



Land Owners Association of Ladd Landing, Inc.

Annual Financial Report 2020

**Operating Fund
Roadway Reserve Fund**

**Financial Reports - Dec. 31, 2020
(Unaudited)**

- **Balance Sheet – as of Dec. 31, 2020**
- **Operating Fund Profit and Loss (Income & Expenses) - 2020**
- **Roadway Capital Reserve Fund P&L (Income & Expenses) – 2020**
- **Statement of Cash Flows – Jan. – Dec. 2020**
- **Operating Fund Expenditures versus Operating Budget - 2020**
- **Asset Personal Property List – as of Dec. 31, 2020**
- **Contingency Fund Reserves Report – as of Dec. 31, 2020**

Land Owners Association of Ladd Landing, Inc.

BALANCE SHEET

As of December 31, 2020

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1020 Operating Fund - Regular Checking	
1022 Regions Operating Fund Checking	46,902.19
Total 1020 Operating Fund - Regular Checking	46,902.19
1030 Operating Fund Reserve Accounts	
1030-S0015 ORNLCU Club House / Pool Reserve Acct.	4,304.50
1030-S0016 ORNLCU Gate Reserve Account	5,155.07
1030-S0040 ORNLCU OPER CONTINGENCY MMF	31,876.62
Total 1030 Operating Fund Reserve Accounts	41,336.19
1040 Savings	
1041-S0000 ORNLCU Business Membership Account	5.00
Total 1040 Savings	5.00
1050 Capital Reserve Fund Accounts	
1054 Regions Road Cap Rev Fund - Checking	28,759.10
1056.2 USBank Road Cap Resv \$20,609.08 CD 17 Mo. 2.02% (4/21/2021)	21,060.02
1057.2 USBank Road Cap Resv \$26,033.93 CD 27 mo. (7/21/2022)	26,243.61
1058.1 USBank Road Cap Resv \$20,000 CD 48 mo. (4/21/202)	21,096.40
1059-100017 ORNL CD 17 Mo. 0.60% Matures 5/21/2022	26,405.55
Total 1050 Capital Reserve Fund Accounts	123,564.68
1060 Deposit Receipt Accounts	
1063-S0014 ORNLCU Construction Deposit Account	2,002.65
Total 1060 Deposit Receipt Accounts	2,002.65
Total Bank Accounts	\$213,810.71
Accounts Receivable	
1100 Accounts Receivable	31.44
Total Accounts Receivable	\$31.44
Total Current Assets	\$213,842.15
Fixed Assets	
1600 Land & Buildings	
1610 Land	
1615 Lot RC-1A	85,000.00
Total 1610 Land	85,000.00
1630 Buildings	
1635 Lot RC-1A Club House & Pool	402,986.18
Total 1630 Buildings	402,986.18
Total 1600 Land & Buildings	487,986.18
1650 Accumulated Depreciation	-2,156.00
Total Fixed Assets	\$485,830.18
TOTAL ASSETS	\$699,672.33
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2340 Security Deposits - Construction	2,000.02
Total Other Current Liabilities	\$2,000.02
Total Current Liabilities	\$2,000.02
Long-Term Liabilities	
2700 Notes Payable	
2710 Ladd Landing, LLC Note Payable	185,247.69
Total 2700 Notes Payable	185,247.69
Total Long-Term Liabilities	\$185,247.69
Total Liabilities	\$187,247.71
Equity	
3000 Opening Balance Equity	-141,156.61
3050 Retained Earnings	449,422.44
Net Income	204,158.79
Total Equity	\$512,424.62
TOTAL LIABILITIES AND EQUITY	\$699,672.33

Land Owners Association of Ladd Landing, Inc.

PROFIT & LOSS - OPERATING FUND - CASH BASIS

January - December 2020

	TOTAL
Income	
4000 Assessments Invoiced	64,720.50
4010 Refunds-Allowances	-980.15
4015 In Kind Income	-93.64
4016 In Kind Payments - Ladd Landing, LLC	15,042.81
4018 In Kind Contributions - Ladd Landing, LLC	487,986.18
4070 Billable Expense Income	586.15
Unapplied Cash Payment Income	0.00
Total Income	\$567,261.85
GROSS PROFIT	\$567,261.85
Expenses	
5200 Bank Charges	71.32
5500 Hospitality	27.49
5600 Insurance	3,731.00
5800 Legal & Professional Fees	1,397.06
6000 O & M - Amenities	22,644.20
7000 O & M - Common Areas (ex. Amenities)	26,643.87
7080 O & M - Ladd Landing Blvd	40.00
7100 General & Administrative Expenses	10,550.38
9000 Special Projects - Contingencies	29,503.90
Unapplied Cash Bill Payment Expense	-50.85
Total Expenses	\$94,558.37
NET OPERATING INCOME	\$472,703.48
Other Income	
4020 Late Payment Fees	374.12
4021 Lot Transfer Fees	100.00
4030 Non-member Income	192.34
4960 Other Misc Income	728.41
Total Other Income	\$1,394.87
Other Expenses	
10050 Corporate Fees	40.00
10100 Depreciation Expense	2,156.00
10200 Miscellaneous - Other Expense	1,032.25
10225 Misc Other - Asset write Off	-0.18
Total Other Expenses	\$3,228.07
NET OTHER INCOME	\$ -1,833.20
NET INCOME	\$470,870.28

