



Kenwick Place Homeowners Association
HALL ASSOCIATES, INC • MANAGING AGENT (540) 982-0011
P O Box 20468, Roanoke, VA 24018
Chrissy Greene/V.P. of Association Management – cgreene@hallassociatesinc.com

MINUTES – BOARD OF DIRECTORS MEETING

March 18, 2025

3794 Kenwick Trail, Roanoke, VA 24018

Pending Review/Approval at Next Board Meeting

Board Members Present:	Archie Fralin	President	(2026)
	Russ Merritt	Vice President	(2027)
	Elizabeth Kolendrianos	Secretary	(2027)
	Elaine Beaumont	Treasurer	(2026)
	Cynthia Barnhart	Director	(2025)

Board Members Absent: Director

Others Present: Chrissy Greene Association Manager

I. DETERMINE QUORUM AND CALL TO ORDER

A quorum was met all five Board Members in attendance. The meeting was called to order at 3:03 PM at 3794 Kenwick Trail, Roanoke, VA 24018.

II. OWNERS FORUM

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

III. MINUTES

A motion was made (Merritt) and seconded (Beaumont) to waive the reading of the January 20, 2025 board meeting minutes and accept them as written. Motion passed unanimously.

IV. FINANCIAL REPORTS

A motion was made (Beaumont) and seconded (Barnhart) to approve the financials as approved through 02/28/2025. Motion passed unanimously.

Operating Account:	\$ 17,878.88
Operating Reserve Account:	\$ 13,028.21
Capital Reserve Account:	<u>\$129,083.47</u>
Total Combined Assets:	\$159,990.56

V. COMMITTEE REPORTS

Nominating Committee

Chairperson/Archie Fralin

There is one seat that will be up for election for a three-year term. Current board members may run for another term, if they are willing/interested. If any owner is interested in being placed on the ballot for consideration, please contact management via email at cgreene@hallassociatesinc.com.

If anyone is interested in serving on a committee, please contact management. If an opening is available, the Chairperson of that committee may contact you to discuss it further.

Social Committee

Chairperson/Ann Stobbelaar

There is no report. However, the committee will report on community events when the weather improves.

Neighborhood Security Committee

Chairperson/Chris Bohannon

One of the 24-hour surveillance signs came down. It will be replaced, if necessary, after the weather improves.

Please accept this reminder about the speed limit in the community, which is set for the safety of all residents, guests, and pets. The speed limit in the community is 17 miles per hour.

Landscape Committee

Chairperson/Cynthia Barnhart

The Landscape Committee has been agreed to do a walk-through for 2025, as well as meet with a tree company to evaluate the tree canopy maintenance listed in the reserve study.

Architectural Committee

Chairperson/Marshall Gillespie

3719 – a request was submitted to replace the roof, due to active leaks. The Architectural Committee recommended approval. A motion was made (Merritt) and seconded (Barnhart) to approve the request as submitted. Motion passed unanimously.

VI. BUSINESS

Corporate Transparency Act – compliance with this act is currently on hold. Until the act becomes a legal requirement again, it is at each board member's discretion as to whether or not the board member chooses to comply.

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

VII. EXECUTIVE SESSION

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

After Executive Session, management was asked to follow up with the owner's point of contact.

VIII. DATE, TIME & LOCATION OF NEXT MEETING

The next meeting will be on Monday April 14th at 3:00 PM at 3794 Kenwick Trail.

IX. ADJOURNMENT

The meeting was adjourned at 3:52 PM.

NOTE – AN OWNER HAS FOUND SOME PIECES OF SIDING TRIM THAT APPEAR TO HAVE BEEN BLOWN OFF A TOWNHOME BY THE HIGH WINDS. IF YOU HAD ARE MISSING ANY SIDING TRIM, PLEASE CONTACT MANAGEMENT AT CGREENE@HALLASSOCIATESINC.COM SO THAT WE CAN CONNECT YOU WITH THE OWNER.

