

Kappelmans Bel Aire Heights Homeowners  
Association, INC

End of Month Reports

November 2021



Kappelmans Bel Aire Heights Homeowners Association, INC

Balance Sheet

Transaction 11/30/2021

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**Assets**

Cash Assets

CIT-Checking	10,411.74
STRYV Bank-Checking	5,667.02
STRYV Bank-Savings	40,056.81

<u>Total Cash Assets</u>	<u>56,135.57</u>
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<i>Total Assets</i>		<u><u>56,135.57</u></u>
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**Liabilities & Equity**

Liability

Prepaid Income	842.59
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<u>Total Liability</u>	<u>842.59</u>
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Equity

Retained Earnings	36,305.59
Net Income	18,987.39

<u>Total Equity</u>	<u>55,292.98</u>
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<i>Total Liabilities &amp; Equity</i>		<u><u>56,135.57</u></u>
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# Kappelmans Bel Aire Heights Homeowners Association, INC

## Statement of Revenue & Expense

Transaction 11/1/2021 To 11/30/2021 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b><u>Assessment Income</u></b>							
2021 HOA Assessment	0.00	0.00	0.00	40,204.00	40,480.00	(276.00)	40,480.00
<b>TOTAL Assessment Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>40,204.00</b>	<b>40,480.00</b>	<b>(276.00)</b>	<b>40,480.00</b>
<b><u>Income</u></b>							
Bank Interest Income	0.48	0.00	0.48	26.75	0.00	26.75	0.00
Lien & Legal Reimburserr	0.00	0.00	0.00	25.00	0.00	25.00	0.00
Covenant Violation Fees	0.00	0.00	0.00	50.00	0.00	50.00	0.00
Late Fees	0.00	0.00	0.00	241.79	0.00	241.79	0.00
Transfer/Initiation Fee	0.00	0.00	0.00	1,400.00	0.00	1,400.00	0.00
<b>TOTAL Income</b>	<b>0.48</b>	<b>0.00</b>	<b>0.48</b>	<b>1,743.54</b>	<b>0.00</b>	<b>1,743.54</b>	<b>0.00</b>
<b>TOTAL Income</b>	<b>0.48</b>	<b>0.00</b>	<b>0.48</b>	<b>41,947.54</b>	<b>40,480.00</b>	<b>1,467.54</b>	<b>40,480.00</b>
<b>Expense</b>							
<b><u>Administrative</u></b>							
Management Services	0.00	804.00	804.00	6,905.91	8,844.00	1,938.09	9,645.00
Website Maintenance	0.00	0.00	0.00	648.16	300.00	(348.16)	300.00
Postage	0.00	33.00	33.00	337.44	363.00	25.56	400.00
Printing/Reproduction	0.00	67.00	67.00	542.33	737.00	194.67	800.00
Bank Service Charge	0.00	0.00	0.00	10.00	0.00	(10.00)	0.00
Tax Prep/KS Annual Reprc	0.00	0.00	0.00	279.00	125.00	(154.00)	125.00
Legal/Corporate Fees	0.00	0.00	0.00	0.00	4,000.00	4,000.00	4,000.00
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
<b>TOTAL Administrative</b>	<b>0.00</b>	<b>904.00</b>	<b>904.00</b>	<b>8,722.84</b>	<b>16,969.00</b>	<b>8,246.16</b>	<b>17,870.00</b>
<b><u>Community Events</u></b>							
New Neighbor/Contests	0.00	50.00	50.00	137.11	550.00	412.89	600.00
Annual Social	0.00	0.00	0.00	0.00	1,500.00	1,500.00	1,500.00
<b>TOTAL Community Events</b>	<b>0.00</b>	<b>50.00</b>	<b>50.00</b>	<b>137.11</b>	<b>2,050.00</b>	<b>1,912.89</b>	<b>2,100.00</b>
<b><u>Insurance</u></b>							
Liability/ D&O Insurance	1,701.00	0.00	(1,701.00)	3,378.00	3,300.00	(78.00)	3,300.00
<b>TOTAL Insurance</b>	<b>1,701.00</b>	<b>0.00</b>	<b>(1,701.00)</b>	<b>3,378.00</b>	<b>3,300.00</b>	<b>(78.00)</b>	<b>3,300.00</b>
<b><u>Landscaping</u></b>							
Mowing	415.00	1,500.00	1,085.00	8,592.86	11,000.00	2,407.14	11,000.00
Grounds & Maintenance	0.00	200.00	200.00	926.55	2,000.00	1,073.45	2,000.00
<b>TOTAL Landscaping</b>	<b>415.00</b>	<b>1,700.00</b>	<b>1,285.00</b>	<b>9,519.41</b>	<b>13,000.00</b>	<b>3,480.59</b>	<b>13,000.00</b>
<b><u>Repairs &amp; General Maintenance</u></b>							
General Repairs/Maintena	0.00	17.00	17.00	306.48	187.00	(119.48)	200.00
<b>TOTAL Repairs &amp; General M</b>	<b>0.00</b>	<b>17.00</b>	<b>17.00</b>	<b>306.48</b>	<b>187.00</b>	<b>(119.48)</b>	<b>200.00</b>
<b><u>Utilities</u></b>							
Electric Utilities	29.79	33.00	3.21	320.44	363.00	42.56	400.00
Water Utilities	83.51	63.00	(20.51)	575.87	693.00	117.13	750.00

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## Statement of Revenue & Expense

Transaction 11/1/2021 To 11/30/2021 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Utilities	113.30	96.00	(17.30)	896.31	1,056.00	159.69	1,150.00
TOTAL Expense	2,229.30	2,767.00	537.70	22,960.15	36,562.00	13,601.85	37,620.00
Excess Revenue / Expense	(2,228.82)	(2,767.00)	538.18	18,987.39	3,918.00	15,069.39	2,860.00