

Kettle Creek Homeowners Association, Inc.

Balance Sheet

06/30/2019

Assets

Accounts Receivable	1,825.41
Cash Accounts	
Cash Operating - First Bank	43,891.84
TOTAL Cash Accounts	43,891.84
Reserve Accounts	
Reserve - First Bank	4,473.59
Ent Business Savings	1,537.54
Ent CD 6/6/19 1.83%	7,836.57
Ent CD 10/8/19 1.83%	5,143.33
Ent CD 1/4/20 2.15%	9,619.23
Ent CD 6/9/20 2.280%	3,258.59
TOTAL Reserve Accounts	31,868.85
<u>Total Assets</u>	<u>77,586.10</u>

Liabilities

Prepaid Dues	1,732.00
Accounts Payable - Net Total	2,179.00
<u>Total Liabilities</u>	<u>3,911.00</u>

Net Worth

Reserves	
Reserve Interest Earned	165.79
Reserve-Consolidated	31,703.06
TOTAL Reserves	31,868.85
Working Capital	12,408.00
Retained Earnings	(1,883.79)
Net Income	31,282.04
<u>Total Net Worth</u>	<u>73,675.10</u>
<u>Total Net Worth and Liabilities</u>	<u>77,586.10</u>

Kettle Creek Homeowners Association, Inc.

Income and Expense Comparative Statement

From 06/01/2019 to 06/30/2019

	<u>June 2019</u>		<u>January to June</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	11		296	200	96	200	320
Misc Income		359		2,154	(2,154)	4,307	4,748
Total Revenues	11	359	54,802	56,225	(1,423)	58,378	57,857

Expenses

Operating Expenses

Accounting Fees			325	325		325	325
Administration Costs	46	104	482	624	142	1,250	1,235
Electric	39	42	294	252	(42)	510	500
General Mx and Repair		17		102	102	200	200
Insurance Property/Liability			(125)		125	1,916	1,884
Landscaping	22	1,500	1,773	3,500	1,727	7,000	8,000
Legal Expense	198	24	1,449	144	(1,305)	285	285
**Legal Reimb			(1,539)		1,539		
Lawn Contract	830	858	4,263	5,148	885	10,296	10,000
Light (Electric) Maint/Repair		17		102	102	200	
Management Fees	799	799	4,794	4,794		9,588	9,588
Professional (Website)			225	225		225	225
Snow Removal	(311)		2,646	400	(2,246)	750	750
Sprinkler Repair	725	250	725	500	(225)	1,500	1,500
Storm Water Fee	38	38	229	228	(1)	456	
Trash	1,202	1,006	6,876	6,036	(840)	12,072	11,791
Tree Maintenance		42		252	252	500	600
Water	894	1,195	1,102	1,570	468	7,600	7,500
TOTAL Operating Expenses	4,482	5,892	23,519	24,202	683	54,673	54,383

Reserve Funding

Reserve Allocation Consolidated		267		1,602	1,602	3,200	3,200
TOTAL Reserve Funding	0	267	0	1,602	1,602	3,200	3,200

<u>June 2019</u>		<u>January to June</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	4,482	6,159	23,519	25,804	2,285	57,873	57,583
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Net Income	(4,471)	(5,800)	31,283	30,421	862	505	274
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