

# Kettle Creek Homeowners Association, Inc.

## Balance Sheet

10/31/2018

### Assets

Accounts Receivable	107.00
<b>Cash Accounts</b>	
Cash Operating - First Bank	21,995.47
<b>TOTAL Cash Accounts</b>	<u>21,995.47</u>
<b>Reserve Accounts</b>	
Reserve - First Bank	4,469.18
Ent Business Savings	1,516.78
Ent CD 1/4/19 1.19%	9,533.93
Ent CD 3/9/19 1.2%	3,234.30
Ent CD 6/6/19 1.83%	7,765.83
Ent CD 10/8/19 1.83%	5,096.90
<b>TOTAL Reserve Accounts</b>	<u>31,616.92</u>
<b><u>Total Assets</u></b>	<u><u>53,719.39</u></u>

### Liabilities

Prepaid Dues	2,824.09
Accounts Payable - Net Total	1,358.00
<b><u>Total Liabilities</u></b>	<u><u>4,182.09</u></u>

### Net Worth

<b>Reserves</b>	
Reserve Interest Earned	259.91
Reserve-Consolidated	31,357.01
<b>TOTAL Reserves</b>	<u>31,616.92</u>
<b>Working Capital</b>	12,408.00
<b>Retained Earnings</b>	(6,811.43)
<b>Net Income</b>	12,323.81
<b><u>Total Net Worth</u></b>	<u><u>49,537.30</u></u>
<b><u>Total Net Worth and Liabilities</u></b>	<u><u>53,719.39</u></u>

# Kettle Creek Homeowners Association, Inc.

## Income and Expense Comparative Statement

From 10/01/2018 to 10/31/2018

	<u>October 2018</u>		<u>January to October</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><u>Revenues</u></b>							
Monthly Dues		3,603	43,240	36,030	7,210	43,236	41,830
Townes Master Dues		793	9,512	7,930	1,582	9,512	9,348
Interest Income		3		30	(30)	41	41
Late fee-Nsf Charges		27	110	270	(160)	320	320
Misc Income		396		3,960	(3,960)	4,748	1,884
<b>Total Revenues</b>	0	4,822	52,862	48,220	4,642	57,857	53,423

### **Expenses**

#### **Operating Expenses**

Accounting Fees			325	325		325	325
Administration Costs	143	103	634	1,030	396	1,235	1,095
Electric	39	42	423	420	(3)	500	468
Fence/Wall Repair			92		(92)		
General Mx and Repair		17		170	170	200	200
Insurance Property/Liability	1,358		1,358		(1,358)	1,884	2,400
Landscaping			1,207	8,000	6,793	8,000	5,500
Legal Expense		24	1,125	240	(885)	285	285
**Legal Reimb			(887)		887		
Lawn Contract	858	833	8,433	8,330	(103)	10,000	8,616
Light (Electric) Maint/Repair							200
Management Fees	799	799	7,990	7,990		9,588	9,588
Professional (Website)			225	225		225	225
Snow Removal			540	400	(140)	750	750
Sprinkler Repair	175	250	1,790	1,500	(290)	1,500	1,000
Storm Water Fee	38		114		(114)		
Trash	1,006	983	9,412	9,830	418	11,791	11,791
Tree Maintenance		50		500	500	600	800
Water	1,214	625	7,757	6,250	(1,507)	7,500	6,400
<b>TOTAL Operating Expenses</b>	5,630	3,726	40,538	45,210	4,672	54,383	49,643

#### **Reserve Funding**

Reserve Allocation Consolidated		267		2,670	2,670	3,200	3,200
<b>TOTAL Reserve Funding</b>	0	267	0	2,670	2,670	3,200	3,200

<u>October 2018</u>		<u>January to October</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>	5,630	3,993	40,538	47,880	7,342	57,583	52,843
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<b>Net Income</b>	(5,630)	829	12,324	340	11,984	274	580
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