

Kappelmans Bel Aire Heights Homeowners
Association, INC

End of Month Reports

September 2020



Kappelmans Bel Aire Heights Homeowners Association, INC

Balance Sheet

Transaction 09/30/2020

Assets

Cash Assets

CIT-Checking	12,227.36
Chisholm Trail State Bank-Checking	6,770.18
Chisholm Trail State Bank-Savings	25,039.28

<u>Total Cash Assets</u>	<u>44,036.82</u>
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<i>Total Assets</i>		<u><u>44,036.82</u></u>
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Liabilities & Equity

Liability

Prepaid Income	283.97
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<u>Total Liability</u>	<u>283.97</u>
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Equity

Retained Earnings	41,005.90
Net Income	2,746.95

<u>Total Equity</u>	<u>43,752.85</u>
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<i>Total Liabilities & Equity</i>		<u><u>44,036.82</u></u>
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Kappelmans Bel Aire Heights Homeowners Association, INC

Statement of Revenue & Expense

Transaction 9/1/2020 To 9/30/2020 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Assessment Income</u>							
2019 HOA Assessments	0.00	0.00	0.00	160.00	0.00	160.00	0.00
2020 HOA Assessment	184.00	0.00	184.00	39,978.00	40,480.00	(502.00)	40,480.00
TOTAL Assessment Income	184.00	0.00	184.00	40,138.00	40,480.00	(342.00)	40,480.00
<u>Income</u>							
Bank Interest Income	0.26	0.00	0.26	24.74	0.00	24.74	0.00
Lien & Legal Reimburserr	23.97	0.00	23.97	179.97	0.00	179.97	0.00
Covenant Violation Fees	0.00	0.00	0.00	1,254.52	0.00	1,254.52	0.00
Late Fees	35.71	0.00	35.71	304.28	0.00	304.28	0.00
Returned Check Fees	0.00	0.00	0.00	60.00	0.00	60.00	0.00
Pet Memorial Funds	0.00	0.00	0.00	88.00	0.00	88.00	0.00
Transfer/Initiation Fee	100.00	0.00	100.00	1,600.00	0.00	1,600.00	0.00
TOTAL Income	159.94	0.00	159.94	3,511.51	0.00	3,511.51	0.00
TOTAL Income	343.94	0.00	343.94	43,649.51	40,480.00	3,169.51	40,480.00
Expense							
<u>Administrative</u>							
Management Services	803.70	804.00	0.30	7,233.30	7,236.00	2.70	9,645.00
Website Maintenance	0.00	0.00	0.00	231.22	300.00	68.78	300.00
Postage	27.85	33.00	5.15	522.70	297.00	(225.70)	400.00
Printing/Reproduction	23.46	67.00	43.54	867.00	603.00	(264.00)	800.00
Bank Service Charge	0.00	0.00	0.00	30.00	0.00	(30.00)	0.00
Tax Prep/KS Annual Repc	0.00	0.00	0.00	125.00	60.00	(65.00)	60.00
Legal/Corporate Fees	0.00	0.00	0.00	4,680.00	4,000.00	(680.00)	4,000.00
Lien/Collection Services	363.00	0.00	(363.00)	441.50	0.00	(441.50)	0.00
Audit of Books	0.00	0.00	0.00	0.00	2,500.00	2,500.00	2,500.00
HOA Board Misc Expense	0.00	0.00	0.00	0.00	100.00	100.00	100.00
TOTAL Administrative	1,218.01	904.00	(314.01)	14,130.72	15,096.00	965.28	17,805.00
<u>Capital Expenses</u>							
Playground Fund-Capital F	55.77	0.00	(55.77)	13,573.12	12,000.00	(1,573.12)	12,000.00
TOTAL Capital Expenses	55.77	0.00	(55.77)	13,573.12	12,000.00	(1,573.12)	12,000.00
<u>Community Events</u>							
New Neighbor/Contests	0.00	50.00	50.00	160.83	450.00	289.17	600.00
Annual Social	0.00	750.00	750.00	0.00	750.00	750.00	1,500.00
TOTAL Community Events	0.00	800.00	800.00	160.83	1,200.00	1,039.17	2,100.00
<u>Insurance</u>							
Liability/ D&O Insurance	0.00	0.00	0.00	1,677.00	1,700.00	23.00	3,300.00
TOTAL Insurance	0.00	0.00	0.00	1,677.00	1,700.00	23.00	3,300.00
<u>Landscaping</u>							
Mowing	1,140.00	1,750.00	610.00	6,007.50	8,000.00	1,992.50	11,000.00
Grounds & Maintenance	274.27	200.00	(74.27)	4,468.91	1,600.00	(2,868.91)	2,000.00

Kappelmans Bel Aire Heights Homeowners Association, INC

Statement of Revenue & Expense

Transaction 9/1/2020 To 9/30/2020 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Landscaping	1,414.27	1,950.00	535.73	10,476.41	9,600.00	(876.41)	13,000.00
<u>Repairs & General Maintenance</u>							
General Repairs/Maintena	0.00	17.00	17.00	137.59	153.00	15.41	200.00
TOTAL Repairs & General M	0.00	17.00	17.00	137.59	153.00	15.41	200.00
<u>Utilities</u>							
Electric Utilities	28.54	33.00	4.46	266.51	297.00	30.49	400.00
Water Utilities	103.34	58.00	(45.34)	480.38	522.00	41.62	700.00
TOTAL Utilities	131.88	91.00	(40.88)	746.89	819.00	72.11	1,100.00
TOTAL Expense	2,819.93	3,762.00	942.07	40,902.56	40,568.00	(334.56)	49,505.00
Excess Revenue / Expense	(2,475.99)	(3,762.00)	1,286.01	2,746.95	(88.00)	2,834.95	(9,025.00)