

# Kettle Creek Homeowners Association, Inc.

## Balance Sheet

05/31/2017

### Assets

<b>Accounts Receivable</b>	704.40
<b>Cash Accounts</b>	
Cash Operating - First Bank	40,190.56
<b>TOTAL Cash Accounts</b>	<u>40,190.56</u>
<b>Reserve Accounts</b>	
Reserve - First Bank	4,465.22
Ent Business Savings	1,494.64
Ent CD 1/4/18 .90%	9,390.49
Ent CD 6/6/18 .90%	7,638.63
Ent CD 10/8/17 .90%	5,029.17
<b>TOTAL Reserve Accounts</b>	<u>28,018.15</u>
<b>Total Assets</b>	<u><u>68,913.11</u></u>

### Liabilities

<b>Prepaid Dues</b>	2,147.10
<b>Total Liabilities</b>	<u><u>2,147.10</u></u>

### Net Worth

<b>Reserves</b>	
Reserve Interest Earned	93.61
Reserve-Consolidated	27,924.54
<b>TOTAL Reserves</b>	<u>28,018.15</u>
<b>Working Capital</b>	12,408.00
<b>Retained Earnings</b>	(12,364.78)
<b>Net Income</b>	38,704.64
<b>Total Net Worth</b>	<u><u>66,766.01</u></u>
<b>Total Net Worth and Liabilities</b>	<u><u>68,913.11</u></u>

# Kettle Creek Homeowners Association, Inc.

## Income and Expense Comparative Statement

From 05/01/2017 to 05/31/2017

	<u>May 2017</u>		<u>January to May</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		3,486	41,830	17,430	24,400	41,830	41,830
Townes Master Dues		779	9,348	3,895	5,453	9,348	9,348
Interest Income		3		15	(15)	41	41
Late fee-Nsf Charges	8	27	421	135	286	320	320
Misc Income		157		785	(785)	1,884	924
<b>Total Revenues</b>	8	4,452	51,599	22,260	29,339	53,423	52,463

### **Expenses**

#### **Operating Expenses**

Accounting Fees		27	325	135	(190)	325	325
Administration Costs	35	91	343	455	112	1,095	1,095
Electric	36	39	200	195	(5)	468	420
General Mx and Repair		17		85	85	200	200
Insurance Property/Liability		200	(180)	1,000	1,180	2,400	2,455
Landscaping		458	75	2,290	2,215	5,500	5,000
Legal Expense		24	675	120	(555)	285	285
**Legal Reimb	(144)		(729)		729		
Lawn Contract		718	2,872	3,590	718	8,616	8,364
Light (Electric) Maint/Repair		17		85	85	200	200
Management Fees	799	799	3,995	3,995		9,588	9,588
Professional (Website)		19	225	95	(130)	225	225
Snow Removal		62	75	310	235	750	750
Sprinkler Repair		83		415	415	1,000	1,000
Trash	936	983	4,680	4,915	235	11,791	11,791
Tree Maintenance		67	90	335	245	800	400
Water	46	533	248	2,665	2,417	6,400	7,000
<b>TOTAL Operating Expenses</b>	1,708	4,137	12,894	20,685	7,791	49,643	49,098

#### **Reserve Funding**

Reserve Allocation Consolidated		267		1,335	1,335	3,200	3,200
<b>TOTAL Reserve Funding</b>	0	267	0	1,335	1,335	3,200	3,200

	<u>May 2017</u>		<u>January to May</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 Expenses</b>	1,708	4,404	12,894	22,020	9,126	52,843	52,298

<b>Net Income</b>	(1,700)	48	38,705	240	38,465	580	165
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