

Townes at Kettle Creek

Balance Sheet

01/31/2020

Assets

Accounts Receivable	8,062.39
Cash Operating - First Bank	31,482.12
Reserve - First Bank	54,310.63
Reserve - RBC Wealth	21,055.72
RBC CD 2/14/20 2.45%	35,000.00
RBC CD 5/28/20 2.45%	40,000.00
RBC CD 08/05/20 1.65%	90,000.00

<u>Total Assets</u>	<u>279,910.86</u>
----------------------------	--------------------------

Liabilities

Prepaid Accounts Receivable	10,176.24
-----------------------------	-----------

<u>Total Liabilities</u>	<u>10,176.24</u>
---------------------------------	-------------------------

Net Worth

Retained Earnings	32,206.38
Reserve Interest Earned	6.85
Reserve-Consolidated	240,359.50
Prior Retained Earnings	1,326.00
Net Income	(4,164.11)

<u>Total Net Worth</u>	<u>269,734.62</u>
-------------------------------	--------------------------

<u>Total Net Worth and Liabilities</u>	<u>279,910.86</u>
---	--------------------------

Townes at Kettle Creek

Income and Expense Comparative Statement

From 01/01/2020 to 01/31/2020

	<u>January 2020</u>		<u>January to January</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	18,860	18,860	18,860	18,860		226,320	211,560
Late fee-Nsf Charges	29	42	29	42	(13)	500	1,000
Total Revenues	18,889	18,902	18,889	18,902	(13)	226,820	212,560
<u>Expenses</u>							
Accounting Fees						325	500
Administration Costs	185	217	185	217	32	2,600	2,600
Bad Debt							10,000
Electric	22	23	22	23	1	280	280
General Mx and Repair		125		125	125	1,500	2,000
Insurance Property/Liability	11,635	3,750	11,635	3,750	(7,885)	45,000	43,000
Landscaping	185	125	185	125	(60)	1,500	1,500
Legal Expense	55	112	55	112	57	1,350	1,350
**Legal Reimb		(83)		(83)	(83)	(1,000)	(1,000)
Lawn Contract	1,710	1,710	1,710	1,710		20,520	17,500
Light (Electric) Maint/Repair	130	208	130	208	78	2,500	2,500
Management Fees	1,332	1,332	1,332	1,332		15,990	14,760
Pest Control		42		42	42	500	730
Pond Maintenance						500	500
Plumbing	104	42	104	42	(62)	500	500
Roof Repair	450	250	450	250	(200)	3,000	5,000
Snow Removal	137	7,500	137	7,500	7,363	22,500	20,000
Street Repair/Sweep		25		25	25	300	300
Storm Water Fee	145		145		(145)		
Sprinkler Repair		167		167	167	2,000	3,500
Trash	770	770	770	770		9,240	9,200
Tree Maintenance		208		208	208	2,500	5,500
Water	92	1,833	92	1,833	1,741	22,000	20,500
Reserve Allocation Consolidated	6,101	6,101	6,101	6,101		73,215	51,840
Total Expenses	23,053	24,457	23,053	24,457	1,404	226,820	212,560
Net Income	(4,164)	(5,555)	(4,164)	(5,555)	1,391	0	0