Balance Sheet

Period = Jan 2025

Book = Cash ; Tree = hoa_bs

Current Balance**ASSETS****CASH**

Operating Cash 1

12,338.11

TOTAL CASH

12,338.11

TOTAL ASSETS**12,338.11****LIABILITIES & OWNERS EQUITY****LIABILITIES**

Association Dues Paid in Advance

3,630.69

TOTAL LIABILITIES

3,630.69

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

-7,072.38

TOTAL OWNERS EQUITY

8,707.42

TOTAL LIABILITIES & OWNERS EQUITY**12,338.11**

The Kenwick Place Homeowners Association (o.kp)

Budget Comparison Cash Flow

Period = Jan 2025

Book = Cash ; Tree = hoas_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
REVENUE									
INCOME									
Association Dues	6,654.00	6,840.00	-186.00	-2.72	6,654.00	6,840.00	-186.00	-2.72	82,080.00
TOTAL INCOME	6,654.00	6,840.00	-186.00	-2.72	6,654.00	6,840.00	-186.00	-2.72	82,080.00
TOTAL REVENUE	6,654.00	6,840.00	-186.00	-2.72	6,654.00	6,840.00	-186.00	-2.72	82,080.00
EXPENSES									
REPAIRS & MAINT - GENERAL									
Repairs & Maintenance	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
Exterminating	0.00	41.67	41.67	100.00	0.00	41.67	41.67	100.00	500.00
TOTAL REPAIRS & MAINT - GENERAL	0.00	91.67	91.67	100.00	0.00	91.67	91.67	100.00	1,100.00
GROUNDS COSTS									
Snow Removal	3,270.00	750.00	-2,520.00	-336.00	3,270.00	750.00	-2,520.00	-336.00	2,511.00
Grounds Maintenance	2,762.00	2,853.00	91.00	3.19	2,762.00	2,853.00	91.00	3.19	34,236.00
Landscaping-Misc	345.00	834.00	489.00	58.63	345.00	834.00	489.00	58.63	10,008.00
Irrigation	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	900.00
TOTAL GROUNDS COST	6,377.00	4,437.00	-1,940.00	-43.72	6,377.00	4,437.00	-1,940.00	-43.72	47,655.00
UTILITIES									
Electricity	39.55	32.00	-7.55	-23.59	39.55	32.00	-7.55	-23.59	384.00
Water	114.59	61.67	-52.92	-85.81	114.59	61.67	-52.92	-85.81	740.00
TOTAL UTILITIES	154.14	93.67	-60.47	-84.56	154.14	93.67	-60.47	-84.56	1,124.00
ADMINISTRATIVE COSTS									
Management Fees	861.00	861.00	0.00	0.00	861.00	861.00	0.00	0.00	10,332.00
Committee Expenses	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	300.00
Website	0.00	20.00	20.00	100.00	0.00	20.00	20.00	100.00	240.00
Insurance	163.58	161.00	2.58	1.61	163.58	161.00	2.58	1.61	1,932.00
Bank Charges	10.52	11.00	0.48	4.36	10.52	11.00	0.48	4.36	132.00
HOA Meetings	0.00	8.33	8.33	100.00	0.00	8.33	8.33	100.00	100.00
Legal Fees	25.00	50.00	25.00	50.00	25.00	50.00	25.00	50.00	600.00
Registration & Annual Report Fees	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	70.00
Tax Return Review	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	-435.00
TOTAL ADMINISTRATIVE COSTS	1,050.10	1,136.33	86.23	7.59	1,050.10	1,136.33	86.23	7.59	14,141.00
TRANSFER TO RESERVES									

Wednesday, February 05, 2025
11:40 AM

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The Kenwick Place Homeowners Association (o.k.p.)

Budget Comparison Cash Flow

Period = Jan 2025

Book = Cash ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Transfer to Capital Reserve Fund	1,417.00	1,417.00	0.00	0.00	1,417.00	1,417.00	0.00	0.00	17,004.00
Transfer to Operating Reserve Fund	88.00	88.00	0.00	0.00	88.00	88.00	0.00	0.00	1,056.00
TOTAL TRANSFER TO RESERVES	1,505.00	1,505.00	0.00	0.00	1,505.00	1,505.00	0.00	0.00	18,060.00
TOTAL EXPENSES	9,086.24	7,263.67	-1,822.57	-25.09	9,086.24	7,263.67	-1,822.57	-25.09	82,080.00
NET INCOME	-2,432.24	-423.67	-2,008.57	-474.09	-2,432.24	-423.67	-2,008.57	-474.09	0.00
ADJUSTMENTS									
Association Dues Paid in Advance	1,974.00	0.00	1,974.00	N/A	1,974.00	0.00	1,974.00	N/A	0.00
TOTAL ADJUSTMENTS	1,974.00	0.00	1,974.00	N/A	1,974.00	0.00	1,974.00	N/A	0.00
CASH FLOW	-458.24	-423.67	-34.57	-8.16	-458.24	-423.67	-34.57	-8.16	0.00

