

Kettle Creek HOA

Operating Statement (by month)

2010 Actual Activity

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	YTD Actuals	Monthly Average
OPERATING INCOME														
Bison Ridge at KC Dues	38,540.00	-	-	-	-	-	-	-	-	-	-	-	38,540.00	3,211.67
The Townes at KC Dues	8,653.00	-	-	-	-	-	-	-	-	-	-	-	8,653.00	721.08
Special Assessment	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest	10.00	18.00	20.00	22.00	23.00	19.00	16.00	10.00	8.00	5.00	4.00	1.00	156.00	13.00
Late Fees	-	140.00	170.00	(50.00)	40.00	10.00	20.00	20.00	-	20.00	20.00	-	390.00	32.50
Returned Check Fees	-	-	-	20.00	-	-	-	-	-	-	-	-	20.00	1.67
GROSS OPERATING INCOME	47,203.00	158.00	190.00	(8.00)	63.00	29.00	36.00	30.00	8.00	25.00	24.00	1.00	47,759.00	3,979.92
OPERATING EXPENSE														
Accounting Fees	310.00	-	-	-	-	-	-	-	-	-	-	-	310.00	25.83
Administration Costs	73.38	38.95	93.74	74.72	72.19	91.91	163.79	48.24	34.36	168.57	227.09	291.26	1,378.20	114.85
Electric	34.86	39.29	35.46	34.02	32.49	37.00	32.79	34.17	35.48	33.36	33.67	39.68	422.27	35.19
General Mx and Repair	-	-	-	-	-	300.00	-	-	-	55.00	-	-	355.00	29.58
Insurance Property/Liability	-	-	-	-	-	-	-	-	-	-	1,822.00	-	1,822.00	151.83
Landscaping	-	-	-	435.00	-	1,162.00	-	-	-	4,839.00	180.00	-	6,616.00	551.33
Legal Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lawn Contract	510.00	510.00	510.00	510.00	510.00	510.00	510.00	525.00	525.00	525.00	525.00	525.00	6,195.00	516.25
Light (Electric) Maint/Repair	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	752.00	752.00	752.00	752.00	752.00	752.00	752.00	752.00	752.00	752.00	752.00	752.00	9,024.00	752.00
Plumbing	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Professional Fees (Website)	-	200.00	-	-	-	-	-	-	-	-	-	-	200.00	16.67
Sign Repair/Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Snow Removal	237.50	-	130.00	65.00	-	-	-	-	-	-	-	-	432.50	36.04
Sprinkler Repair	-	-	-	-	-	485.45	414.13	74.00	-	189.00	52.00	-	1,214.58	101.22
Trash	840.00	840.00	840.00	849.00	849.00	849.00	849.00	849.00	849.00	849.00	849.00	849.00	10,161.00	846.75
Tree Maintenance	-	-	225.00	-	-	-	-	-	-	-	-	-	225.00	18.75
Water	17.68	35.50	25.50	24.65	104.47	571.85	765.71	1,362.72	533.50	1,161.08	759.50	28.90	5,391.06	449.26
TOTAL OPERATING EXPENSES	2,775.42	2,415.74	2,611.70	2,744.39	2,320.15	4,759.21	3,487.42	3,645.13	2,729.34	8,572.01	5,200.26	2,485.84	43,746.61	3,645.55
RESERVE ALLOCATIONS														
Consolidated	-	-	-	-	-	-	-	-	-	-	-	3,200.00	3,200.00	266.67
TOTAL RESERVE ALLOCATIONS	-	-	-	-	-	-	-	-	-	-	-	3,200.00	3,200.00	266.67
NET CASH FLOW	44,427.58	(2,257.74)	(2,421.70)	(2,752.39)	(2,257.15)	(4,730.21)	(3,451.42)	(3,615.13)	(2,721.34)	(8,547.01)	(5,176.26)	(5,684.84)	812.39	67.70

Kettle Creek HOA

Assets & Liabilities (by month)

