



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:	\$129,083.47
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
--	------------------

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
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	0.00	0.00	50.00	50.00	0.00	600.00
Exterminating	0.00	41.67	41.67	0.00	0.00	41.67	41.67	0.00	500.00
TOTAL REPAIRS & MAINT - GENERAL	0.00	91.67	91.67	0.00	0.00	91.67	91.67	0.00	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	6,317.00	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	-.64.56	154.14	93.67	-60.47	-.64.56	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	7.42	4.61	153.58	161.00	7.42	4.61	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	10.00	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	N/A	70.00	70.00
Tax Return Review	0.00	0.00	0.00	N/A	0.00	0.00	N/A	N/A	-455.00
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									

Budget Comparison Cash Flow

	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	7,263.87	-1,822.57	-25.09	9,086.24	7,263.87	-1,822.57	-25.09	82,080.00
NET INCOME	-2,432.24	-423.87	-2,008.57	-474.09	-2,432.24	-423.87	-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	

Balance Sheet

Period = Jan 2025

Book = Cash ; Tree = hoa_bs

Current Balance**ASSETS**

CASH		12,920.37
Operating Reserve Account		
TOTAL CASH		12,920.37

TOTAL ASSETS

12,920.37

LIABILITIES & OWNERS EQUITY

OWNERS EQUITY		12,920.37
Ending Owners Equity		
TOTAL OWNERS EQUITY		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				
GROUND 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				
Operating Reserve Account	Beginning Balance	Ending Balance	Difference	
	13,689.83	12,920.37	-769.46	
Total Cash	13,689.83	12,920.37	-769.46	
Year to Date				
Operating Reserve Account	Beginning Balance	Ending Balance	Difference	
	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

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 =
Retained Earnings							-13,689.83 = Beginning Balance =		
			Net Change=0.00		0.00	0.00		-13,689.83	= Ending Balance =
Interest on Bank Accounts							0.00 = Beginning Balance =		
5720-00000	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 =
Operating Reserve Funds							0.00 = Beginning Balance =		
5759-00000	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 =
Landscaping-Misc							0.00 = Beginning Balance =		
6230-0010	Kenwick Plac...	01/09/2025	01/2025 Tree Smart, Inc (treesmar)	K-272906	113	88.00	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				
Capital Reserve Account	Beginning Balance 125,839.76	Ending Balance 127,470.67	Difference 1,630.91	
Total Cash	125,839.76	127,470.67	1,630.91	
Year to Date				
Capital Reserve Account	Beginning Balance 125,839.76	Ending Balance 127,470.67	Difference 1,630.91	
Total Cash	125,839.76	127,470.67	1,630.91	

Balance Sheet

Period = Feb 2025

Book = Cash ; Tree = hoa_bs

	Current Balance
ASSETS	
CASH	
Operating Cash 1	17,878.88
TOTAL CASH	<hr/> 17,878.88
TOTAL ASSETS	<hr/> 17,878.88
LIABILITIES & OWNERS EQUITY	
LIABILITIES	
Association Dues Paid in Advance	5,609.63
TOTAL LIABILITIES	<hr/> 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	<hr/> 12,269.25
TOTAL LIABILITIES & OWNERS EQUITY	<hr/> 17,878.88

The Kenwick Place Homeowners Association (c)(p)
Budget Comparison Cash Flow
 Period = Feb 2025
 Book = Cash ; Tree = hoa_cf

Page 1

REVENUE	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
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	0.00	100.00	100.00	0.00	100.00	600.00
Exterminating	0.00	41.67	41.67	0.00	83.34	83.34	0.00	100.00	500.00
TOTAL REPAIRS & MAINT - GENERAL	0.00	91.67	91.67	0.00	183.34	183.34	0.00	100.00	1,100.00
GROUNDS COSTS									
Show Removal	0.00	750.00	750.00	0.00	3,270.00	1,500.00	-1,770.00	-118.00	2,511.00
Grounds Maintenance	0.00	2,853.00	2,853.00	0.00	5,706.00	2,944.00	51.59	34,236.00	
Landscaping-Misc	0.00	834.00	834.00	0.00	1,668.00	1,323.00	79.32	10,008.00	
Irrigation	0.00	0.00	0.00	N/A	0.00	0.00	N/A	N/A	900.00
TOTAL GROUNDS COST	0.00	4,437.00	4,437.00	0.00	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	163.58	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	7.85	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	60.00	100.00	50.00	50.00	600.00
Registration & Annual Report Fees	0.00	0.00	N/A	0.00	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									

