



**Kesslebrooke Station
Homeowners' Association
2013 Annual Meeting**



Introduction & Welcome

KESSELBROOKE STATION HOA ANNUAL MEETING

May 9, 2013

President and Treasurer
Mike Callahan

Vice President and Secretary
Quentin Dittman

Secretary
Michelle Dethlefsen

AGENDA

- Welcome and introduction
- Financials and Budget
- Vote for Trustees - Expiring 3 Year Term currently held by Michelle Dethlefsen
- Upcoming Events
- Election Results (Volunteer attendee)
- Open Forum Discussion of Issues
- Adjournment



Financials

2012

12:29 AM
 05/09/13
 Accrual Basis

KESSLEBROOKE STATION HOMEOWNERS' ASSOC.
Balance Sheet
 As of December 31, 2012

	<u>Dec 31, 12</u>
ASSETS	
Current Assets	
Checking/Savings	
1020 - JP Morgan Chase Bank - Primary	550.24
1040 - JP Morgan Chase - Savings	24,777.59
Total Checking/Savings	25,327.83
Accounts Receivable	
1200 - Accounts Receivable	4,967.50
Total Accounts Receivable	4,967.50
Other Current Assets	
1499 - Undeposited Funds	620.00
Total Other Current Assets	620.00
Total Current Assets	30,915.33
Fixed Assets	
1100 - Fixed Asset - PC	
1110 - Fixed Asset PC - Cost	530.99
1120 - Fixed Asset PC - Accum Deprec	-530.99
Total 1100 - Fixed Asset - PC	0.00
Total Fixed Assets	0.00
TOTAL ASSETS	30,915.33
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
2500 - Playground Fundraiser-LT Liab	697.63
Total Long Term Liabilities	697.63
Total Liabilities	697.63
Equity	
2800 - Beginning Fund Balance	29,025.48
Net Income	1,192.22
Total Equity	30,217.70
TOTAL LIABILITIES & EQUITY	30,915.33

BALANCE SHEET -- 12/31/12

12:33 AM
 05/09/13
 Accrual Basis

KESSLEBROOKE STATION HOMEOWNERS' ASSOC.
Profit & Loss Budget Performance
 January through December 2012

	Jan - Dec 12	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
3000 - Operating Income			
3010 - Prepayment & Other Discounts	-1,730.00	-1,710.00	-20.00
3000 - Operating Income - Other	17,460.00	17,460.00	0.00
Total 3000 - Operating Income	15,730.00	15,750.00	-20.00
3100 - OTHERS FEES			
3110 - Late Fees Assessed	1,050.00	1,200.00	-150.00
3111 - Late Fees Assessed - Waived	-20.00	-25.00	5.00
3115 - Assessed Interest	752.71	900.00	-147.29
3120 - Legal Fees Assessed	0.00	1,500.00	-1,500.00
3130 - Fines Assessed	0.00	200.00	-200.00
3131 - Fines Assessed - Waived	0.00	-25.00	25.00
3140 - NSF/Returned Item Fees Assessed	27.00	50.00	-23.00
Total 3100 - OTHERS FEES	1,809.71	3,800.00	-1,990.29
3210 - Interest Income	36.47	35.00	1.47
3300 - Write-Off Uncollectible Balance			
3310 - Write-Off Monthly Dues	-705.00	-1,200.00	495.00
3320 - Write-Off Legal Costs	-655.37	-800.00	144.63
3330 - Write-Off Late Fees	-308.26	-400.00	91.74
3340 - Write-Off Interest	-1,275.29	-1,300.00	24.71
3350 - Write-Off Fines	-289.75	-500.00	210.25
Total 3300 - Write-Off Uncollectible Balance	-3,233.67	-4,200.00	966.33
Total Income	14,342.51	15,385.00	-1,042.49
Gross Profit	14,342.51	15,385.00	-1,042.49

INCOME STATEMENT - 12/31/12

KESSLEBROOKE STATION HOMEOWNERS' ASSOC.
Profit & Loss Budget Performance
January through December 2012