2010

	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	October	Nov	Dec
Current Assets													
Cash-Operating Account	9,606.14	5,980.52	6,508.27	8,152.67	5,772.94	5,150.61	12.88	1,525.79	3,005.89	446.20	1,975.98	3,413.19	25,240.83
EFCU Savings 505201-00	35.25	35.26	35.27	13,595.91	10,052.69	35.23	35.24	10,085.32	35.94	35.95	35.96	35.97	35.98
EFCU MM Savings 505201-95	-	-	-	-	10,023.79	20,051.04	20,060.93	15,069.18	20,128.34	20,136.61	10,141.46	3,203.04	3.17
Ent CD 3/22/10 .7%	10,000.00	10,007.87	10,013.24	-	-	-	-	-	-	-	-	-	-
Ent CD 4/25/10 .7%	-	10,001.34	10,006.71	10,012.66	-	-	-	-	-	-	-	-	-
Ent CD 7/25/10 1.0%	-	10,001.92	10,009.59	10,018.09	10,026.32	10,034.84	10,043.09	-	-	-	-	-	-
Res-Escrow Acct-1 Citadel Savings	2,073.34	2,074.04	2,074.75	2,075.09	2,075.27	2,075.27	2,075.45	2,075.79	2,075.96	2,076.14	2,076.31	2,076.49	2,076.66
Ent Reserve CD 5/22/10 .7%	7,558.51	7,563.00	7,567.07	7,571.57	7,575.93	-	-	-	-	-	-	-	-
Ent Reserve CD 3/22/10 .7%	3,535.95	3,538.73	3,540.63	-	-	-	-	-	-	-	-	-	-
Ent Reserve CD 8/22/10 .5%	-	-	-	-	-	7,580.02	7,583.14	7,586.36	-	-	-	-	-
Ent Reserve CD 4/1/11 1.3%	-	-	-	-	3,545.82	3,549.70	3,553.46	3,557.35	3,561.25	3,565.03	3,568.94	3,572.72	3,576.63
Ent Reserve CD 11/22/10 .5%	-	-	-	-	-	-	-	-	7,589.58	7,592.70	7,595.92	-	-
Ent Reserve CD 7/22/11 .75%	-	-	-	-	-	-	-	-	-	-	-	3,799.75	3,802.17
Ent Reserve CD 11/22/11 .95%	-	-	-	-	-	-	-	-	-	-	-	3,799.95	3,803.02
Ent Reserve CD 12/11/11 .95%	-	-	-	-	-	-	-	-	-	-	-	3,799.95	3,201.75
Res-Escrow Ent CD 505201-S58	-	-	-	-	-	-	-	-	-	-	-	-	-
Accounts Receivable	3,773.63	12,419.76	8,790.69	5,125.33	4,566.33	3,346.13	3,323.13	3,343.13	3,238.13	3,188.13	3,093.13	3,418.13	3,529.13
Total Current Assets	36,582.82	61,622.44	58,546.22	56,551.32	53,639.09	51,822.84	46,687.32	43,242.92	39,635.09	37,040.76	28,487.70	27,119.19	45,269.34
TOTAL ASSETS	36,582.82	61,622.44	58,546.22	510.00	53,639.09	51,822.84	46,687.32	43,242.92	39,635.09	37,040.76	28,487.70	27,119.19	45,269.34
LIABILITIES & CAPITAL													
Liabilities													
Prepaid Dues	20,264.87	828.00	-	420.00	280.00	692.00	280.00	280.00	280.00	293.46	280.00	280.00	24,849.00
Total Short Term Liabilities	20,264.87	828.00	-	420.00	280.00	692.00	280.00	280.00	280.00	293.46	280.00	280.00	24,849.00
Reserves													
Reserve Interest Earned	123.65	9.89	14.65	20.92	29.22	33.31	44.25	51.70	58.99	66.07	73.37	81.11	92.43
Reserve-Consolidated	13,044.15	13,167.80	13,167.80	9,625.74	13,167.80	13,167.80	13,167.80	13,167.80	13,167.80	13,167.80	13,167.80	13,167.80	16,367.80
Total Reserves	13,167.80	13,177.69	13,182.45	9,646.66	13,197.02	13,201.11	26,431.55	13,219.50	13,226.79	13,233.87	13,241.17	13,248.91	16,460.23
Total Liabilities	13,167.80	13,177.69	13,182.45	9,646.66	13,197.02	13,201.11	26,431.55	13,219.50	13,226.79	13,233.87	13,241.17	13,248.91	16,460.23
Capital													
Working Capital	12,408.00	12,408.00	12,408.00	12,408.00	12,408.00	12,408.00	12,408.00	12,408.00	12,408.00	12,408.00	12,408.00	12,408.00	12,408.00
Prior Retained Earnings	(10,117.99)	(9,257.85)	(9,257.85)	(9,257.85)	(9,257.85)	(9,257.85)	(9,257.85)	(9,257.85)	(9,257.85)	(9,257.85)	(9,257.85)	(9,257.85)	(9,257.85)
Current Retained Earnings	860.14	44,466.60	42,213.62	(12,706.81)	37,011.92	34,779.58	16,825.62	26,593.27	22,978.15	20,363.28	11,816.38	10,440.13	809.96
Total Capital	3,150.15	47,616.75	45,363.77	(9,556.66)	40,162.07	37,929.73	19,975.77	29,743.42	26,128.30	23,513.43	14,966.53	13,590.28	3,960.11
TOTAL LIABILITIES AND CAPITAL	36,582.82	61,622.44	58,546.22	510.00	53,639.09	51,822.84	46,687.32	43,242.92	39,635.09	37,040.76	28,487.70	27,119.19	45,269.34

