

# Kettle Creek Homeowners Association, Inc.

## Balance Sheet

09/30/2019

### Assets

Accounts Receivable	1,571.89
<b>Cash Accounts</b>	
Cash Operating - First Bank	27,611.40
<b>TOTAL Cash Accounts</b>	<u>27,611.40</u>
<b>Reserve Accounts</b>	
Reserve - First Bank	4,474.95
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
<b>TOTAL Reserve Accounts</b>	<u>32,012.88</u>
<b>Total Assets</b>	<u><u>61,196.17</u></u>

### Liabilities

Prepaid Dues	2,032.81
Accounts Payable - Net Total	1,210.00
<b>Total Liabilities</b>	<u><u>3,242.81</u></u>

### Net Worth

<b>Reserves</b>	
Reserve Interest Earned	309.82
Reserve-Consolidated	31,703.06
<b>TOTAL Reserves</b>	<u>32,012.88</u>
<b>Working Capital</b>	12,408.00
<b>Retained Earnings</b>	(1,883.79)
<b>Net Income</b>	15,416.27
<b>Total Net Worth</b>	<u><u>57,953.36</u></u>
<b>Total Net Worth and Liabilities</b>	<u><u>61,196.17</u></u>

# Kettle Creek Homeowners Association, Inc.

## Income and Expense Comparative Statement

From 09/01/2019 to 09/30/2019

	<u>September 2019</u>		<u>January to September</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	13		309	200	109	200	320
Misc Income		359		3,231	(3,231)	4,307	4,748
<b>Total Revenues</b>	13	359	54,815	57,302	(2,487)	58,378	57,857

### **Expenses**

#### **Operating Expenses**

Accounting Fees			325	325		325	325
Administration Costs	41	104	609	936	327	1,250	1,235
Electric	38	42	411	378	(33)	510	500
General Mx and Repair		17		153	153	200	200
Insurance Property/Liability			(125)		125	1,916	1,884
Landscaping		1,000	1,773	7,000	5,227	7,000	8,000
Legal Expense	55	24	1,504	216	(1,288)	285	285
**Legal Reimb			(1,594)		1,594		
Lawn Contract	830	858	6,753	7,722	969	10,296	10,000
Light (Electric) Maint/Repair		17		153	153	200	
Management Fees	799	799	7,191	7,191		9,588	9,588
Professional (Website)			225	225		225	225
Snow Removal			2,646	400	(2,246)	750	750
Sprinkler Repair	380	250	1,529	1,250	(279)	1,500	1,500
Storm Water Fee	38	38	343	342	(1)	456	
Trash	1,196	1,006	10,465	9,054	(1,411)	12,072	11,791
Tree Maintenance		42		378	378	500	600
Water	1,642	1,191	7,189	5,143	(2,046)	7,600	7,500
Dog Stations			155		(155)		
<b>TOTAL Operating Expenses</b>	5,019	5,388	39,399	40,866	1,467	54,673	54,383

#### **Reserve Funding**

Reserve Allocation Consolidated		267		2,403	2,403	3,200	3,200
---------------------------------	--	-----	--	-------	-------	-------	-------

	<u>September 2019</u>		<u>January to September</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	2,403	2,403	3,200	3,200

<b>Total Expenses</b>	5,019	5,655	39,399	43,269	3,870	57,873	57,583
-----------------------	-------	-------	--------	--------	-------	--------	--------

<b>Net Income</b>	(5,006)	(5,296)	15,416	14,033	1,383	505	274
-------------------	---------	---------	--------	--------	-------	-----	-----