

Kettle Creek Homeowners Association, Inc.

Balance Sheet

12/30/2018

Assets

Accounts Receivable	107.00
Cash Accounts	
Cash Operating - First Bank	30,657.30
TOTAL Cash Accounts	<u>30,657.30</u>
Reserve Accounts	
Reserve - First Bank	4,469.73
Ent Business Savings	1,536.90
Ent CD 1/4/19 1.19%	9,543.25
Ent CD 3/9/19 1.2%	3,237.46
Ent CD 6/6/19 1.83%	7,777.51
Ent CD 10/8/19 1.83%	5,104.57
TOTAL Reserve Accounts	<u>31,669.42</u>
<u>Total Assets</u>	<u><u>62,433.72</u></u>

Liabilities

Prepaid Dues	20,240.09
<u>Total Liabilities</u>	<u>20,240.09</u>

Net Worth

Reserves	
Reserve Interest Earned	312.41
Reserve-Consolidated	31,357.01
TOTAL Reserves	<u>31,669.42</u>
Working Capital	12,408.00
Retained Earnings	(6,811.43)
Net Income	4,927.64
<u>Total Net Worth</u>	<u><u>42,193.63</u></u>
<u>Total Net Worth and Liabilities</u>	<u><u>62,433.72</u></u>

Kettle Creek Homeowners Association, Inc.

Income and Expense Comparative Statement

From 12/01/2018 to 12/30/2018

	<u>December 2018</u>		<u>January to December</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
Revenues							
Monthly Dues		3,603	43,240	43,236	4	43,236	41,830
Townes Master Dues		789	9,512	9,512		9,512	9,348
Interest Income		8		41	(41)	41	41
Late fee-Nsf Charges		23	110	320	(210)	320	320
Misc Income		392		4,748	(4,748)	4,748	1,884
Total Revenues	0	4,815	52,862	57,857	(4,995)	57,857	53,423

Expenses

Operating Expenses

Accounting Fees			325	325		325	325
Administration Costs	64	102	1,536	1,235	(301)	1,235	1,095
Electric	46	38	507	500	(7)	500	468
Fence/Wall Repair			92		(92)		
General Mx and Repair		13		200	200	200	200
Insurance Property/Liability			1,924	1,884	(40)	1,884	2,400
Landscaping	94		1,301	8,000	6,699	8,000	5,500
Legal Expense		21	1,125	285	(840)	285	285
**Legal Reimb			(887)		887		
Lawn Contract	858	837	10,150	10,000	(150)	10,000	8,616
Light (Electric) Maint/Repair							200
Management Fees	799	799	9,588	9,588		9,588	9,588
Professional (Website)			225	225		225	225
Snow Removal		350	540	750	210	750	750
Sprinkler Repair			1,615	1,500	(115)	1,500	1,000
Storm Water Fee	38		190		(190)		
Trash	944	978	11,351	11,791	440	11,791	11,791
Tree Maintenance		50		600	600	600	800
Water	56	625	8,351	7,500	(851)	7,500	6,400
TOTAL Operating Expenses	2,899	3,813	47,933	54,383	6,450	54,383	49,643

Reserve Funding

Reserve Allocation Consolidated		263		3,200	3,200	3,200	3,200
TOTAL Reserve Funding	0	263	0	3,200	3,200	3,200	3,200

<u>December 2018</u>		<u>January to December</u>			<u>Yearly Budgets</u>	
<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>

Total Expenses	2,899	4,076	47,933	57,583	9,650	57,583	52,843
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Net Income	(2,899)	739	4,929	274	4,655	274	580
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