Kettle Creek HOA

Operating Statement Comparison

2010 Actual vs. 2010 Budget and 2009 Actual

	Current Month of December					YTD through December				
	Dec 10 Actual	Dec 10 Budget	Variance to Budget	Dec 09 Actual	Variance to Prior Year	YTD 10 Actual	YTD 10 Budget	Variance to Budget	YTD 09 Actual	Variance to Prior Year
OPERATING INCOME										
Bison Ridge at KC Dues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,540.00	\$ 38,540.00	\$ -	\$ 36,633.27	\$ 1,906.73
The Townes at KC Dues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,653.00	\$ 8,692.00	\$ (39.00)	\$ 8,446.00	\$ 207.00
Special Assessment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (200.00)	\$ 200.00
Interest	\$ 1.00	\$ 10.00	\$ (9.00)	\$ 0.18	\$ 0.82	\$ 156.00	\$ 400.00	\$ (244.00)	\$ 500.02	\$ (344.02)
Late Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 390.00	\$ 400.00	\$ (10.00)	\$ 700.00	\$ (310.00)
Returned Check Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20.00	\$ -	\$ 20.00	\$ 20.00	\$ -
GROSS OPERATING INCOME	\$ 1.00	\$ 10.00	\$ (9.00)	\$ 0.18	\$ 0.82	\$ 47,759.00	\$ 48,032.00	\$ (273.00)	\$ 46,099.29	\$ 1,659.71
OPERATING EXPENSE										
Accounting Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 310.00	\$ 325.00	\$ 15.00	\$ 310.00	\$ -
Administration Costs	\$ 291.26	\$ 400.00	\$ 108.74	\$ 442.10	\$ 150.84	\$ 1,378.20	\$ 1,500.00	\$ 121.80	\$ 1,482.47	\$ 104.27
Electric	\$ 39.68	\$ 37.00	\$ (2.68)	\$ 39.40	\$ (0.28)	\$ 422.27	\$ 425.00	\$ 2.73	\$ 412.31	\$ (9.96)
General Mx and Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 355.00	\$ -	\$ (355.00)	\$ 4,839.00	\$ 4,484.00
Insurance Property/Liability	\$ -	\$ 1,105.00	\$ 1,105.00	\$ 1,105.00	\$ 1,105.00	\$ 1,822.00	\$ 1,745.00	\$ (77.00)	\$ 1,745.00	\$ (77.00)
Landscaping	\$ -	\$ -	\$ -	\$ 510.00	\$ 510.00	\$ 6,616.00	\$ 8,028.00	\$ 1,412.00	\$ 525.00	\$ (6,091.00)
Legal Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500.00	\$ 500.00	\$ 627.50	\$ 627.50
Lawn Contract	\$ 525.00	\$ 525.00	\$ -	\$ 510.00	\$ (15.00)	\$ 6,195.00	\$ 6,300.00	\$ 105.00	\$ 5,610.00	\$ (585.00)
Light (Electric) Maint/Repair	\$ -	\$ 30.00	\$ 30.00	\$ -	\$ -	\$ -	\$ 100.00	\$ 100.00	\$ 8.08	\$ 8.08
Management Fees	\$ 752.00	\$ 752.00	\$ -	\$ 752.00	\$ -	\$ 9,024.00	\$ 9,024.00	\$ -	\$ 9,312.00	\$ 288.00
Plumbing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional Fees (Website)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200.00	\$ 200.00	\$ -	\$ 200.00	\$ -
Sign Repair/Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 189.00	\$ 189.00
Snow Removal	\$ -	\$ 100.00	\$ 100.00	\$ 119.00	\$ 119.00	\$ 432.50	\$ 600.00	\$ 167.50	\$ 357.50	\$ (75.00)
Sprinkler Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,214.58	\$ 500.00	\$ (714.58)	\$ 208.00	\$ (1,006.58)
Trash	\$ 849.00	\$ 840.00	\$ (9.00)	\$ 840.00	\$ (9.00)	\$ 10,161.00	\$ 10,080.00	\$ (81.00)	\$ 10,065.00	\$ (96.00)
Tree Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225.00	\$ -	\$ (225.00)	\$ -	\$ (225.00)
Water	\$ 28.90	\$ 20.00	\$ (8.90)	\$ 20.04	\$ (8.86)	\$ 5,391.06	\$ 4,500.00	\$ (891.06)	\$ 3,739.71	\$ (1,651.35)
TOTAL OPERATING EXPENSES	\$ 2,485.84	\$ 3,809.00	\$ 1,323.16	\$ 4,337.54	\$ 1,851.70	\$ 43,746.61	\$ 43,827.00	\$ 80.39	\$ 39,630.57	\$ (4,116.04)
RESERVE ALLOCATIONS										
Consolidated	\$ 3,200.00	\$ -	\$ (3,200.00)	\$ -	\$ (3,200.00)	\$ 3,200.00	\$ 3,200.00	\$ -	\$ -	\$ (3,200.00)
TOTAL RESERVE ALLOCATIONS	\$ 3,200.00	\$ -	\$ (3,200.00)	\$ -	\$ (3,200.00)	\$ 3,200.00	\$ 3,200.00	\$ -	\$ -	\$ (3,200.00)
NET CASH FLOW	\$ (5,684.84)	\$ (3,799.00)	\$ (1,885.84)	\$ (4,337.36)	\$ (1,347.48)	\$ 812.39	\$ 1,005.00	\$ (192.61)	\$ 6,468.72	\$ (5,656.33)