Land Owners Association of Ladd Landing, Inc.

PROFIT & LOSS - ROADWAY RESERVE FUND - CASH BASIS

January - December 2020

	TOTAL
Income	
4000 Assessments Invoiced	
4005 Fees Billed - Roadway Capital Reserve	13,400.68
Total 4000 Assessments Invoiced	13,400.68
Total Income	\$13,400.68
GROSS PROFIT	\$13,400.68
Expenses	
Total Expenses	
NET OPERATING INCOME	\$13,400.68
Other Income	
4030 Non-member Income	
4050 Interest Earned	1,581.37
Total 4030 Non-member Income	1,581.37
Total Other Income	\$1,581.37
NET OTHER INCOME	\$1,581.37
NET INCOME	\$14,982.05

Land Owners Association of Ladd Landing, Inc.

STATEMENT OF CASH FLOWS

January - December 2020

	TOTAL
OPERATING ACTIVITIES	
Net Income	204,158.79
Adjustments to reconcile Net Income to Net Cash provided by operations:	
1100 Accounts Receivable	287,290.31
1300 Notes Receivable	-15,964.80
1450.1 Prepaid Expenses:Prepaid Expenses - K.B.S.	1,246.82
1650 Accumulated Depreciation	2,156.00
2000 Accounts Payable	2,126.98
2340 Security Deposits - Construction	2,000.02
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	278,855.33
Net cash provided by operating activities	\$483,014.12
INVESTING ACTIVITIES	
1310 Notes Receivable:Note(s) - Claygate HOA	6,112.04
1320 Notes Receivable:Note(s) - VOCT HOA	9,145.84
1330 Notes Receivable:Note(s) - WL&MC Dev't	12,793.13
1340 Notes Receivable:Note(s) - Matt C Caldwell	3,878.41
1615 Land & Buildings:Land:Lot RC-1A	-85,000.00
1635 Land & Buildings:Buildings:Lot RC-1A Club House & Pool	-402,986.18
Net cash provided by investing activities	\$ -456,056.76
FINANCING ACTIVITIES	
2710 Notes Payable:Ladd Landing, LLC Note Payable	185,247.69
3000 Opening Balance Equity	-200,000.00
Net cash provided by financing activities	\$ -14,752.31
NET CASH INCREASE FOR PERIOD	\$12,205.05
Cash at beginning of period	201,605.66
CASH AT END OF PERIOD	\$213,810.71

Land Owners Association of Ladd Landing, Inc.