Balance Sheet

Period = Jan 2025

Book = Cash ; Tree = hoa_bs

Current Balance**ASSETS**

CASH

Operating Reserve Account

TOTAL CASH

12,920.37

12,920.37

TOTAL ASSETS

12,920.37

LIABILITIES & OWNERS EQUITY

OWNERS EQUITY

Ending Owners Equity

TOTAL OWNERS EQUITY

12,920.37

12,920.37

TOTAL LIABILITIES & OWNERS EQUITY

12,920.37

Cash Flow Statement

Period = Jan 2025

Book = Cash ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	22.54	0.00	22.54	0.00
Operating Reserve Funds	88.00	0.00	88.00	0.00
TOTAL OTHER INCOME	110.54	0.00	110.54	0.00
TOTAL REVENUE	110.54	0.00	110.54	0.00
EXPENSES				
GROUNDS COSTS				
Landscaping-Misc	880.00	0.00	880.00	0.00
TOTAL GROUNDS COST	880.00	0.00	880.00	0.00
TOTAL EXPENSES	880.00	0.00	880.00	0.00
NET INCOME	-769.46	0.00	-769.46	0.00
ADJUSTMENTS				
Operating Reserve Account	769.46	0.00	769.46	0.00
TOTAL ADJUSTMENTS	769.46	0.00	769.46	0.00
CASH FLOW	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
Operating Reserve Account	13,689.83	12,920.37	-769.46	
Total Cash	13,689.83	12,920.37	-769.46	
Year to Date	Beginning Balance	Ending Balance	Difference	
Operating Reserve Account	13,689.83	12,920.37	-769.46	
Total Cash	13,689.83	12,920.37	-769.46	

General Ledger

Period = Jan 2025

Book = Cash ; Tree = hoa_lb

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1127-0000				Operating Reserve Account					13,689.83	= Beginning Balance =
r.kp	Kenwick Plac...	01/09/2025	01/2025	Tree Smart, Inc (treesmar)	K-272906	113	0.00	880.00	12,809.83	Work completed on estimate #11683 - 3794 ...
r.kp	Kenwick Plac...	01/29/2025	01/2025	Reserve	J-77630		88.00	0.00	12,897.83	Reserve
r.kp	Kenwick Plac...	01/31/2025	01/2025	Interest	J-77920		22.54	0.00	12,920.37	Interest
				Net Change=-769.46			110.54	880.00	12,920.37	= Ending Balance =
3800-0000				Retained Earnings					-13,689.83	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-13,689.83	= Ending Balance =
5720-0000				Interest on Bank Accounts					0.00	= Beginning Balance =
r.kp	Kenwick Plac...	01/31/2025	01/2025	Interest	J-77920		0.00	22.54	-22.54	Interest
				Net Change=-22.54			0.00	22.54	-22.54	= Ending Balance =
5759-0000				Operating Reserve Funds					0.00	= Beginning Balance =
r.kp	Kenwick Plac...	01/29/2025	01/2025	Reserve	J-77630		0.00	88.00	-88.00	Reserve
				Net Change=-88.00			0.00	88.00	-88.00	= Ending Balance =
6230-0010				Landscaping-Misc					0.00	= Beginning Balance =
r.kp	Kenwick Plac...	01/09/2025	01/2025	Tree Smart, Inc (treesmar)	K-272906	113	880.00	0.00	880.00	Work completed on estimate #11683 - 3794 ...
				Net Change=-880.00			880.00	0.00	880.00	= Ending Balance =
							990.54	990.54		

Balance Sheet

Period = Jan 2025

Book = Cash ; Tree = hoa_bs

		Current Balance
ASSETS		
CASH		
Capital Reserve Account		127,470.67
TOTAL CASH		127,470.67
TOTAL ASSETS		127,470.67
LIABILITIES & OWNERS EQUITY		
OWNERS EQUITY		
Initial Funds-Capital Reserve		19,416.62
Ending Owners Equity		108,054.05
TOTAL OWNERS EQUITY		127,470.67
TOTAL LIABILITIES & OWNERS EQUITY		127,470.67