	<u>Jan - Dec 12</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Expense			
7000 - ADMINISTRATIVE			
7000.02 - Bank Fees	12.00		
7000.12 - Ownership Meetings	50.00	50.00	0.00
7000.14 - Postage & Courier Services	278.64	125.00	153.64
7000.18 - Supplies	125.98	100.00	25.98
7000.20 - Accounting Software	0.00	85.00	-85.00
7000.22 - Post Office Box Rental	86.00	86.00	0.00
7000.33 - Depreciation Expense - PC	117.99	118.00	-0.01
7000.99 - Miscellaneous	0.00	50.00	-50.00
Total 7000 - ADMINISTRATIVE	670.61	614.00	56.61
7020 - LEGAL SERVICES			
7020.10 - Collections	292.50	1,500.00	-1,207.50
7020.30 - Planing & Reserch	448.50		
Total 7020 - LEGAL SERVICES	741.00	1,500.00	-759.00
7030 - Insurance	1,126.00	1,126.00	0.00
7060 - UTILITIES			
7060.10 - Electric	600.80	500.00	100.80
Total 7060 - UTILITIES	600.80	500.00	100.80
7070 - BUILDING MAINTENANCE			
7070.99 - Miscellaneous	38.40		
Total 7070 - BUILDING MAINTENANCE	38.40		
7080 - LANDSCAPE/GROUNDS CARE			
7080.30 - Services	6,004.47	6,800.00	-595.53
Total 7080 - LANDSCAPE/GROUNDS CARE	6,004.47	6,800.00	-595.53
7090 - POND/LAKE MAINTENANCE			
7090.10 - Supplies	500.00		
7090.30 - Services	2,279.14	2,000.00	279.14
7090.99 - Miscellaneous	57.65		
Total 7090 - POND/LAKE MAINTENANCE	2,836.79	2,000.00	836.79
7120 - Community/ Social Functions	952.74	1,500.00	-547.26
7505 - Property Taxes	179.48	180.00	-0.52
Total Expense	13,150.29	14,020.00	-869.71
Net Ordinary Income	1,192.22	1,365.00	-172.78
Net Income	1,192.22	1,365.00	-172.78

INCOME STATEMENT - 12/31/12



2013 Budget

1:11 AM
 05/09/13
 Accrual Basis

KESSLEBROOKE STATION HOMEOWNERS' ASSOC.
Profit & Loss Budget Overview
 January through December 2013

	<u>TOTAL</u>
	<u>Jan - Dec 13</u>
Ordinary Income/Expense	
Income	
3000 - Operating Income	
3010 - Prepayment & Other Discounts	-1,900.00
3000 - Operating Income - Other	17,460.00
Total 3000 - Operating Income	15,560.00
3100 - OTHERS FEES	
3110 - Late Fees Assessed	1,200.00
3111 - Late Fees Assessed - Waived	-100.00
3115 - Assessed Interest	800.00
3120 - Legal Fees Assessed	1,000.00
3130 - Fines Assessed	200.00
3131 - Fines Assessed - Waived	-25.00
3140 - NSF/Returned Item Fees Assessed	54.00
Total 3100 - OTHERS FEES	3,129.00
3210 - Interest Income	40.00
3300 - Write-Off Uncollectible Balance	
3310 - Write-Off Monthly Dues	-800.00
3320 - Write-Off Legal Costs	-400.00
3330 - Write-Off Late Fees	-200.00
3340 - Write-Off Interest	-800.00
3350 - Write-Off Fines	-200.00
Total 3300 - Write-Off Uncollectible Balance	-2,400.00
Total Income	16,329.00
Gross Profit	16,329.00

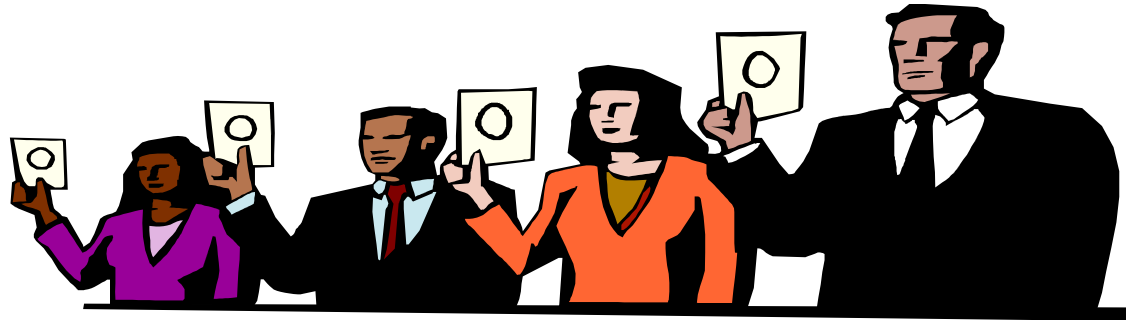
2013 Budget - Income

1:11 AM
 05/09/13
 Accrual Basis

KESSLEBROOKE STATION HOMEOWNERS' ASSOC.
Profit & Loss Budget Overview
 January through December 2013

