



Land Owners Association of Ladd Landing, Inc.

Association Meeting

January 14, 2020

Annual Financial Report 2019

**Financial Reports as of Dec. 31, 2019
(Unaudited)**

- **Balance Sheet - Dec. 31, 2019**
- **Operating Fund Profit and Loss (Income & Expenses) - 2019**
- **Roadway Capital Reserve Fund P&L (Income & Expenses) – 2019**
- **Statement of Cash Flows – Jan. – Dec. 2019**
- **Operating Fund Expenditures versus Budget - 2019**
- **Asset Personal Property List – 2019**
- **Contingency Fund Reserves Report - Dec. 31, 2019**

Land Owners Association of Ladd Landing, Inc.

BALANCE SHEET As of December 31, 2019

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1020 Operating Fund - Regular Checking	
1022 Regions Operating Fund Checking	52,488.78
Total 1020 Operating Fund - Regular Checking	52,488.78
1030 Operating Fund Reserve Accounts	
1031 U.S. Bank Contingency Fund - MMF Checking	32,359.30
1032 U.S. Bank Gate Reserve Fund - Checking	3,978.75
1033 U.S. Bank Club House/Pool Reserve Fund - Checking	1,844.96
Total 1030 Operating Fund Reserve Accounts	38,183.01
1050 Capital Reserve Fund Accounts	
1054 Regions Road Cap Rev Fund - Checking	18,192.53
1056.2 USBank Road Cap Resv \$20,609.08 CD 17 Mo. 2.02% (4/21/2021)	20,642.98
1057.1 USBank Road Cap Resv \$25,000 CD 36 mo. (4/21/2020)	25,917.02
1058.1 USBank Road Cap Resv \$20,000 CD 48 mo. (4/21/202)	20,678.64
1059.1 USBank Road Cap Resv \$26,632.86 CD 17 mo. (9/21/2020)	25,991.79
Total 1050 Capital Reserve Fund Accounts	111,422.96
1060 Deposit Receipt Accounts	
1062 U.S. Bank Const Dep Account - Checking	2.59
Total 1060 Deposit Receipt Accounts	2.59
Total Bank Accounts	\$202,097.34
Accounts Receivable	
1100 Accounts Receivable	288,071.75
Total Accounts Receivable	\$288,071.75
Other Current Assets	
1300 Notes Receivable	
1310 Note(s) - Claygate HOA	-15,964.80
1320 Note(s) - VOCT HOA	6,112.04
1330 Note(s) - WL&MC Dev't	9,145.84
1340 Note(s) - Matt C Caldwell	12,793.13
1340 Note(s) - Matt C Caldwell	3,878.41
Total 1300 Notes Receivable	15,964.62
1450 Prepaid Expenses	
1450.1 Prepaid Expenses - K.B.S.	0.00
1450.1 Prepaid Expenses - K.B.S.	1,246.82
Total 1450 Prepaid Expenses	1,246.82
Total Other Current Assets	\$17,211.44
Total Current Assets	\$507,380.53
TOTAL ASSETS	\$507,380.53
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
TOTAL	
2000 Accounts Payable	-1,635.50
Total Accounts Payable	\$ -1,635.50
Total Current Liabilities	\$ -1,635.50
Total Liabilities	\$ -1,635.50
Equity	
3000 Opening Balance Equity	58,843.39
3050 Retained Earnings	421,970.06
Net Income	28,202.58
Total Equity	\$509,016.03
TOTAL LIABILITIES AND EQUITY	\$507,380.53

Land Owners Association of Ladd Landing, Inc.

PROFIT & LOSS - OPERATING FUND - CASH BASIS

January - December 2019

	Total
Income	
4000 Assessments Invoiced	74,003.60
4010 Refunds-Allowances	-8,374.77
4900 Amenity Income	0.00
Unapplied Cash Payment Income	-4,764.42
Total Income	\$ 60,864.41
Gross Profit	\$ 60,864.41
Expenses	
5600 Insurance	3,334.48
5800 Legal & Professional Fees	4,615.00
6000 O & M - Amenities	26,589.01
7000 O & M - Common Areas (ex. Amenities)	28,774.86
7080 O & M - Ladd Landing Blvd	3,534.69
7100 General & Administrative Expenses	13,044.38
7260 Taxes Paid	95.22
7300 Rent or Lease	12.00
9000 Special Projects - Contingencies	24,309.25
Total Expenses	\$ 104,308.89
Net Operating Income	-\$ 43,444.48
Other Income	
4020 Late Payment Fees	3,608.79
4021 Lot Transfer Fees	100.00
4030 Non-member Income	495.92
4960 Other Misc Income	925.40
Total Other Income	\$ 5,130.11
Other Expenses	
10000 Corpportate Expense	37.08
10050 Corporate Fees	20.47
Total Other Expenses	\$ 57.55
Net Other Income	\$ 5,072.56
Net Income	-\$ 38,371.92

Land Owners Association of Ladd Landing, Inc.