Cash Flow Statement

Period = Jan 2025

Book = Cash ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	213.91	0.00	213.91	0.00
Capital Reserve Funds	1,417.00	0.00	1,417.00	0.00
TOTAL OTHER INCOME	1,630.91	0.00	1,630.91	0.00
TOTAL REVENUE	1,630.91	0.00	1,630.91	0.00
NET INCOME	1,630.91	0.00	1,630.91	0.00
ADJUSTMENTS				
Capital Reserve Account	-1,630.91	0.00	-1,630.91	0.00
TOTAL ADJUSTMENTS	-1,630.91	0.00	-1,630.91	0.00
CASH FLOW	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
Capital Reserve Account	125,839.76	127,470.67	1,630.91	
Total Cash	125,839.76	127,470.67	1,630.91	
Year to Date	Beginning Balance	Ending Balance	Difference	
Capital Reserve Account	125,839.76	127,470.67	1,630.91	
Total Cash	125,839.76	127,470.67	1,630.91	

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Kenwick Place HOA Capital (c.kp)

General Ledger

Period = Jan 2025

Book = Cash ; Tree = hoa_lb

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1126-0000				Capital Reserve Account					125,839.76	= Beginning Balance =
c.kp	Kenwick Plac...	01/29/2025	01/2025	Capital	J-77629		1,417.00	0.00	127,256.76	Capital
c.kp	Kenwick Plac...	01/31/2025	01/2025	Interest	J-77916		213.91	0.00	127,470.67	Interest
				Net Change=1,630.91			1,630.91	0.00	127,470.67	= Ending Balance =
3120-0000				Initial Funds-Capital Reserve					-19,416.62	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-19,416.62	= Ending Balance =
3800-0000				Retained Earnings					-106,423.14	= Beginning Balance =
				Net Change=0.00			0.00	0.00	-106,423.14	= Ending Balance =
5720-0000				Interest on Bank Accounts					0.00	= Beginning Balance =
c.kp	Kenwick Plac...	01/31/2025	01/2025	Interest	J-77916		0.00	213.91	-213.91	Interest
				Net Change=-213.91			0.00	213.91	-213.91	= Ending Balance =
5756-0000				Capital Reserve Funds					0.00	= Beginning Balance =
c.kp	Kenwick Plac...	01/29/2025	01/2025	Capital	J-77629		0.00	1,417.00	-1,417.00	Capital
				Net Change=-1,417.00			0.00	1,417.00	-1,417.00	= Ending Balance =
							1,630.91	1,630.91		

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Balance Sheet

Period = Feb 2025

Book = Cash ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Operating Cash 1	
TOTAL CASH	17,878.88
	17,878.88
TOTAL ASSETS	17,878.88
LIABILITIES & OWNERS EQUITY	
LIABILITIES	
Association Dues Paid in Advance	
TOTAL LIABILITIES	5,609.63
	5,609.63
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	-3,510.55
TOTAL OWNERS EQUITY	12,269.25
	12,269.25
TOTAL LIABILITIES & OWNERS EQUITY	17,878.88

Budget Comparison Cash Flow

Period = Feb 2025

Book = Cash ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
REVENUE									
INCOME									
Association Dues	6,475.06	6,840.00	-364.94	-5.34	13,129.06	13,680.00	-550.94	-4.03	82,080.00
TOTAL INCOME	6,475.06	6,840.00	-364.94	-5.34	13,129.06	13,680.00	-550.94	-4.03	82,080.00
TOTAL REVENUE	6,475.06	6,840.00	-364.94	-5.34	13,129.06	13,680.00	-550.94	-4.03	82,080.00
EXPENSES									
REPAIRS & MAINT - GENERAL									
Repairs & Maintenance	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
Exterminating	0.00	41.67	41.67	100.00	0.00	83.34	83.34	100.00	500.00
TOTAL REPAIRS & MAINT - GENERAL	0.00	91.67	91.67	100.00	0.00	183.34	183.34	100.00	1,100.00
GROUNDS COSTS									
Snow Removal	0.00	750.00	750.00	100.00	3,270.00	1,500.00	-1,770.00	-118.00	2,511.00
Grounds Maintenance	0.00	2,853.00	2,853.00	100.00	2,762.00	5,706.00	2,944.00	51.59	34,236.00
Landscaping-Misc	0.00	834.00	834.00	100.00	345.00	1,668.00	1,323.00	79.32	10,008.00
Irrigation	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	900.00
TOTAL GROUNDS COST	0.00	4,437.00	4,437.00	100.00	6,377.00	8,874.00	2,497.00	28.14	47,655.00
UTILITIES									
Electricity	34.90	32.00	-2.90	-9.06	74.45	64.00	-10.45	-16.33	384.00
Water	0.00	61.67	61.67	100.00	114.59	123.34	8.75	7.09	740.00
TOTAL UTILITIES	34.90	93.67	58.77	62.74	189.04	187.34	-1.70	-0.91	1,124.00
ADMINISTRATIVE COSTS									
Management Fees	861.00	861.00	0.00	0.00	1,722.00	1,722.00	0.00	0.00	10,332.00
Committee Expenses	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
Website	324.00	20.00	-304.00	-1,520.00	324.00	40.00	-284.00	-710.00	240.00
Insurance	153.58	161.00	7.42	4.61	307.16	322.00	14.84	4.61	1,932.00
Bank Charges	9.75	11.00	1.25	11.36	20.27	22.00	1.73	7.86	132.00
HOA Meetings	0.00	8.33	8.33	100.00	0.00	16.66	16.66	100.00	100.00
Legal Fees	25.00	50.00	25.00	50.00	50.00	100.00	50.00	50.00	600.00
Registration & Annual Report Fees	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	70.00
Tax Return Review	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	435.00
TOTAL ADMINISTRATIVE COSTS	1,373.33	1,136.33	-237.00	-20.86	2,423.43	2,272.66	-150.77	-6.63	14,141.00
TRANSFER TO RESERVES									