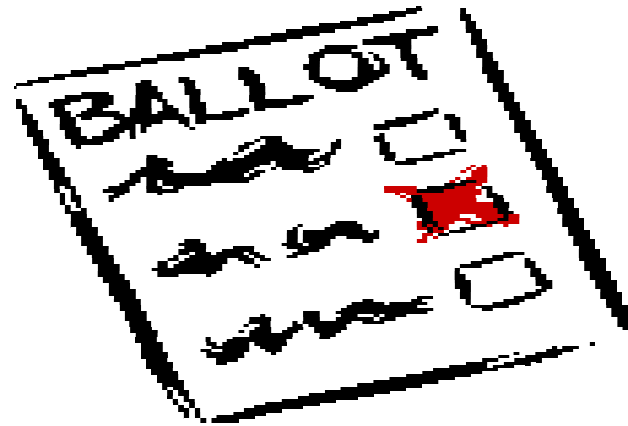
	<u>TOTAL</u>
	<u>Jan - Dec 13</u>
Expense	
7000 - ADMINISTRATIVE	
7000.02 - Bank Fees	24.00
7000.12 - Ownership Meetings	50.00
7000.14 - Postage & Courier Services	125.00
7000.18 - Supplies	100.00
7000.20 - Accounting Software	153.00
7000.22 - Post Office Box Rental	88.00
7000.33 - Depreciation Expense - PC	0.00
7000.99 - Miscellaneous	50.00
Total 7000 - ADMINISTRATIVE	<u>590.00</u>
7020 - LEGAL SERVICES	
7020.10 - Collections	1,000.00
Total 7020 - LEGAL SERVICES	<u>1,000.00</u>
7030 - Insurance	1,224.00
7060 - UTILITIES	
7060.10 - Electric	600.00
Total 7060 - UTILITIES	<u>600.00</u>
7080 - LANDSCAPE/GROUNDS CARE	
7080.30 - Services	6,800.00
Total 7080 - LANDSCAPE/GROUNDS CARE	<u>6,800.00</u>
7090 - POND/LAKE MAINTENANCE	
7090.30 - Services	1,900.00
7090.99 - Miscellaneous	100.00
Total 7090 - POND/LAKE MAINTENANCE	<u>2,000.00</u>
7120 - Community/Social Functions	1,300.00
7505 - Property Taxes	180.00
Total Expense	<u>13,694.00</u>
Net Ordinary Income	<u>2,635.00</u>
Net Income	<u><u>2,635.00</u></u>

20123Budget - Expense

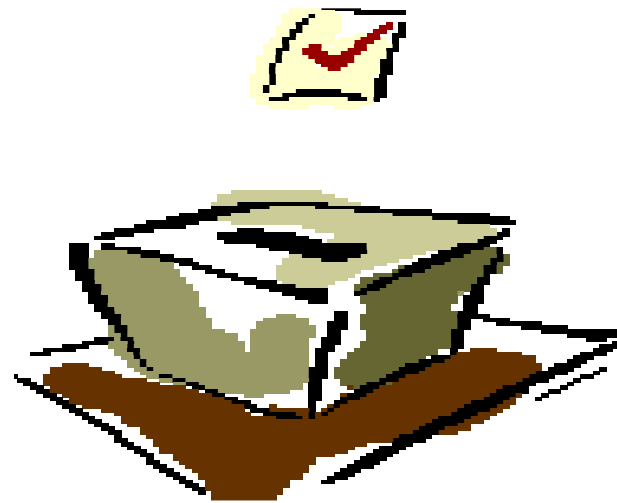


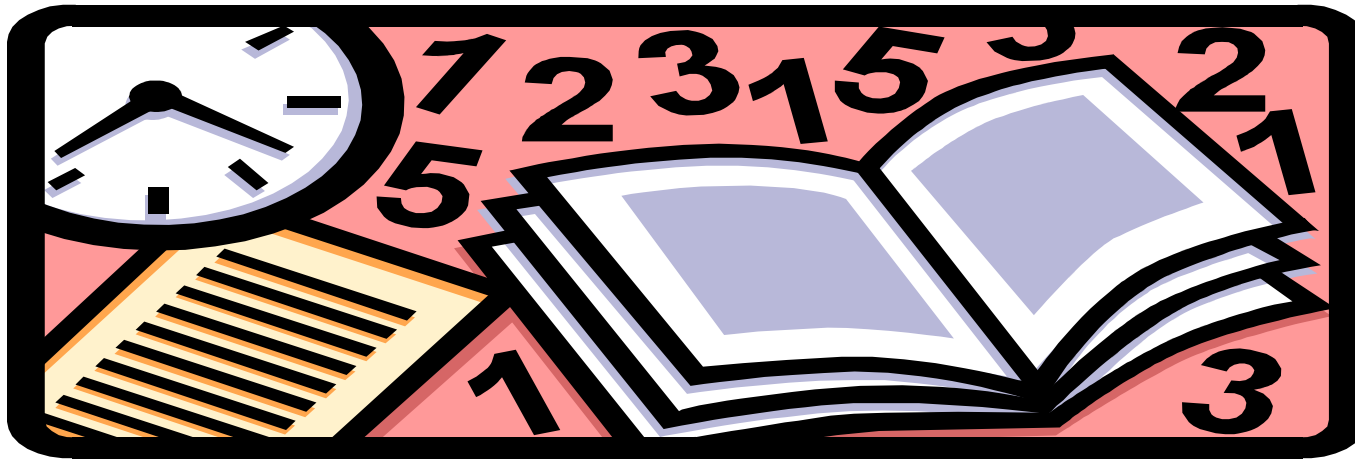
Election/Ballot

Volunteer(s) needed to assist in counting ballots



Cast your ballots now!





Upcoming Events

- KSHOA Community Garage Sale
 - Saturday, June 15th
- HSHOA Block Party
 - Saturday, August 17th



Announcement of Election Results



Open Forum Discussion

Conclusion



**FOR COMING TO THE 2013
ANNUAL MEETING**