PROFIT & LOSS - ROADWAY RESERVE FUND - CASH BASIS

January - December 2019

	Total
Income	
4000 Assessments Invoiced	
4005 Fees Billed - Roadway Capital Reserve	16,637.80
Total 4000 Assessments Invoiced	\$ 16,637.80
Total Income	\$ 16,637.80
Gross Profit	\$ 16,637.80
Expenses	
Total Expenses	
Net Operating Income	\$ 16,637.80
Other Income	
4030 Non-member Income	
4050 Interest Earned	1,542.39
Total 4030 Non-member Income	\$ 1,542.39
Total Other Income	\$ 1,542.39
Net Other Income	\$ 1,542.39
Net Income	\$ 18,180.19

Land Owners Association of Ladd Landing, Inc.

Statement of Cash Flows

January - December 2019

	Total
OPERATING ACTIVITIES	
Net Income	28,202.58
Adjustments to reconcile Net Income to Net Cash provided by operations:	
1100 Accounts Receivable	-37,891.51
1300 Notes Receivable	15,964.80
1450.1 Prepaid Expenses:Prepaid Expenses - K.B.S.	6,418.75
2000 Accounts Payable	-1,703.71
2340 Security Deposits - Construction	-1,750.00
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	-\$ 18,961.67
Net cash provided by operating activities	\$ 9,240.91
Net cash increase for period	\$ 9,240.91
Cash at beginning of period	192,856.43
Cash at end of period	\$ 202,097.34

Land Owners Association of Ladd Landing, Inc.

OPERATING BUDGET VS. ACTUALS: 2019 FULL YEAR

January - December 2019

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Assessments Invoiced				
4001 Fees Billed - Operating Income	74,003.60	85,250.00	-11,246.40	86.81 %
Total 4000 Assessments Invoiced	74,003.60	85,250.00	-11,246.40	86.81 %
4010 Refunds-Allowances	-8,374.77		-8,374.77	
4900 Amenity Income	0.00		0.00	
Unapplied Cash Payment Income	13.51		13.51	
Total Income	\$65,642.34	\$85,250.00	\$ -19,607.66	77.00 %
GROSS PROFIT	\$65,642.34	\$85,250.00	\$ -19,607.66	77.00 %
Expenses				
5100 Bad Debts		2,000.00	-2,000.00	
5200 Bank Charges		200.00	-200.00	
5500 Hospitality		350.00	-350.00	
5600 Insurance	1,839.00		1,839.00	
5620 Insurance - General Property	-128.95	3,033.00	-3,161.95	-4.25 %
5630 Insurance - Club House	1,624.43		1,624.43	
Total 5600 Insurance	3,334.48	3,033.00	301.48	109.94 %
5800 Legal & Professional Fees				
5810 Accounting Fees	240.00	300.00	-60.00	80.00 %
5820 Attorney Fees	4,375.00		4,375.00	
5830 Consulting Fees		2,000.00	-2,000.00	
5890 Legal Filing, Other Fees		50.00	-50.00	
Total 5800 Legal & Professional Fees	4,615.00	2,350.00	2,265.00	196.38 %
5840 Litigation - Court Costs		1,000.00	-1,000.00	
6000 O & M - Amenities				
6100 Club House				
6110 Cleaning				
6110.1 Cleaning - Upstairs	350.00	500.00	-150.00	70.00 %
6110.2 Cleaning - Downstairs	3,160.00	3,000.00	160.00	105.33 %
Total 6110 Cleaning	3,510.00	3,500.00	10.00	100.29 %
6120 Repairs & Maintenance	180.00	600.00	-420.00	30.00 %
6130 Supplies & Materials	56.38	200.00	-143.62	28.19 %
6140 Equipment & Fixtures	120.07	1,000.00	-879.93	12.01 %
Total 6100 Club House	3,866.45	5,300.00	-1,433.55	72.95 %
6200 Pool				
6205 Pool Area Cleaning	105.00	500.00	-395.00	21.00 %
6210 Pool Service	1,900.90	2,200.00	-299.10	86.40 %
6220 Repairs & Maintenance	8,910.68	1,000.00	7,910.68	891.07 %
6230 Supplies & Materials	158.29	500.00	-341.71	31.66 %
6240 Equipment & Fixtures	768.59		768.59	
6250 Outside Services - Open & Close	1,081.19	1,500.00	-418.81	72.08 %
Total 6200 Pool	12,924.65	5,700.00	7,224.65	226.75 %