Tuesday, March 04, 2025
 09:39 AM

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	17,00.00
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	18,066.00
TOTAL EXPENSES	2,813.23	7,283.67	4,350.44	59.89	11,999.47	14,527.34	2,527.87	17.40	82,086.00
NET INCOME	3,561.83	-423.67	3,985.50	940.71	1,129.59	-847.34	1,976.83	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	<hr/> 13,028.21
TOTAL ASSETS	<hr/> 13,028.21
LIABILITIES & OWNERS EQUITY	
OWNERS EQUITY	
Ending Owners Equity	13,028.21
TOTAL OWNERS EQUITY	<hr/> 13,028.21
TOTAL LIABILITIES & OWNERS EQUITY	<hr/> 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				
GROUND 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				
Operating Reserve Account	Beginning Balance	Ending Balance	Difference	
	12,920.37	13,028.21	107.84	
Total Cash	12,920.37	13,028.21	107.84	
Year to Date				
Operating Reserve Account	Beginning Balance	Ending Balance	Difference	
	13,689.83	13,028.21	-661.62	
Total Cash	13,689.83	13,028.21	-661.62	

/

General Ledger

Period = Feb 2025

Book = Cash ; Tree = hoa_lb

Sort On =

Property Name

Date

Period

Person/Description

Control

Reference

Debit

Credit

Balance

Remarks

Operating Reserve Account							12,920.37 = Beginning Balance =		
							13,008.37 Reserve		
							13,028.21 Interest		
							13,028.21 = Ending Balance =		
1127-0000	Kenwick Plac...	02/25/2025	02/2025 Reserve	J-78115	88.00	0.00			
	Kenwick Plac...	02/28/2025	02/2025 Interest	J-78377	19.84	0.00			
			Net Change=107.84		107.84	0.00			
3800-0000	Retained Earnings						-13,689.83 = Beginning Balance =		
	Net Change=0.00						-13,689.83 = Ending Balance =		
5720-0000	Kenwick Plac...	02/28/2025	02/2025 Interest	J-78377	0.00	19.84			
			Net Change=-19.84		0.00	19.84			
5759-0000	Kenwick Plac...	02/25/2025	02/2025 Reserve	J-78115	0.00	88.00			
			Net Change=-88.00		0.00	88.00			
6230-0010	Landscaping-Misc						880.00 = Beginning Balance =		
	Net Change=0.00						880.00 = Ending Balance =		
					107.84	107.84			

Balance Sheet

Period = Feb 2025

Book = Cash ; Tree = hoa_bs

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

Sort On =

Property

Property Name

Date

Period

Person/Description

Control

Reference

Debit

Credit

Balance

Remarks

Capital Reserve Account							127,470.67 = Beginning Balance =		
c.kp	Kenwick Plac...	02/25/2025	02/2025 Capital	J-78114	1,417.00	0.00	128,887.67	Capital	
c.kp	Kenwick Plac...	02/28/2025	02/2025 Interest	J-78375	195.80	0.00	129,083.47	Interest	
			Net Change=1,612.80		1,612.80	0.00	129,083.47	Ending Balance =	
Initial Funds-Capital Reserve							-19,416.62 = Beginning Balance =		
			Net Change=0.00			0.00	0.00	-19,416.62	= Ending Balance =
Retained Earnings							 -106,423.14 = Beginning Balance =		
			Net Change=0.00			0.00	0.00	-106,423.14	= Ending Balance =
Interest on Bank Accounts							 -213.91 = Beginning Balance =		
			Net Change=-195.80			0.00	195.80	-409.71	Interest
Capital Reserve Funds							 -1,417.00 = Beginning Balance =		
			Net Change=-1,417.00			0.00	1,417.00	-2,834.00	Capital
									Ending Balance =
							1,612.80	1,612.80	