OPERATING BUDGET VS. ACTUALS 2020 YTD - FULL YEAR BUDGET

January - December 2020

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
4000 Assessments Invoiced	7,614.66		7,614.66	
4001 Fees Billed - Operating Income	58,289.84	84,538.00	-26,248.16	68.95 %
Total 4000 Assessments Invoiced	65,904.50	84,538.00	-18,633.50	77.96 %
4010 Refunds-Allowances	-980.15		-980.15	
4015 In Kind Income	-93.64		-93.64	
4016 In Kind Payments - Ladd Landing, LLC	15,042.81		15,042.81	
4018 In Kind Contributions - Ladd Landing, LLC	487,986.18		487,986.18	
4070 Billable Expense Income	586.15		586.15	
Unapplied Cash Payment Income	1,111.64		1,111.64	
Total Income	\$569,557.49	\$84,538.00	\$485,019.49	673.73 %
GROSS PROFIT	\$569,557.49	\$84,538.00	\$485,019.49	673.73 %
Expenses				
5100 Bad Debts		1,000.00	-1,000.00	
5200 Bank Charges	71.78	200.00	-128.22	35.89 %
5500 Hospitality	27.49	350.00	-322.51	7.85 %
5600 Insurance	3,731.00	4,051.00	-320.00	92.10 %
5800 Legal & Professional Fees				
5810 Accounting Fees	240.00	300.00	-60.00	80.00 %
5820 Attorney Fees	757.10	2,000.00	-1,242.90	37.86 %
5830 Consulting Fees		500.00	-500.00	
5890 Legal Filing, Other Fees	399.96	50.00	349.96	799.92 %
Total 5800 Legal & Professional Fees	1,397.06	2,850.00	-1,452.94	49.02 %
5840 Litigation - Court Costs		1,000.00	-1,000.00	
6000 O & M - Amenities				
6100 Club House				
6110 Cleaning				
6110.1 Cleaning - Upstairs	450.00	350.00	100.00	128.57 %
6110.2 Cleaning - Downstairs	3,230.00	3,000.00	230.00	107.67 %
Total 6110 Cleaning	3,680.00	3,350.00	330.00	109.85 %
6120 Repairs & Maintenance	1,182.82	200.00	982.82	591.41 %
6130 Supplies & Materials	172.34	75.00	97.34	229.79 %
6140 Equipment & Fixtures	326.32		326.32	
6190 Miscellaneous		100.00	-100.00	
Total 6100 Club House	5,361.48	3,725.00	1,636.48	143.93 %
6200 Pool				
6205 Pool Area Cleaning		400.00	-400.00	
6210 Pool Service	3,259.25	1,800.00	1,459.25	181.07 %
6220 Repairs & Maintenance		1,000.00	-1,000.00	
6230 Supplies & Materials	1,752.19	200.00	1,552.19	876.10 %
6240 Equipment & Fixtures	1,095.86		1,095.86	
6250 Outside Services - Open & Close	1,033.90	1,100.00	-66.10	93.99 %
6290 Miscellaneous	340.00		340.00	
Total 6200 Pool	7,481.20	4,500.00	2,981.20	166.25 %

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6300 Landscaping	1,372.00	1,000.00	372.00	137.20 %
6400 Pest Control		300.00	-300.00	
6500 Security	1,787.52	1,500.00	287.52	119.17 %
6600 Telecommunications	1,684.91	1,600.00	84.91	105.31 %
6700 Utilities				
6710 Utilities - Club House				
6714 Utilities - Elec	3,372.01	3,100.00	272.01	108.77 %
6715 Utilities - Gas	719.07	400.00	319.07	179.77 %
6716 Utilities - Water & Sewer	542.74	400.00	142.74	135.69 %
Total 6710 Utilities - Club House	4,633.82	3,900.00	733.82	118.82 %
6720 Utilities - Pool				
6726 Utilities - Water & Sewer	323.27	400.00	-76.73	80.82 %
Total 6720 Utilities - Pool	323.27	400.00	-76.73	80.82 %
Total 6700 Utilities	4,957.09	4,300.00	657.09	115.28 %
6950 Inspections; Fees; etc.		350.00	-350.00	
6990 Pool / Club House Reserve - Repair & Maintenance		4,385.00	-4,385.00	
Total 6000 O & M - Amenities	22,644.20	21,660.00	984.20	104.54 %
7000 O & M - Common Areas (ex. Amenities)				
7040 Landscape Maintenance				
7041 Mowing	12,680.00	14,000.00	-1,320.00	90.57 %
7042 Mulching	4,900.00	6,000.00	-1,100.00	81.67 %
7043 Trimming Bushes	1,820.00	2,000.00	-180.00	91.00 %
7044 Weed Control	860.00	700.00	160.00	122.86 %
7046 Tree Cutting	280.00	500.00	-220.00	56.00 %
7046.5 Leaf Blowing	420.00		420.00	
7046.6 Culvert Cleanout	385.00		385.00	
Total 7040 Landscape Maintenance	21,345.00	23,200.00	-1,855.00	92.00 %
7050 Gate Operations & Maintenance				
7052 Gate Communications & Utilities				
7052.1 High St Gate Comm	2,406.63	1,400.00	1,006.63	171.90 %
7052.2 Northbridge Comm	839.00	2,141.00	-1,302.00	39.19 %
Total 7052 Gate Communications & Utilities	3,245.63	3,541.00	-295.37	91.66 %
7053 Gate Maintenance & Repairs	753.24	1,000.00	-246.76	75.32 %
7059 Gate Reserve - Repair & Maintenance		1,176.00	-1,176.00	
Total 7050 Gate Operations & Maintenance	3,998.87	5,717.00	-1,718.13	69.95 %
7060 Private Roadway Operations & Maintenance				
7061 Private Roadway Repair & Maintenance	1,300.00	500.00	800.00	260.00 %
7065 Private Roadway - Salt & Snow Removal		1,500.00	-1,500.00	
Total 7060 Private Roadway Operations & Maintenance	1,300.00	2,000.00	-700.00	65.00 %
Total 7000 O & M - Common Areas (ex. Amenities)	26,643.87	30,917.00	-4,273.13	86.18 %
7080 O & M - Ladd Landing Blvd				
7081 Maint. Blvd, Lighting & Roadways		3,150.00	-3,150.00	
7085 Ladd Landing Blvd Cleanup	40.00	500.00	-460.00	8.00 %
Total 7080 O & M - Ladd Landing Blvd	40.00	3,650.00	-3,610.00	1.10 %

