 1,82 287,16 281,00 6,16 2,37 2,36 2,37 2,36 2,37 2,36 2,37 2,37 2,37 2,37 2,37 2,36 3,37 2,37 3,37 2,37 3,35 3,33 3,33 3,33 3,33 3,33 3,33 3,33 3,33 3,33 3,35 3,35 3,36 3,36 3,36 3,36 3,36 3,36 3,36 3,36 3,36 3,36 3,36	TOTAL GROUNDS COST	4,312.00	3,816.25	-495.75	-12.99	32,207.00	35,663.25	3,456.25	9.69	46,362.00
28.53 29.00 0.47 1.62 267.16 261.00 6.16 -2.36 76.18 51.59 -24.60 -47.69 483.22 484.22 -19.70 -4.24 76.16 51.56 -24.13 -29.95 751.08 755.22 -55.66 -4.24 76.16 0.00 0.00 7.749.00 7.749.00 7.749.00 0.00 0.00 861.00 0.00 0.00 0.00 7.749.00 7.749.00 0.00 0.00 10. 0.00 0.00 0.00 0.00 7.749.00 7.749.00 7.749.00 7.749.00 0.00 10. 0.00 0.00 0.00 0.00 7.749.00 7.749.00 7.749.00 7.76.7 7.49.7 10.00 2.55.66 7.54 7.54 7.54 7.54 7.54 7.54 7.54 7.54 7.54 7.54 7.54 7.54 7.54 7.54 7.54 7.54 7.54 7.54 7.746 7.56 7.746	UTILITIES									
76.18 51.56 -24.60 -47.69 463.32 464.22 -19.70 -4.24 104.71 80.56 -24.13 -29.95 751.08 725.22 -25.86 -3.57 861.00 861.00 0.00 0.00 7.749.00 7.749.00 7.749.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 7.749.00 7.749.00 0.00 0.00 10 0.00 0.00 0.00 0.00 0.00 7.749.00 7.749.00 10 0.00 10 0.00 0.00 0.00 0.00 0.00 0.00 7.749.00 7.749.00 7.49.7 74.97 100.00 10 0.00 0.00 0.00 0.00 0.00 7.749.00 7.49.7 74.97 100.00 10 145.51 15.00 64.5 7.749 74.97 74.97 74.97 74.97 74.97 74.95 74.95 74.95 74.95 74.95 74.95	Electricity	28.53	29.00	0.47	1.62	267.16	261.00	-6.16	-2.36	348.00
104.71 80.58 -24.13 -29.95 751.08 725.22 -25.86 -3.57 861.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 10 0.00 0.00 0.00 0.00 0.00 7,749.00 7,749.00 0.00 0.00 10 0.00 0.00 0.00 0.00 0.00 0.00 7,49.00 0.00 0.00 10 10 0.00 8.55 15.00 0.00 0.00 7,49.00 7,49.00 100 0.00 10 10 10 0.00 8.55 15.00 57.04 1,02.133 1,800.00 7,49.7 100.00 27.94 43.26 2,43.65 43.35.00 43.26 2,74.65 57.94 14.53 33.58 2,74.65 57.94 2,74.65 57.94 2,74.65 57.94 2,74.65 57.94 2,74.65 57.94 2,74.65 57.94 2,74.65 57.94 2,74.65 2,74.65 2,74.65	Water	76.18	51.58	-24.60	-47.69	483.92	464.22	-19.70	-4.24	619.00
B61.00 B61.00 0.00 0.00 7,749.00 7,749.00 0.00 0.00 10. 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 10. 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 10. 0.00 8.33 8.33 100.00 0.00 74.67 74.97 NIA 145.91 200.00 6.45 7.04 1.021.33 1.800.00 74.67 43.26 2 855 15.00 6.45 7.04 1.021.33 1.800.00 778.67 43.36 2 745.06 50.00 27.08 1.00.00 102.60 74.46 77.94 77.94 77.94 2 9 9 7 9 27.94 7 7 9 27.94 7 9 2 9 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>104.71</td> <td>80.58</td> <td>-24.13</td> <td>-29.95</td> <td>751.08</td> <td>725.22</td> <td>-25.86</td> <td>-3.57</td> <td>967.00</td>	TOTAL UTILITIES	104.71	80.58	-24.13	-29.95	751.08	725.22	-25.86	-3.57	967.00
B61.00 B61.00 0.00 0.00 7,749.00 7,749.00 7,749.00 0.00<	ADMINISTRATIVE COSTS									
0.00 0.00 0.00 0.00 0.00 0.597 NA inses 0.00 8.33 100.00 0.00 74.97 100.00 145.91 200.00 8.33 100.00 0.00 74.97 100.00 8.55 15.00 64.5 43.00 99.67 1,800.00 778.67 43.28 2.7.94 0.00 2.7.08 27.08 100.00 1,021.33 1,800.00 778.67 45.33 33.58 745.06 50.00 695.06 1,021.33 1,022.00 243.72 141.122 57.94 745.06 50.00 0.00 1,03.012 1,550.98 45.000 -1,41.22 57.94 anual Report Fees 0.00 0.00 100.00 100.00 -35.00 -35.00 -144.65 anual Report Fees 0.00 0.00 100.00 100.00 -36.00 -144.65 anual Report Fees 0.00 0.00 0.00 100.00 -100.00 -36.00 -144.65	Management Fees	861.00	861.00	0.00	00.0	7,749.00	7,749.00	0.00	0.00	10,332.00