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6300 Landscaping	825.00	800.00	25.00	103.13 %
6400 Pest Control		300.00	-300.00	
6500 Security	1,667.45	1,500.00	167.45	111.16 %
6600 Telecommunications	1,990.66	2,000.00	-9.34	99.53 %
6700 Utilities				
6710 Utilities - Club House				
6714 Utilities - Elec	3,504.98	3,000.00	504.98	116.83 %
6715 Utilities - Gas	352.34	700.00	-347.66	50.33 %
6716 Utilities - Water & Sewer	447.26	500.00	-52.74	89.45 %
Total 6710 Utilities - Club House	4,304.58	4,200.00	104.58	102.49 %
6720 Utilities - Pool				
6726 Utilities - Water & Sewer	670.22	200.00	470.22	335.11 %
Total 6720 Utilities - Pool	670.22	200.00	470.22	335.11 %
Total 6700 Utilities	4,974.80	4,400.00	574.80	113.06 %
6950 Inspections; Fees; etc.	340.00	350.00	-10.00	97.14 %
6990 Pool / Club House Reserve - Repair & Maintenance		3,851.00	-3,851.00	
Total 6000 O & M - Amenities	26,589.01	24,201.00	2,388.01	109.87 %
7000 O & M - Common Areas (ex. Amenities)				
7040 Landscape Maintenance				
7041 Mowing	11,240.00	14,000.00	-2,760.00	80.29 %
7042 Mulching	5,950.00	5,000.00	950.00	119.00 %
7043 Trimming Bushes	1,975.00	1,500.00	475.00	131.67 %
7044 Weed Control	730.00	500.00	230.00	146.00 %
7046 Tree Cutting	510.00	500.00	10.00	102.00 %
Total 7040 Landscape Maintenance	20,405.00	21,500.00	-1,095.00	94.91 %
7050 Gate Operations & Maintenance				
7051 Gate Equipment	2,461.53		2,461.53	
7052 Gate Communications & Utilities				
7052.1 High St Gate Comm	1,771.73	2,000.00	-228.27	88.59 %
7052.2 Northbridge Comm	2,750.01	2,500.00	250.01	110.00 %
Total 7052 Gate Communications & Utilities	4,521.74	4,500.00	21.74	100.48 %
7053 Gate Maintenance & Repairs	1,180.00	1,000.00	180.00	118.00 %
7059 Gate Reserve - Repair & Maintenance		1,176.00	-1,176.00	
Total 7050 Gate Operations & Maintenance	8,163.27	6,676.00	1,487.27	122.28 %
7060 Private Roadway Operations & Maintenance				
7061 Private Roadway Repair & Maintenance	58.98	1,000.00	-941.02	5.90 %
7065 Private Roadway - Salt & Snow Removal	296.00	1,500.00	-1,204.00	19.73 %
Total 7060 Private Roadway Operations & Maintenance	354.98	2,500.00	-2,145.02	14.20 %
Total 7000 O & M - Common Areas (ex. Amenities)	28,923.25	30,676.00	-1,752.75	94.29 %
7080 O & M - Ladd Landing Blvd				
7081 Maint. Blvd, Lighting & Roadways	3,294.69	3,500.00	-205.31	94.13 %
7085 Ladd Landing Blvd Cleanup	240.00	500.00	-260.00	48.00 %
Total 7080 O & M - Ladd Landing Blvd	3,534.69	4,000.00	-465.31	88.37 %
7100 General & Administrative Expenses				
7105 Bookkeeping Services	7,618.75	8,000.00	-381.25	95.23 %
7110 O.O.S. Contract Services	3,156.25	2,500.00	656.25	126.25 %
7111 Lot Sale Transfer Fees	600.00		600.00	
7112 Equipment & Software	42.37		42.37	

