

Townes at Kettle Creek

Balance Sheet

04/01/2021

Assets

Owner Receivables	16,442.36
Other Receivables	4,469.61
Cash Operating - First Bank	18,768.22
Reserves	
Reserve - First Bank	93,842.71
Reserve - RBC Wealth	27,776.08
RBC CD 6/2/21 .05%	50,000.00
RBC SER 9/20/50 1.0%	24,796.28
RBC BND 7/20/50 5.5%	32,382.63
RBC T BILL 5/6/21	54,999.05
TOTAL Reserves	283,796.75
Total Assets	323,476.94

Liabilities

Owners Receivable Over Collected	4,279.10
Total Liabilities	4,279.10

Net Worth

Reserve Funds	
Reserve Interest Earned	515.37
Reserve-Consolidated	283,281.38
TOTAL Reserve Funds	283,796.75
Retained Earnings	16,706.15
Net Income	18,694.94
Total Net Worth	319,197.84
Total Net Worth and Liabilities	323,476.94

Townes at Kettle Creek

Income and Expense Comparative Statement

From 04/01/2021 to 04/30/2021

	<u>April 2021</u>		<u>January to April</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	20,500	20,500	82,250	82,000	250	246,000	226,320
Late fee-Nsf Charges	50	42	120	168	(48)	500	500
Returned Check Charges			40		40		
Total Revenues	20,550	20,542	82,410	82,168	242	246,500	226,820
<u>Expenses</u>							
Operating Expenses							
Accounting Fees				1,500	1,500	1,500	325
Administration Costs	148	208	635	832	197	2,500	2,600
Electric	18	20	78	80	2	240	280
General Mx and Repair	9	125	336	500	164	1,500	1,500
Insurance Property/Liability	4,198	4,583	17,301	18,332	1,031	55,000	45,000
Landscaping	125	83	312	332	20	1,000	1,500
Legal Expense	205	42	959	168	(791)	500	1,350
**Legal Reimb	(100)		(410)		410		(1,000)
Lawn Contract	1,796	1,760	7,076	7,040	(36)	21,120	20,520
Light (Electric) Maint/Repair		188	290	752	462	2,250	2,500
Management Fees	1,332	1,332	5,330	5,328	(2)	15,990	15,990
Pest Control		42		168	168	500	500
Pond Maintenance		29		116	116	350	500
Plumbing		29		116	116	350	500
Roof Repair		167	325	668	343	2,000	3,000
Snow Removal	269	1,667	14,881	6,668	(8,213)	20,000	22,500
Sprinkler Repair		208	239	832	593	2,500	2,000
Street Repair/Sweep		25		100	100	300	300
Trash		770	3,078	3,080	2	9,240	9,240
Tree Maintenance	500	208	875	832	(43)	2,500	2,500
Water	220	1,833	789	7,332	6,543	22,000	22,000
TOTAL Operating Expenses	8,720	13,319	52,094	54,776	2,682	161,340	153,605
Reserve Funding							
Reserve Allocation Consolidated	7,097	7,097	27,388	28,388	1,000	85,160	73,215
TOTAL Reserve Funding	7,097	7,097	27,388	28,388	1,000	85,160	73,215

<u>April 2021</u>		<u>January to April</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 Expenses	15,817	20,416	79,482	83,164	3,682	246,500	226,820
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Net Income	4,733	126	2,928	(996)	3,924	0	0
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