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
7100 General & Administrative Expenses				
7105 Bookkeeping Services	8,000.00	8,000.00	0.00	100.00 %
7110 O.O.S. Contract Services	-8.75	2,500.00	-2,508.75	-0.35 %
7111 Lot Sale Transfer Fees	650.00	500.00	150.00	130.00 %
7112 Equipment & Software		100.00	-100.00	
7115 Software Services				
7115.1 QuickBooks Online	1,303.90	850.00	453.90	153.40 %
7115.2 Homestead Web Site	155.99	165.00	-9.01	94.54 %
Total 7115 Software Services	1,459.89	1,015.00	444.89	143.83 %
7120 Office Supplies & Copying	240.41	200.00	40.41	120.21 %
7130 Postage & Mailing	256.00	525.00	-269.00	48.76 %
7140 Stationery & Printing		250.00	-250.00	
7150 Telephone - LOALLI Budgeted Reim't	660.00	720.00	-60.00	91.67 %
7160 Other Office Expenses	-707.17	125.00	-832.17	-565.74 %
Total 7100 General & Administrative Expenses	10,550.38	13,935.00	-3,384.62	75.71 %
7170 Outside Services		1,000.00	-1,000.00	
7260 Taxes Paid		100.00	-100.00	
7450 Repair & Maintenance		200.00	-200.00	
7500 Supplies & Materials		125.00	-125.00	
9000 Special Projects - Contingencies	29,503.90	3,500.00	26,003.90	842.97 %
Unapplied Cash Bill Payment Expense	0.00		0.00	
Total Expenses	\$94,609.68	\$84,538.00	\$10,071.68	111.91 %
NET OPERATING INCOME	\$474,947.81	\$0.00	\$474,947.81	0.00%
Other Income				
4020 Late Payment Fees	384.47		384.47	
4021 Lot Transfer Fees	100.00		100.00	
4030 Non-member Income				
4050 Interest Earned	1,601.36		1,601.36	
4065 Non-member Income	275.00		275.00	
4095 Misc. Other Income	-100.00		-100.00	
Total 4030 Non-member Income	1,776.36		1,776.36	
4960 Other Misc Income	-831.59		-831.59	
4090 Member Misc. Income	5,005.65		5,005.65	
Total 4960 Other Misc Income	4,174.06		4,174.06	
Total Other Income	\$6,434.89	\$0.00	\$6,434.89	0.00%
Other Expenses				
10050 Corporate Fees	60.00		60.00	
10100 Depreciation Expense	2,156.00		2,156.00	
10200 Miscellaneous - Other Expense	1,032.25		1,032.25	
10225 Misc Other - Asset write Off	-0.18		-0.18	
Total Other Expenses	\$3,248.07	\$0.00	\$3,248.07	0.00%
NET OTHER INCOME	\$3,186.82	\$0.00	\$3,186.82	0.00%
NET INCOME	\$478,134.63	\$0.00	\$478,134.63	0.00%

Note: This report is primarily for showing Operating Expenses versus Operating Budget only and includes \$1,111.64 in Unapplied Cash payment Income and includes Other Income and Expense item adjustments not shown on Page 3 Operating P&L, and has a few other minor entries between the two reports, hence the primary difference in Net Income showing here and Net Income that is showing on 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
								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
			YEAR TOTALS	\$14,897.30	\$0.00	\$0.00	\$14,897.30	\$67,856.15
2020								
Date	Ref No.	Payor / Payee Account	Description	Cash Pmt	In Kind Pmt	Decrease	Increase	Balance
8/14/2020	CK 1017	JB Asphalt	Club Hse Drive Paving	\$25,500.00			25,500.00	93,356.15
8/15/2020	CK 1021	ET Pool	Pump Replacement & Repair	\$1,018.88			1,018.88	94,375.03
8/15/2020	CK 5445	Reimb Longee	Club House Thermostats	\$157.41			157.41	94,532.44
10/31/2020	Promissory Note	Ladd Landing, LLC	Northbridge Close Gate & Equipment		\$13,445.14		\$13,445.14	107,977.58
			YEAR TOTALS	\$26,676.29	\$13,445.14	\$0.00	\$26,676.29	\$107,977.58

Contingency Fund Reserves

Contingency Fund Reserves - Special Projects																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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