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7115 Software Services				
7115.1 QuickBooks Online	967.80	850.00	117.80	113.86 %
7115.2 Homestead Web Site	155.99	165.00	-9.01	94.54 %
Total 7115 Software Services	1,123.79	1,015.00	108.79	110.72 %
7120 Office Supplies & Copying	212.52	200.00	12.52	106.26 %
7130 Postage & Mailing	255.70	525.00	-269.30	48.70 %
7140 Stationery & Printing		250.00	-250.00	
7160 Other Office Expenses	35.00	125.00	-90.00	28.00 %
Total 7100 General & Administrative Expenses	13,044.38	12,615.00	429.38	103.40 %
7170 Outside Services		1,000.00	-1,000.00	
7260 Taxes Paid	95.22		95.22	
7300 Rent or Lease	12.00		12.00	
7450 Repair & Maintenance		200.00	-200.00	
7500 Supplies & Materials				
7520 Purchases		125.00	-125.00	
Total 7500 Supplies & Materials		125.00	-125.00	
9000 Special Projects - Contingencies	24,309.25	3,500.00	20,809.25	694.55 %
Total Expenses	\$104,457.28	\$85,250.00	\$19,207.28	122.53 %
NET OPERATING INCOME	\$ -38,814.94	\$0.00	\$ -38,814.94	0.00%
Other Income				
4020 Late Payment Fees	3,661.15		3,661.15	
4021 Lot Transfer Fees	100.00		100.00	
4030 Non-member Income				
4050 Interest Earned	1,590.65		1,590.65	
4065 Non-member Income	450.00		450.00	
Total 4030 Non-member Income	2,040.65		2,040.65	
4960 Other Misc Income				
4090 Member Misc. Income	925.40		925.40	
Total 4960 Other Misc Income	925.40		925.40	
Total Other Income	\$6,727.20	\$0.00	\$6,727.20	0.00%
Other Expenses				
10000 Corporate Expense	37.08		37.08	
10050 Corporate Fees	20.47		20.47	
Total Other Expenses	\$57.55	\$0.00	\$57.55	0.00%
NET OTHER INCOME	\$6,669.65	\$0.00	\$6,669.65	0.00%
NET INCOME	\$ -32,145.29	\$0.00	\$ -32,145.29	0.00%

Note: This report is for Operating Expenses only and does not include the - \$,4764.42 in Unapplied Cash payment Income shown on Page 3 Operating P&L, and has a few other minor adjustments, hence the primary difference in Net Operating Income and Net Income that is showing here of the Page 3 Operating P&L.

LAND OWNERS ASSOCIATION OF LADD LANDING, INC.
EXPENSED PERSONAL PROPERTY & FIXTURES PURCHASED - ASSET LIST (Undepreciated)