enses 0.00 8.33 100.00 0.01 71.57 74.57 100.00 14.51 2.00.00 14.51 100.00 14.51 200.00 54.09 27.04 1.021.33 1.800.00 778.67 34.35 35.6 2 3.55 15.00 2.00 27.08 15.00 15.	Office Expense	00.0	0.00	0:00	N/A	95.97	0.00	-95.97	N/A	0.00
145.91 200.00 54.09 27.04 1,021.33 1,800.00 77.8,7 43.26 2. 8.55 15.00 6.45 43.00 89.67 135.00 75.67 43.26 2. 0.00 27.08 27.08 100.00 102.50 243.72 141.22 57.94 73.68 Annual Report Fees 0.00 0.00 0.00 0.00 100.00 141.22 57.94 77.94 Annual Report Fees 0.00 0.00 0.00 0.00 100.00 716.00 116.67 77.94 Annual Report Fees 0.00 0.00 0.00 0.00 100.00 716.67 74.66 77.94 Annual Report Fees 0.00 0.00 0.00 0.00 0.00 0.00 0.00 716.67 716.67 716.67 716.67 716.67 716.67 716.67 716.67 716.67 716.67 716.67 716.67 716.67 716.67 716.67 716.67 716.67 716.67 716.67	Committee Expenses	0.00	8.33	8.33	100.00	0.00	74.97	74.97	100.00	100.00
8.55 15.00 6.45 4.3.00 89.67 135.00 45.33 33.58 0.00 27.08 27.08 27.08 100.00 102.50 243.72 141.22 57.94 745.06 50.00 -000 0.00 -000 0.00 -244.66 Annual Report Fees 0.00 0.00 0.00 100.00 141.00 235.00 -116.67 Annual Report Fees 0.00 0.00 0.00 100.00 100.00 -35.00 -116.67 Annual Report Fees 0.00 0.00 0.00 0.00 0.00 0.00 0.00 Expense 0.00 130.00 100.00 100.00 0.00 0.00 0.00 0.00 Expense 1,760.52 1,201.41 -559.11 -46.54 11,084.45 11,02.69 168.24 1.50 1.50	Insurance	145.91	200.00	54.09	27.04	1,021.33	1,800.00	778.67	43.26	2,400.00
0.00 27.08 27.08 100.00 102.50 24.7.2 141.22 57.94 745.06 50.00 -695.06 -1,300.12 1,550.98 450.00 -1,100.98 -244.66 Annual Report Fees 0.00 0.00 0.00 0.00 0.00 -116.67 -16.67 Annual Report Fees 0.00 0.00 0.00 0.00 0.00 -35.00 -116.67 Annual Report Fees 0.00 0.00 0.00 0.00 0.00 -35.00 -116.67 Annual Report Fees 0.00 0.00 0.00 0.00 0.00 0.00 0.00 Expense 0.00 100.00 100.00 100.00 100.00 0.00 0.00 0.00 INSTRATIVE COSTS 1,760.52 1,201.41 -559.11 -46.54 11,084.45 11,024.50 168.24 1.50 1.40	Bank Charges	8.55	15.00	6.45	43.00	89.67	135.00	45.33	33.58	180.00
745.06 50.00 -695.06 -1,390.12 1,550.38 450.00 -1,100.38 -244.66 & Annual Report Fees 0.00 0.00 0.00 0.00 0.00 -16.67 -16.70 Review 0.00 0.00 0.00 0.00 0.00 -16.67 -16.67 Review 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 us Expense 0.00 40.00 100.00 100.00 360.00 100.00 0.00 DININSTRATIVE COSTS 1,760.52 1,201.41 -559.11 -46.54 11,084.45 11,222.69 168.24 1.50 14.	HOA Meetings	0.00	27.08	27.08	100.00	102.50	243.72	141.22	57.94	325.00
0.00 0.00 0.00 0.00 0.00 -16.67 -10.00 -16.67 10.00 0.00 -0.00 0.00 <td>Legal Fees</td> <td>745.06</td> <td>50.00</td> <td>-695.06</td> <td>-1,390.12</td> <td>1,550.98</td> <td>450.00</td> <td>-1,100.98</td> <td>-244.66</td> <td>600.00</td>	Legal Fees	745.06	50.00	-695.06	-1,390.12	1,550.98	450.00	-1,100.98	-244.66	600.00
0.00 0.00 0.00 0.00 0.00 N/A 410.00 410.00 0.00 0.00 0.00 0.00 40.00 40.00 100.00 0.00 360.00 350.00 100.00 TIVE COSTS 1,760.52 1,201.41 -559.11 -46.54 11,084.45 11,252.69 168.24 1.50 14.	Registration & Annual Report Fees	0.00	0.00	0.00	NIA	65.00	30.00	-35.00	-116.67	70.00
0.00 40.00 40.00 100.00 0.00 360.00 360.00 100.00 TIVE COSTS 1,760.52 1,201.41 -559.11 -46.54 11,084.45 11,252.59 168.24 1.50 14.	Tax Return Review	0.00	0.00	0.00	N/A	410.00	410.00	0.00	0.00	410.00
1,760.52 1,201.41 -559.11 -46.54 11,084.45 11,252.69 169.24 1.50	Miscellaneous Expense	0:00	40.00	40.00	100.00	0.00	360.00	360.00	100.00	480.00
	TOTAL ADMINISTRATIVE COSTS	1,760.52	1,201.41	-559.11	-46.54	11,084.45	11,252.69	168.24	1.50	14,897.00

