

# Kettle Creek Homeowners Association, Inc.

## Balance Sheet

11/30/2018

### Assets

Accounts Receivable	107.00
<b>Cash Accounts</b>	
Cash Operating - First Bank	16,610.75
<b>TOTAL Cash Accounts</b>	<u>16,610.75</u>
<b>Reserve Accounts</b>	
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
<b>TOTAL Reserve Accounts</b>	<u>31,669.42</u>
<b><u>Total Assets</u></b>	<u><u>48,387.17</u></u>

### Liabilities

Prepaid Dues	3,294.09
<b><u>Total Liabilities</u></b>	<u>3,294.09</u>

### Net Worth

<b>Reserves</b>	
Reserve Interest Earned	312.41
Reserve-Consolidated	31,357.01
<b>TOTAL Reserves</b>	<u>31,669.42</u>
<b>Working Capital</b>	12,408.00
<b>Retained Earnings</b>	(6,811.43)
<b>Net Income</b>	7,827.09
<b><u>Total Net Worth</u></b>	<u><u>45,093.08</u></u>
<b><u>Total Net Worth and Liabilities</u></b>	<u><u>48,387.17</u></u>

# Kettle Creek Homeowners Association, Inc.

## Income and Expense Comparative Statement

From 11/01/2018 to 11/30/2018

	<u>November 2018</u>		<u>January to November</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>
<b>Revenues</b>							
Monthly Dues		3,603	43,240	39,633	3,607	43,236	41,830
Townes Master Dues		793	9,512	8,723	789	9,512	9,348
Interest Income		3		33	(33)	41	41
Late fee-Nsf Charges		27	110	297	(187)	320	320
Misc Income		396		4,356	(4,356)	4,748	1,884
<b>Total Revenues</b>	0	4,822	52,862	53,042	(180)	57,857	53,423

### Expenses

#### **Operating Expenses**

Accounting Fees			325	325		325	325
Administration Costs	838	103	1,472	1,133	(339)	1,235	1,095
Electric	39	42	461	462	1	500	468
Fence/Wall Repair			92		(92)		
General Mx and Repair		17		187	187	200	200
Insurance Property/Liability	566	1,884	1,924	1,884	(40)	1,884	2,400
Landscaping			1,207	8,000	6,793	8,000	5,500
Legal Expense		24	1,125	264	(861)	285	285
**Legal Reimb			(887)		887		
Lawn Contract	858	833	9,292	9,163	(129)	10,000	8,616
Light (Electric) Maint/Repair							200
Management Fees	799	799	8,789	8,789		9,588	9,588
Professional (Website)			225	225		225	225
Snow Removal			540	400	(140)	750	750
Sprinkler Repair	(175)		1,615	1,500	(115)	1,500	1,000
Storm Water Fee	38		152		(152)		
Trash	995	983	10,407	10,813	406	11,791	11,791
Tree Maintenance		50		550	550	600	800
Water	538	625	8,295	6,875	(1,420)	7,500	6,400
<b>TOTAL Operating Expenses</b>	4,496	5,360	45,034	50,570	5,536	54,383	49,643

#### **Reserve Funding**

Reserve Allocation Consolidated		267		2,937	2,937	3,200	3,200
<b>TOTAL Reserve Funding</b>	0	267	0	2,937	2,937	3,200	3,200

<u>November 2018</u>		<u>January to November</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>

<b>Total Expenses</b>	4,496	5,627	45,034	53,507	8,473	57,583	52,843
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<b>Net Income</b>	(4,496)	(805)	7,828	(465)	8,293	274	580
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