2013								
Date	Ref No.	Payor / Payee Account	Description	Cash Pmt	In Kind Pmt	Decrease	Increase	Balance
5/1/2013		Ladd landing, LLC	Club House - Workout Equipment Personal Property		30,134.55		30,134.55	30,134.55
5/2/2013		Kari Oppenshaw Interiors	Pool Furniture - Personal Property	8,817.86			8,817.86	38,952.41
5/9/2013		Fleenor Security Systems, Inc.	50% Club House - Security Equipment	2,285.00			2,285.00	41,237.41
5/23/2013		Fleenor Security Systems, Inc.	2nd 50% Club House - Security Equipment	2,286.00			2,286.00	43,523.41
5/31/2013		Fleenor Security Systems, Inc.	1st 50% Deposit Club House - Security Monitoring Equip	2,142.00			2,142.00	45,665.41
			YEAR TOTALS	\$15,530.86	\$30,134.55	\$0.00	\$45,665.41	\$45,665.41
2014								
Date	Ref No.	Payor / Payee Account	Description	Cash Pmt	In Kind Pmt	Decrease	Increase	Balance
3/3/2014	5269	City of Kingston	Pool - Additional Water Meter	1,100.00			1,100.00	46,765.41
6/21/2014	UB-OL-RFGQT	Central City Heat & AC	Club House - Dehumidifier System	2,850.00			2,850.00	49,615.41
10/23/2014	1003	Fulmer Custom Gate	High St. Gate - Motor	648.75			648.75	50,264.16
12/8/2014	1004	Fulmer Custom Gate	High St. Gate - Motor	648.75			648.75	50,912.91
			YEAR TOTALS	\$5,247.50	\$0.00	\$0.00	\$5,247.50	\$50,912.91
2015								
Date	Ref No.	Payor / Payee Account	Description	Cash Pmt	In Kind Pmt	Decrease	Increase	Balance
								50,912.91
								50,912.91
								50,912.91
			YEAR TOTALS	\$0.00	\$0.00	\$0.00	\$0.00	\$50,912.91
2016								
Date	Ref No.	Payor / Payee Account	Description	Cash Pmt	In Kind Pmt	Decrease	Increase	Balance
								50,912.91
								50,912.91
								50,912.91
			YEAR TOTALS	\$0.00	\$0.00	\$0.00	\$0.00	\$50,912.91
2017								
Date	Ref No.	Payor / Payee Account	Description	Cash Pmt	In Kind Pmt	Decrease	Increase	Balance
1/9/2017	5356	Lowes	4 Tables for Club House	218.91			218.91	51,131.82
7/3/2017	1009	Protection1	Replaced Club House Security Equip	766.00			766.00	51,897.82
9/13/2017	1013	M&M landscaping	Northbridge Gate Entrance Landscaping	2,375.00			2,375.00	54,272.82
								54,272.82
			YEAR TOTALS	\$3,359.91	\$0.00	\$0.00	\$3,359.91	\$54,272.82
2018								
Date	Ref No.	Payor / Payee Account	Description	Cash Pmt	In Kind Pmt	Decrease	Increase	Balance
6/28/2018	Xd Lightning Loss	Fleenor Security Systems, Inc.	50% Club House - Security Equipment			2,285.00		51,987.82
6/28/2018	Xd Lightning Loss	Fleenor Security Systems, Inc.	2nd 50% Club House - Security Equipment			2,286.00		49,701.82
6/28/2018	Xd Lightning Loss	Fleenor Security Systems, Inc.	1st 50% Deposit Club House - Security Monitoring Equip			2,142.00		47,559.82
6/28/2018	Xd Lightning Loss	Protection1	Prev. Replaced Club House Security Equip			766.00		46,793.82
8/23/2018	RG-Dr-082318	CPI Security	Club House & Pool Security Equip	1,964.32			1,964.32	48,758.14
11/24/2018	Ck 1014 1 of 2	Push Pedal Pull - Order 50%	Club House Exercise Equip	1,488.71			1,488.71	50,246.85
11/30/2018	Ck 1016 1 of 2	Fleenor Security Systems, Inc.	Club House Fire Monitoring Equip	611.54			611.54	50,858.39
12/24/2018	Ck 5403 2 of 2	Push Pedal Pull - Oder 2d 50%	Club House Exercise Equip	1,488.91			1,488.91	52,347.30
12/26/2018	Ck 1018 2 of 2	Fleenor Security Systems, Inc.	Club House Fire Monitoring Equip	611.55			611.55	52,958.85
			YEAR TOTALS	\$6,165.03	\$0.00	-\$7,479.00	\$6,165.03	\$52,958.85
2019								
Date	Ref No.	Payor / Payee Account	Description	Cash Pmt	In Kind Pmt	Decrease	Increase	Balance
2/28/2019	Ck 1006	Fulmer Custom Gate	High St Gate Refurbishment	1,770.29			1,770.29	54,729.14
7/21/2019	Ch 1015	REIMB Joel Longee	Volleyball Equip	768.59			768.59	55,497.73
11/7/2019	Ck 1016	Pioneer Construction	Club House: Patio Stone (Frady) Inv 63710	10,739.25			10,739.25	66,236.98
11/30/2019	Ck 1007	ADT / Protection 1	Northbridge Gate Equipt Upgrade	1,619.17			1,619.17	67,856.15
								67,856.15
			YEAR TOTALS	\$14,897.30	\$0.00	\$0.00	\$14,897.30	\$67,856.15