•

З

•

Thursday. October 05, 2023 03:41 PM

The Kerwick Place Homeowners Association (e.kp) Budget Comparison Cash Flow Period ≖ Sep 2023									Page 2
Book = Cash ; Tree = hoa_cf	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
TRANSFER TO RESERVES									
Transfer to Capital Reserve Fund	1,340.00	1,340.00	0.00	0.00	12,060.00	12,060.00	0.00	00.0	16,080.00
Transfer to Operating Reserve Fund	45.00	45.00	0.0	0.00	405.00	405.00	0.00	0.00	540.00
TÕTAL TŔANSFER TO RESERVES	1,385.00	1,385.00	0.00	0.00	12,465.00	12,465.00	0.00	0.00	16,620.00
TOTAL EXPENSES	7,562.23	6,638.74	-923.49	-13.91	56,691.97	61,505.66	4,813.69	7.83	80,712.00
NET INCOME	-1,389.23	87.26	-1,476.49	-1,692.06	3,112.97	-971,66	4,084.63	420.38	0.00
ADJUSTMENTS Association Dues Paid in Advance	-354.00	0.00	-354.00	N/A	1,577.06	0.00	1,577.06	NIA	0.00
TOTAL ADJUSTMENTS	-354.00	0.00	-354.00	NIA	1,577.06	0.00	1,577.06	NIA	0.00
CASH FLOW	-1,743.23	87.26	-1,830.49	-2,097.74	4,690.03	-971.66	5,661.69	582.68	0.00