Budget Comparison Cash Flow

Period = Feb 2025

Book = Cash ; Tree = hoa_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
Transfer to Capital Reserve Fund	1,417.00	1,417.00	0.00	0.00	2,834.00	2,834.00	0.00	0.00	17,004.00
Transfer to Operating Reserve Fund	88.00	88.00	0.00	0.00	176.00	176.00	0.00	0.00	1,056.00
TOTAL TRANSFER TO RESERVES	1,505.00	1,505.00	0.00	0.00	3,010.00	3,010.00	0.00	0.00	18,060.00
TOTAL EXPENSES	2,813.23	7,263.67	4,350.44	59.89	11,999.47	14,527.34	2,527.87	17.40	82,080.00
NET INCOME	3,561.83	-423.67	3,985.50	940.71	1,129.59	-847.34	1,976.93	233.31	0.00
ADJUSTMENTS									
Association Dues Paid in Advance	1,978.94	0.00	1,978.94	N/A	3,952.94	0.00	3,952.94	N/A	0.00
TOTAL ADJUSTMENTS	1,978.94	0.00	1,978.94	N/A	3,952.94	0.00	3,952.94	N/A	0.00
CASH FLOW	5,540.77	-423.67	5,964.44	1,407.80	5,082.53	-847.34	5,929.87	699.82	0.00

Balance Sheet

Period = Feb 2025

Book = Cash ; Tree = hoa_bs

		Current Balance
ASSETS		
CASH		
Operating Reserve Account		13,028.21
TOTAL CASH		13,028.21
TOTAL ASSETS		13,028.21
LIABILITIES & OWNERS EQUITY		
OWNERS EQUITY		
Ending Owners Equity		13,028.21
TOTAL OWNERS EQUITY		13,028.21
TOTAL LIABILITIES & OWNERS EQUITY		13,028.21

Cash Flow Statement

Period = Feb 2025

Book = Cash ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	19.84	0.00	42.38	0.00
Operating Reserve Funds	88.00	0.00	176.00	0.00
TOTAL OTHER INCOME	107.84	0.00	218.38	0.00
TOTAL REVENUE	107.84	0.00	218.38	0.00
EXPENSES				
GROUNDS COSTS				
Landscaping-Misc	0.00	0.00	880.00	0.00
TOTAL GROUNDS COST	0.00	0.00	880.00	0.00
TOTAL EXPENSES	0.00	0.00	880.00	0.00
NET INCOME	107.84	0.00	-661.62	0.00
ADJUSTMENTS				
Operating Reserve Account	-107.84	0.00	661.62	0.00
TOTAL ADJUSTMENTS	-107.84	0.00	661.62	0.00
CASH FLOW	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
Operating Reserve Account	12,920.37	13,028.21	107.84	
Total Cash	12,920.37	13,028.21	107.84	
Year to Date	Beginning Balance	Ending Balance	Difference	
Operating Reserve Account	13,689.83	13,028.21	-661.62	
Total Cash	13,689.83	13,028.21	-661.62	

