

Townes at Kettle Creek

Balance Sheet

05/31/2021

Assets

Owner Receivables	1,737.22
Other Receivables	3,017.19
Cash Operating - First Bank	25,297.53
Reserves	
Reserve - First Bank	108,039.67
Reserve - RBC Wealth	17,250.24
RBC CD 6/2/21 .05%	50,000.00
RBC SER 9/20/50 1.0%	22,971.88
RBC BND 7/20/50 5.5%	30,024.48
RBC T BILL 5/6/21	(0.95)
TOTAL Reserves	228,285.32
RBC CD 8/17/21 0.03%	70,000.00
<u>Total Assets</u>	<u>328,337.26</u>

Liabilities

Owners Receivable Over Collected	6,571.60
<u>Total Liabilities</u>	<u>6,571.60</u>

Net Worth

Reserve Funds	
Reserve Interest Earned	809.94
Reserve-Consolidated	297,475.38
TOTAL Reserve Funds	298,285.32
Retained Earnings	16,706.15
Net Income	6,774.19
<u>Total Net Worth</u>	<u>321,765.66</u>
<u>Total Net Worth and Liabilities</u>	<u>328,337.26</u>

Townes at Kettle Creek

Income and Expense Comparative Statement

From 05/01/2021 to 05/31/2021

	<u>May 2021</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>
<u>Revenues</u>							
Monthly Dues	20,500	20,500	102,750	102,500	250	246,000	226,320
Late fee-Nsf Charges	50	42	170	210	(40)	500	500
Returned Check Charges			40		40		
Total Revenues	20,550	20,542	102,960	102,710	250	246,500	226,820
<u>Expenses</u>							
Operating Expenses							
Accounting Fees				1,500	1,500	1,500	325
Administration Costs	170	208	805	1,040	235	2,500	2,600
Electric	17	20	96	100	4	240	280
General Mx and Repair		125	336	625	289	1,500	1,500
Insurance Property/Liability	4,198	4,583	21,499	22,915	1,416	55,000	45,000
Landscaping	125	83	438	415	(23)	1,000	1,500
Legal Expense	100	42	1,059	210	(849)	500	1,350
**Legal Reimb	(55)		(465)		465		(1,000)
Lawn Contract	1,796	1,760	8,872	8,800	(72)	21,120	20,520
Light (Electric) Maint/Repair	145	188	435	940	505	2,250	2,500
Management Fees	1,332	1,332	6,662	6,660	(2)	15,990	15,990
Pest Control		42		210	210	500	500
Pond Maintenance		29		145	145	350	500
Plumbing		29		145	145	350	500
Roof Repair		167	325	835	510	2,000	3,000
Snow Removal		1,667	14,881	8,335	(6,546)	20,000	22,500
Sprinkler Repair	384	208	623	1,040	417	2,500	2,000
Street Repair/Sweep		25		125	125	300	300
Trash	770	770	3,848	3,850	2	9,240	9,240
Tree Maintenance	375	208	1,250	1,040	(210)	2,500	2,500
Water	248	1,833	1,037	9,165	8,128	22,000	22,000
TOTAL Operating Expenses	9,605	13,319	61,701	68,095	6,394	161,340	153,605
Reserve Funding							
Reserve Allocation Consolidated	7,097	7,097	34,485	35,485	1,000	85,160	73,215
TOTAL Reserve Funding	7,097	7,097	34,485	35,485	1,000	85,160	73,215

<u>May 2021</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>

Total Expenses	16,702	20,416	96,186	103,580	7,394	246,500	226,820
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Net Income	3,848	126	6,774	(870)	7,644	0	0
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