Thursday, October 05, 2023 03:41 PM

*

Kenwick Place HOA Operating Reserve (r.kp)	Page 1
Balance Sheet	
Period = Sep 2023	
Book = Cash , Tree = hoa_bs	
	Current Balance
ASSETS	
CASH	
Operating Reserve Account	13,082.92

TOTAL CASH	13,082.92
TOTAL ASSETS	13,082.92
LIABILITIES & OWNERS EQUITY	
OWNERS EQUITY	
Ending Owners Equity	13,082.92
TOTAL OWNERS EQUITY	13,082.92
TOTAL LIABILITIES & OWNERS EQUITY	13,082.92

Cash Flow Statement

Period = Sep 2023 Book = Cash ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	2.14	0.00	19.43	0.00
Operating Reserve Funds	45.00	0.00	405.00	0.00
TOTAL OTHER INCOME	47.14	0.00	424.43	0.00
TOTAL REVENUE	47.14	0.00	424.43	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	47.14	0.00	-306.84	0.00
ADJUSTMENTS				
Operating Reserve Account	-47.14	0.00	306.84	0.00
TOTAL ADJUSTMENTS	-47.14	0.00	306.84	0.00
CASH FLOW	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
Operating Reserve Account	13,035.78	13,082.92	47.14	
Total Cash	13,035.78	13,082.92	47.14	
Year to Date	Beginning Balance	Ending Balance	Difference	
Operating Reserve Account	13,389.76	13,082.92	-306.84	
Total Cash	13,389.76	13,082.92	-306.84	

Kenwick Place HOA Capital (c.kp)	Page 1
Balance Sheet	
Period = Sep 2023	
Book = Cash ; Tree = hoa_bs	
$bbok = Cash; file = hba_bs$	Current Balance
ASSETS	24 mm/s / Alex Markes & Alex Alexandrow, with a least of a provide a support and marked and a support of the support of the
CASH	
Capital Reserve Account	107,733.21
TOTAL CASH	107,733.21
TOTAL ASSETS	107,733.21
LIABILITIES & OWNERS EQUITY	
OWNERS EQUITY	
Initial Funds-Capital Reserve	19,416.62
Ending Owners Equity	88,316.59
TOTAL OWNERS EQUITY	107,733.21
TOTAL LIABILITIES & OWNERS EQUITY	107,733.21

1.1

Kenwick Place HOA Capital (c.kp)

Cash Flow Statement

Period = Sep 2023 Book = Cash ; Tree = hoa_cf

1.1

BOOK - Casit, THE - HOA_D	Period to Date	%	Year to Date	%
REVENUE	an fan fan ferste fan ferste fers	nn an an ann an ann an ann an ann an ann an	ann a mar ann an ann ann ann ann ann ann ann an	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
OTHER INCOME				
Interest on Bank Accounts	131.17	0.00	1,096.46	0.00
Capital Reserve Funds	1,340.00	0.00	12,060.00	0.00
TOTAL OTHER INCOME	1,471.17	0.00	13,156.46	0.00
TOTAL REVENUE	1,471.17	0.00	13,156.46	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	1,471.17	0.00	3,856.46	0.00
ADJUSTMENTS				
Capital Reserve Account	-1,471.17	0.00	-3,856.46	0.00
TOTAL ADJUSTMENTS	-1,471.17	0.00	-3,856.46	0.00
CASH FLOW	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
Capital Reserve Account	106,262.04	107,733.21	1,471.17	
Total Cash	106,262.04	107,733.21	1,471.17	
Year to Date	Beginning Balance	Ending Balance	Difference	
Capital Reserve Account	103,876.75	107,733.21	3,856.46	
Total Cash	103,876.75	107,733.21	3,856.46	

Page 1

ì