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General Ledger

Period = Feb 2025

Book = Cash ; Tree = hoa_lb

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1127-0000				Operating Reserve Account					12,920.37 = Beginning Balance =	
r.kp	Kenwick Plac...	02/25/2025	02/2025	Reserve	J-78115		88.00	0.00	13,008.37	Reserve
r.kp	Kenwick Plac...	02/28/2025	02/2025	Interest	J-78377		19.84	0.00	13,028.21	Interest
				Net Change=107.84			107.84	0.00	13,028.21 = Ending Balance =	
3800-0000				Retained Earnings					-13,689.83 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	-13,689.83 = Ending Balance =	
5720-0000				Interest on Bank Accounts					-22.54 = Beginning Balance =	
r.kp	Kenwick Plac...	02/28/2025	02/2025	Interest	J-78377		0.00	19.84	-42.38	Interest
				Net Change=-19.84			0.00	19.84	-42.38 = Ending Balance =	
5759-0000				Operating Reserve Funds					-88.00 = Beginning Balance =	
r.kp	Kenwick Plac...	02/25/2025	02/2025	Reserve	J-78115		0.00	88.00	-176.00	Reserve
				Net Change=-88.00			0.00	88.00	-176.00 = Ending Balance =	
6230-0010				Landscaping-Misc					880.00 = Beginning Balance =	
				Net Change=0.00			0.00	0.00	880.00 = Ending Balance =	
							107.84	107.84		

Balance Sheet

Period = Feb 2025

Book = Cash ; Tree = hoa_bs

		Current Balance
ASSETS		
CASH		
Capital Reserve Account		129,083.47
TOTAL CASH		129,083.47
TOTAL ASSETS		129,083.47
LIABILITIES & OWNERS EQUITY		
OWNERS EQUITY		
Initial Funds-Capital Reserve		19,416.62
Ending Owners Equity		109,666.85
TOTAL OWNERS EQUITY		129,083.47
TOTAL LIABILITIES & OWNERS EQUITY		129,083.47

Cash Flow Statement

Period = Feb 2025

Book = Cash ; Tree = hoa_cf

	Period to Date	%	Year to Date	%
REVENUE				
OTHER INCOME				
Interest on Bank Accounts	195.80	0.00	409.71	0.00
Capital Reserve Funds	1,417.00	0.00	2,834.00	0.00
TOTAL OTHER INCOME	1,612.80	0.00	3,243.71	0.00
TOTAL REVENUE	1,612.80	0.00	3,243.71	0.00
NET INCOME	1,612.80	0.00	3,243.71	0.00
ADJUSTMENTS				
Capital Reserve Account	-1,612.80	0.00	-3,243.71	0.00
TOTAL ADJUSTMENTS	-1,612.80	0.00	-3,243.71	0.00
CASH FLOW	0.00	0.00	0.00	0.00
Period to Date	Beginning Balance	Ending Balance	Difference	
Capital Reserve Account	127,470.67	129,083.47	1,612.80	
Total Cash	127,470.67	129,083.47	1,612.80	
Year to Date	Beginning Balance	Ending Balance	Difference	
Capital Reserve Account	125,839.76	129,083.47	3,243.71	
Total Cash	125,839.76	129,083.47	3,243.71	

General Ledger

Period = Feb 2025

Book = Cash ; Tree = hoa_lb

Sort On =

Property	Property Name	Date	Period	Person/Description	Control	Reference	Debit	Credit	Balance	Remarks
1126-0000				Capital Reserve Account						
c.kp	Kenwick Plac...	02/25/2025	02/2025	Capital	J-78114		1,417.00	0.00	127,470.67	= Beginning Balance =
c.kp	Kenwick Plac...	02/28/2025	02/2025	Interest	J-78375		195.80	0.00	128,887.67	Capital
				Net Change=1,612.80			1,612.80	0.00	129,083.47	Interest
									129,083.47	= Ending Balance =
3120-0000				Initial Funds-Capital Reserve						
				Net Change=0.00			0.00	0.00	-19,416.62	= Beginning Balance =
									-19,416.62	= Ending Balance =
3800-0000				Retained Earnings						
				Net Change=0.00			0.00	0.00	-106,423.14	= Beginning Balance =
									-106,423.14	= Ending Balance =
5720-0000				Interest on Bank Accounts						
c.kp	Kenwick Plac...	02/28/2025	02/2025	Interest	J-78375		0.00	195.80	-213.91	= Beginning Balance =
				Net Change=-195.80			0.00	195.80	-409.71	Interest
									-409.71	= Ending Balance =
5756-0000				Capital Reserve Funds						
c.kp	Kenwick Plac...	02/25/2025	02/2025	Capital	J-78114		0.00	1,417.00	-1,417.00	= Beginning Balance =
				Net Change=-1,417.00			0.00	1,417.00	-2,834.00	Capital
									-2,834.00	= Ending Balance =
							1,612.80	1,612.80		