

Kettle Creek Homeowners Association, Inc.

Balance Sheet

11/30/2019

Assets

Accounts Receivable	1,540.21
Cash Accounts	
Cash Operating - First Bank	9,744.27
TOTAL Cash Accounts	<u>9,744.27</u>
Reserve Accounts	
Reserve - First Bank	4,475.32
Ent Business Savings	15,791.42
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>38,414.02</u>
Total Assets	<u><u>49,698.50</u></u>

Liabilities

Prepaid Dues	3,318.64
Accounts Payable - Net Total	1,146.00
Total Liabilities	<u><u>4,464.64</u></u>

Net Worth

Reserves	
Reserve Interest Earned	310.96
Reserve-Consolidated	38,103.06
TOTAL Reserves	<u>38,414.02</u>
Working Capital	12,408.00
Retained Earnings	(1,883.79)
Net Income	(3,704.37)
Total Net Worth	<u><u>45,233.86</u></u>
Total Net Worth and Liabilities	<u><u>49,698.50</u></u>

Kettle Creek Homeowners Association, Inc.

Income and Expense Comparative Statement

From 11/01/2019 to 11/30/2019

	<u>November 2019</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>
<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			336	200	136	200	320
Misc Income		359		3,949	(3,949)	4,307	4,748
Total Revenues	0	359	54,842	58,020	(3,178)	58,378	57,857

Expenses

Operating Expenses

Accounting Fees			325	325		325	325
Administration Costs	1,334	104	1,979	1,144	(835)	1,250	1,235
Electric	41	42	491	462	(29)	510	500
General Mx and Repair		17		187	187	200	200
Insurance Property/Liability	500	1,000	1,834	1,916	82	1,916	1,884
Landscaping	140		1,913	7,000	5,087	7,000	8,000
Legal Expense		24	1,504	264	(1,240)	285	285
**Legal Reimb			(1,594)		1,594		
Lawn Contract	830	858	8,413	9,438	1,025	10,296	10,000
Light (Electric) Maint/Repair		17		187	187	200	
Management Fees	799	799	8,789	8,789		9,588	9,588
Professional (Website)			225	225		225	225
Snow Removal	176		2,822	400	(2,422)	750	750
Sprinkler Repair			1,966	1,500	(466)	1,500	1,500
Storm Water Fee	38	38	419	418	(1)	456	
Trash	1,194	1,006	12,854	11,066	(1,788)	12,072	11,791
Tree Maintenance		42		462	462	500	600
Water	918	1,191	9,946	7,525	(2,421)	7,600	7,500
Dog Stations			260		(260)		
TOTAL Operating Expenses	5,970	5,138	52,146	51,308	(838)	54,673	54,383

Reserve Funding

Reserve Allocation Consolidated	6,400	267	6,400	2,937	(3,463)	3,200	3,200
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	<u>November 2019</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>
TOTAL Reserve Funding	6,400	267	6,400	2,937	(3,463)	3,200	3,200
Total Expenses	12,370	5,405	58,546	54,245	(4,301)	57,873	57,583
Net Income	(12,370)	(5,046)	(3,704)	3,775	(7,479)	505	274