

# Kettle Creek Homeowners Association, Inc.

## Balance Sheet

10/31/2019

### Assets

Accounts Receivable	1,550.21
<b>Cash Accounts</b>	
Cash Operating - First Bank	22,589.51
<b>TOTAL Cash Accounts</b>	<u>22,589.51</u>
<b>Reserve Accounts</b>	
Reserve - First Bank	4,475.14
Ent Business Savings	9,391.42
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
<b>TOTAL Reserve Accounts</b>	<u>32,013.84</u>
<b><u>Total Assets</u></b>	<u><u>56,153.56</u></u>

### Liabilities

Prepaid Dues	2,118.64
Accounts Payable - Net Total	2,831.00
<b><u>Total Liabilities</u></b>	<u><u>4,949.64</u></u>

### Net Worth

<b>Reserves</b>	
Reserve Interest Earned	310.78
Reserve-Consolidated	31,703.06
<b>TOTAL Reserves</b>	<u>32,013.84</u>
<b>Working Capital</b>	12,408.00
<b>Retained Earnings</b>	(1,883.79)
<b>Net Income</b>	8,665.87
<b><u>Total Net Worth</u></b>	<u><u>51,203.92</u></u>
<b><u>Total Net Worth and Liabilities</u></b>	<u><u>56,153.56</u></u>

# Kettle Creek Homeowners Association, Inc.

## Income and Expense Comparative Statement

From 10/01/2019 to 10/31/2019

	<u>October 2019</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			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	27		336	200	136	200	320
Misc Income		359		3,590	(3,590)	4,307	4,748
<b>Total Revenues</b>	<b>27</b>	<b>359</b>	<b>54,842</b>	<b>57,661</b>	<b>(2,819)</b>	<b>58,378</b>	<b>57,857</b>

### **Expenses**

#### **Operating Expenses**

Accounting Fees			325	325		325	325
Administration Costs	36	104	645	1,040	395	1,250	1,235
Electric	39	42	450	420	(30)	510	500
General Mx and Repair		17		170	170	200	200
Insurance Property/Liability	1,459	916	1,334	916	(418)	1,916	1,884
Landscaping			1,773	7,000	5,227	7,000	8,000
Legal Expense		24	1,504	240	(1,264)	285	285
**Legal Reimb			(1,594)		1,594		
Lawn Contract	830	858	7,583	8,580	997	10,296	10,000
Light (Electric) Maint/Repair		17		170	170	200	
Management Fees	799	799	7,990	7,990		9,588	9,588
Professional (Website)			225	225		225	225
Snow Removal			2,646	400	(2,246)	750	750
Sprinkler Repair	437	250	1,966	1,500	(466)	1,500	1,500
Storm Water Fee	38	38	381	380	(1)	456	
Trash	1,194	1,006	11,659	10,060	(1,599)	12,072	11,791
Tree Maintenance		42		420	420	500	600
Water	1,840	1,191	9,029	6,334	(2,695)	7,600	7,500
Dog Stations	105		260		(260)		
<b>TOTAL Operating Expenses</b>	<b>6,777</b>	<b>5,304</b>	<b>46,176</b>	<b>46,170</b>	<b>(6)</b>	<b>54,673</b>	<b>54,383</b>

#### **Reserve Funding**

Reserve Allocation Consolidated		267		2,670	2,670	3,200	3,200
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	<u>October 2019</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 Reserve Funding</b>	0	267	0	2,670	2,670	3,200	3,200

<b>Total Expenses</b>	6,777	5,571	46,176	48,840	2,664	57,873	57,583
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<b>Net Income</b>	(6,750)	(5,212)	8,666	8,821	(155)	505	274
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