



Financial Report Package

01/31/2020

Prepared for

Kingsley Creek Homeowners Association, Inc.

By

Evergreen Lifestyles Management

Kingsley Creek Homeowners Association, Inc.

Balance Sheet as of 1/31/2020

Asset	Operating	Reserve	Total
Asset			
10-1000-000 - Mutual of Omaha Operating	\$1,098.09		\$1,098.09
10-1010-000 - Cash-Operating-Popular 3042	\$2,189.25		\$2,189.25
10-1120-000 - Cash-Reserves-Popular 3059		\$12,001.37	\$12,001.37
10-1210-000 - Accounts Receivable	\$1,920.00		\$1,920.00
10-1355-000 - Due to Reserve from Operating		\$1,000.00	\$1,000.00
10-1910-000 - Utility Deposits	\$220.00		\$220.00
Total Asset	\$5,427.34	\$13,001.37	\$18,428.71
Total Asset	\$5,427.34	\$13,001.37	\$18,428.71
Liability / Equity			
Liability			
20-2210-000 - Accounts Payable	\$8,465.00		\$8,465.00
20-2230-000 - Prepaid Assessments	\$1,540.00		\$1,540.00
20-2240-000 - Deferred Revenue	\$1,600.00		\$1,600.00
20-2250-000 - Due to Reserve from Operating	\$1,000.00		\$1,000.00
Total Liability	\$12,605.00		\$12,605.00
Reserves			
30-3009-000 - Reserves - Interest		\$0.51	\$0.51
30-3020-000 - Reserves - Pooled		\$13,000.86	\$13,000.86
Total Reserves		\$13,001.37	\$13,001.37
Equity			
31-3510-000 - Operating Fund Balance	\$483.45		\$483.45
31-3800-000 - Net Income (Loss)	(\$7,661.11)		(\$7,661.11)
Total Equity	(\$7,177.66)		(\$7,177.66)
Total Liability / Equity	\$5,427.34	\$13,001.37	\$18,428.71

Kingsley Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 1/1/2020 - 1/31/2020

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
40-4010-000 - Assessments	2,000.00	15,120.00	(13,120.00)	2,000.00	15,120.00	(13,120.00)	181,440.00
40-4410-000 - Bank Interest-Operating	.06	-	.06	.06	-	.06	-
Total Income	2,000.06	15,120.00	(13,119.94)	2,000.06	15,120.00	(13,119.94)	181,440.00
Total Income	2,000.06	15,120.00	(13,119.94)	2,000.06	15,120.00	(13,119.94)	181,440.00

Operating Expense

Administrative

60-6013-000 - Meeting & Community	-	-	-	-	-	-	250.00
60-6015-000 - Postage & Copies	10.00	100.00	90.00	10.00	100.00	90.00	2,523.00
60-6020-000 - Bank Charges	-	50.00	50.00	-	50.00	50.00	50.00
60-6025-000 - CPA Services	-	-	-	-	-	-	1,500.00
60-6040-000 - Legal	-	150.00	150.00	-	150.00	150.00	1,800.00
60-6045-000 - Bad Debt Expense	-	400.00	400.00	-	400.00	400.00	4,800.00
60-6055-000 - Insurance	-	500.00	500.00	-	500.00	500.00	6,000.00
60-6080-000 - Taxes, Licenses & Fees	-	-	-	-	-	-	450.00
60-6085-000 - Season Decorations	-	-	-	-	-	-	725.00
Total Administrative	10.00	1,200.00	1,190.00	10.00	1,200.00	1,190.00	18,098.00

Maintenance & Labor

70-7110-000 - Common Area Maintenance	-	500.00	500.00	-	500.00	500.00	6,000.00
70-7115-000 - Backflow Inspection	-	-	-	-	-	-	500.00
70-7120-000 - Buildings R & M	-	300.00	300.00	-	300.00	300.00	3,600.00
70-7135-000 - Irrigation Repairs	-	100.00	100.00	-	100.00	100.00	1,200.00
70-7140-000 - Pool Repairs & Maintenance	-	250.00	250.00	-	250.00	250.00	3,000.00
Total Maintenance & Labor	-	1,150.00	1,150.00	-	1,150.00	1,150.00	14,300.00

Utilities

72-7240-000 - Electric	196.17	500.00	303.83	196.17	500.00	303.83	6,000.00
72-7245-000 - Electric-Street Lights	-	1,000.00	1,000.00	-	1,000.00	1,000.00	12,000.00
72-7250-000 - Water & Sewer	-	1,000.00	1,000.00	-	1,000.00	1,000.00	12,000.00
72-7265-000 - Telephone & Internet	-	150.00	150.00	-	150.00	150.00	1,800.00
Total Utilities	196.17	2,650.00	2,453.83	196.17	2,650.00	2,453.83	31,800.00

Contract Services

78-7820-000 - Pool Contract	-	1,200.00	1,200.00	-	1,200.00	1,200.00	14,400.00
78-7835-000 - Janitorial Contract	-	800.00	800.00	-	800.00	800.00	9,600.00
78-7840-000 - Landscape Contract	7,500.00	5,000.00	(2,500.00)	7,500.00	5,000.00	(2,500.00)	60,000.00
78-7845-000 - Aquatic Contract	-	500.00	500.00	-	500.00	500.00	6,000.00

Kingsley Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 1/1/2020 - 1/31/2020

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
78-7850-000 - Termite Bond	-	500.00	500.00	-	500.00	500.00	500.00
78-7865-000 - Management Contract	955.00	1,228.50	273.50	955.00	1,228.50	273.50	14,742.00
Total Contract Services	8,455.00	9,228.50	773.50	8,455.00	9,228.50	773.50	105,242.00
Reserves Transfers							
90-9120-000 - Reserve Transfer-Pooled	1,000.00	1,000.00	-	1,000.00	1,000.00	-	12,000.00
Total Reserves Transfers	1,000.00	1,000.00	-	1,000.00	1,000.00	-	12,000.00
Total Expense	9,661.17	15,228.50	5,567.33	9,661.17	15,228.50	5,567.33	181,440.00
Operating Net Total	(7,661.11)	(108.50)	(7,552.61)	(7,661.11)	(108.50)	(7,552.61)	-
Net Total	(7,661.11)	(108.50)	(7,552.61)	(7,661.11)	(108.50)	(7,552.61)	-