Contingency Fund Reserves

Contingency Fund Reserves - Special Projects																Committed Balance	
<i>as of: 31-Dec-19 Note: Set-aside Entries Updated Jan 2019</i>																Balance	
		2014-2019 Funds Spent to-date:															
<u>Contingency Reserve Fund Amounts Committed or Planned</u>	<u>Committed</u>	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total	Remaining		
Pool Lights from REU – 2 @ \$1,000ea. (added \$1,600 '14)	2,000.00													0.00	2,000.00		
	2,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
"Operating Contingencies Fund" to \$25,000	25,000.00																
"Litigation/Attorney Contingency Fund" (added \$10,000 '14)	10,000.00																
	35,000.00																
Total Amount Committed or Planned for Reserves - Cash Over (Under)	37,000.00	(\$4,640.70)															
<u>Acct. 1030 All Operating Fund Reserve Accounts</u>	<u>2018' End Bal</u>	<u>2019 Beg Add's*</u>	<u>2019 Beg. Bal</u>	<u>2019 Int Earned</u>	<u>2019 Charges**</u>	<u>2019 Misc Add's***</u>	<u>2019 End Bal</u>										
1031 U.S. Bank Contingency Fund - MMF Checking	44,119.56	\$15,000.00	59,119.56	42.58	26,802.84	0.00	32,359.30										
1032 U.S. Bank Gate Reserve Fund - Checking	6,189.42	\$1,176.00	7,365.42	2.79	3,389.46	0.00	3,978.75										
1033 U.S. Bank Club House/Pool Reserve Fund - Checking	6,616.62	\$3,851.00	10,467.62	2.34	8,625.00	0.00	1,844.96										
Total 1030 Operating Fund Reserve Accounts	\$ 56,925.60	\$ 20,027.00	\$ 76,952.60	\$ 47.71	\$ 38,817.30	\$ 0.00	\$ 38,183.01										
*2018 Beginning of Year Deposits to Contingency Reserves:																	
2018 Operating Fund EOYr Excess to Cont Fund	\$15,000.00																
2019 Budgeted Reserve Dep to Gate Fund	\$1,176.00																
2019 Budgeted Reserve Dep to Club H/Pool	\$3,851.00																
Total 2018 Additions	\$5,027.00																
**NEW: 2019 Other Period Account Charges Against Reserves:								Finishup									
		Club House	Gates	Other	Club House												
2/28/2019 Ck 1006 Fulmer Custom Gate Refurbishment	\$1,770.29		\$1,770.29														
4/12/2019 Ck 1019 East TN Pool 50% of Pool Repair	\$4,312.50	\$4,312.50															
6/9/2019 Ck 1020 East TN Pool Final 50% of Pool Repair	\$4,312.50	\$4,312.50															
6/11/2019 Ck 1014 Howard & Howard Atty - Kirkham sale	\$1,725.00			\$1,725.00													
7/21/2019 Ch 1015 REIMB Joel Longee - Volleyball Equip	\$768.59			\$768.59													
11/10/2019 Ck 1016 To OPER Fund - Ck Pioneer Const	\$24,309.25				\$24,309.25												
11/30/2019 Ck 1007 ADT / Protection 1 - Northbridge Upgrd	\$1,619.17			\$1,619.17													
	\$38,817.30	\$8,625.00	\$3,389.46	\$2,493.59	\$24,309.25												
***NEW: 2019 Misc. Additions to Reserves:		Club House	Gates	Other													
	\$0.00																
	\$0.00																
	\$0.00	\$0.00	\$0.00	\$0.00													
Cash Balance of Contingency Fund Unallocated																	
Ending Balance 10/31/2019	32,359.30																
Less Committed Obligations - Remaining	-2,000.00																
Less Contingency Fund Target Amount	-25,000.00																
Less Litigation/Attorney Contingency Fund	-10,000.00																
Balance - Unallocated Cash Amount*	-4,640.70																
2019 Club House Finish Up Projects																	
						Patio Stone (Frady)											
Date	Contractor	Inv #	Amount	Frady	Inv #	Amount											
11/5/2019	Pioneer Construction	2906-1			637174	\$1,110.00											
11/7/2019	Patio Stone (Frady)	637103	\$9,657.00	\$9,657.00	637166	\$4,440.00											
11/1/2019	Site Work (Beard)	2974	\$12,500.00		637193	\$1,887.00											
	Seed & Straw Labor		\$300.00		637103	\$3,302.25											
10/25/2019	Gravel (Walker)	451059	\$770.00														
			\$23,227.00			\$10,739.25											
11/8/2019	Pioneer Construction	2906-2	\$1,082.25	\$1,082.25													
			\$24,309.25	\$10,739.25													