

Kettle Creek Homeowners Association, Inc.

Balance Sheet

08/31/2019

Assets

Accounts Receivable	1,558.75
Cash Accounts	
Cash Operating - First Bank	32,598.04
TOTAL Cash Accounts	<u>32,598.04</u>
Reserve Accounts	
Reserve - First Bank	4,474.57
Ent Business Savings	9,390.65
Ent CD 10/8/19 1.83%	5,175.12
Ent CD 1/4/20 2.15%	9,688.46
Ent CD 6/9/20 2.280%	3,283.70
TOTAL Reserve Accounts	<u>32,012.50</u>
<u>Total Assets</u>	<u><u>66,169.29</u></u>

Liabilities

Prepaid Dues	1,947.00
Accounts Payable - Net Total	1,264.00
<u>Total Liabilities</u>	<u><u>3,211.00</u></u>

Net Worth

Reserves	
Reserve Interest Earned	309.44
Reserve-Consolidated	31,703.06
TOTAL Reserves	<u>32,012.50</u>
Working Capital	12,408.00
Retained Earnings	(1,883.79)
Net Income	20,421.58
<u>Total Net Worth</u>	<u><u>62,958.29</u></u>
<u>Total Net Worth and Liabilities</u>	<u><u>66,169.29</u></u>

Kettle Creek Homeowners Association, Inc.

Income and Expense Comparative Statement

From 08/01/2019 to 08/31/2019

	<u>August 2019</u>		<u>January to August</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>
<u>Revenues</u>							
Monthly Dues			44,180	44,180		44,180	43,236
Townes Master Dues			9,676	9,676		9,676	9,512
Interest Income				15	(15)	15	41
Fines			650		650		
Late fee-Nsf Charges			296	200	96	200	320
Misc Income		359		2,872	(2,872)	4,307	4,748
Total Revenues	0	359	54,802	56,943	(2,141)	58,378	57,857

Expenses

Operating Expenses

Accounting Fees			325	325		325	325
Administration Costs	49	104	568	832	264	1,250	1,235
Electric	41	42	373	336	(37)	510	500
General Mx and Repair		17		136	136	200	200
Insurance Property/Liability			(125)		125	1,916	1,884
Landscaping		1,000	1,773	6,000	4,227	7,000	8,000
Legal Expense		24	1,449	192	(1,257)	285	285
**Legal Reimb	(55)		(1,594)		1,594		
Lawn Contract	830	858	5,923	6,864	941	10,296	10,000
Light (Electric) Maint/Repair		17		136	136	200	
Management Fees	799	799	6,392	6,392		9,588	9,588
Professional (Website)			225	225		225	225
Snow Removal			2,646	400	(2,246)	750	750
Sprinkler Repair	424	250	1,149	1,000	(149)	1,500	1,500
Storm Water Fee	38	38	305	304	(1)	456	
Trash	1,195	1,006	9,269	8,048	(1,221)	12,072	11,791
Tree Maintenance		42		336	336	500	600
Water	2,345	1,191	5,547	3,952	(1,595)	7,600	7,500
Dog Stations			155		(155)		
TOTAL Operating Expenses	5,666	5,388	34,380	35,478	1,098	54,673	54,383

Reserve Funding

Reserve Allocation Consolidated		267		2,136	2,136	3,200	3,200
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	<u>August 2019</u>		<u>January to August</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 Reserve Funding	0	267	0	2,136	2,136	3,200	3,200

Total Expenses	5,666	5,655	34,380	37,614	3,234	57,873	57,583
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Net Income	(5,666)	(5,296)	20,422	19,329	1,093	505	274
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