



## **Financial Report Package**

04/30/2020

Prepared for

Kingsley Creek Homeowners Association, Inc.

By

Evergreen Lifestyles Management

# Kingsley Creek Homeowners Association, Inc.

Balance Sheet as of 4/30/2020

<b>Asset</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Asset</b>			
10-1000-000 - Mutual of Omaha Operating 4187	\$7,778.56		\$7,778.56
10-1010-000 - Cash-Operating-Popular 3042	\$0.04		\$0.04
10-1120-000 - Cash-Reserves-Popular 3059		\$12,002.85	\$12,002.85
10-1210-000 - Accounts Receivable	\$2,617.47		\$2,617.47
10-1355-000 - Due to Reserve from Operating		\$4,000.00	\$4,000.00
10-1910-000 - Utility Deposits	\$220.00		\$220.00
<b>Total Asset</b>	<b>\$10,616.07</b>	<b>\$16,002.85</b>	<b>\$26,618.92</b>
<b>Total Asset</b>	<b>\$10,616.07</b>	<b>\$16,002.85</b>	<b>\$26,618.92</b>
<b>Liability / Equity</b>			
<b>Liability</b>			
20-2210-000 - Accounts Payable	\$11,447.57		\$11,447.57
20-2230-000 - Prepaid Assessments	\$340.00		\$340.00
20-2240-000 - Deferred Revenue	\$4,715.61		\$4,715.61
20-2250-000 - Due to Reserve from Operating	\$4,000.00		\$4,000.00
<b>Total Liability</b>	<b>\$20,503.18</b>		<b>\$20,503.18</b>
<b>Reserves</b>			
30-3009-000 - Reserves - Interest		\$1.99	\$1.99
30-3020-000 - Reserves - Pooled		\$16,000.86	\$16,000.86
<b>Total Reserves</b>		<b>\$16,002.85</b>	<b>\$16,002.85</b>
<b>Equity</b>			
31-3510-000 - Operating Fund Balance	\$483.45		\$483.45
31-3800-000 - Net Income (Loss)	(\$10,370.56)		(\$10,370.56)
<b>Total Equity</b>	<b>(\$9,887.11)</b>		<b>(\$9,887.11)</b>
<b>Total Liability / Equity</b>	<b>\$10,616.07</b>	<b>\$16,002.85</b>	<b>\$26,618.92</b>

# Kingsley Creek Homeowners Association, Inc.

## Statement of Revenues and Expenses 4/1/2020 - 4/30/2020

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
40-4010-000 - Assessments	2,357.80	15,120.00	(12,762.20)	8,459.55	60,480.00	(52,020.45)	181,440.00
40-4025-000 - Initial Capital Contribution	2,000.00	-	2,000.00	6,500.00	-	6,500.00	-
40-4040-000 - Transfer Fees	-	-	-	500.00	-	500.00	-
40-4114-000 - Late Fees	75.00	-	75.00	75.00	-	75.00	-
40-4220-000 - Re-billing Fees	-	-	-	10.00	-	10.00	-
40-4410-000 - Bank Interest-Operating	.31	-	.31	.74	-	.74	-
40-4411-000 - Interest-Delinquent Owners	10.05	-	10.05	13.65	-	13.65	-
<b>Total Income</b>	<b>4,443.16</b>	<b>15,120.00</b>	<b>(10,676.84)</b>	<b>15,558.94</b>	<b>60,480.00</b>	<b>(44,921.06)</b>	<b>181,440.00</b>
<b>Total Income</b>	<b>4,443.16</b>	<b>15,120.00</b>	<b>(10,676.84)</b>	<b>15,558.94</b>	<b>60,480.00</b>	<b>(44,921.06)</b>	<b>181,440.00</b>

## Operating Expense

### Administrative

60-6013-000 - Meeting & Community	-	-	-	-	-	-	250.00
60-6015-000 - Postage & Copies	26.87	100.00	73.13	343.42	400.00	56.58	2,523.00
60-6020-000 - Bank Charges	-	-	-	-	50.00	50.00	50.00
60-6025-000 - CPA Services	-	-	-	250.00	1,500.00	1,250.00	1,500.00
60-6040-000 - Legal	-	150.00	150.00	-	600.00	600.00	1,800.00
60-6045-000 - Bad Debt Expense	-	400.00	400.00	-	1,600.00	1,600.00	4,800.00
60-6055-000 - Insurance	-	500.00	500.00	-	2,000.00	2,000.00	6,000.00
60-6080-000 - Taxes, Licenses & Fees	-	-	-	-	100.00	100.00	450.00
60-6085-000 - Season Decorations	-	-	-	-	-	-	725.00
<b>Total Administrative</b>	<b>26.87</b>	<b>1,150.00</b>	<b>1,123.13</b>	<b>593.42</b>	<b>6,250.00</b>	<b>5,656.58</b>	<b>18,098.00</b>

### Maintenance & Labor

70-7110-000 - Common Area Maintenance	425.00	500.00	75.00	850.00	2,000.00	1,150.00	6,000.00
70-7115-000 - Backflow Inspection	-	-	-	-	500.00	500.00	500.00
70-7120-000 - Buildings R & M	-	300.00	300.00	-	1,200.00	1,200.00	3,600.00
70-7135-000 - Irrigation Repairs	-	100.00	100.00	-	400.00	400.00	1,200.00
70-7140-000 - Pool Repairs & Maintenance	-	250.00	250.00	-	1,000.00	1,000.00	3,000.00
<b>Total Maintenance &amp; Labor</b>	<b>425.00</b>	<b>1,150.00</b>	<b>725.00</b>	<b>850.00</b>	<b>5,100.00</b>	<b>4,250.00</b>	<b>14,300.00</b>

### Utilities

72-7240-000 - Electric	184.15	500.00	315.85	766.08	2,000.00	1,233.92	6,000.00
72-7245-000 - Electric-Street Lights	-	1,000.00	1,000.00	-	4,000.00	4,000.00	12,000.00
72-7250-000 - Water & Sewer	-	1,000.00	1,000.00	-	4,000.00	4,000.00	12,000.00
72-7265-000 - Telephone & Internet	-	150.00	150.00	-	600.00	600.00	1,800.00

# Kingsley Creek Homeowners Association, Inc.

## Statement of Revenues and Expenses 4/1/2020 - 4/30/2020

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
<b>Total Utilities</b>	<b>184.15</b>	<b>2,650.00</b>	<b>2,465.85</b>	<b>766.08</b>	<b>10,600.00</b>	<b>9,833.92</b>	<b>31,800.00</b>
<b>Contract Services</b>							
78-7820-000 - Pool Contract	-	1,200.00	1,200.00	-	4,800.00	4,800.00	14,400.00
78-7835-000 - Janitorial Contract	-	800.00	800.00	-	3,200.00	3,200.00	9,600.00
78-7840-000 - Landscape Contract	2,800.00	5,000.00	2,200.00	15,900.00	20,000.00	4,100.00	60,000.00
78-7845-000 - Aquatic Contract	-	500.00	500.00	-	2,000.00	2,000.00	6,000.00
78-7850-000 - Termite Bond	-	-	-	-	500.00	500.00	500.00
78-7865-000 - Management Contract	955.00	1,228.50	273.50	3,820.00	4,914.00	1,094.00	14,742.00
<b>Total Contract Services</b>	<b>3,755.00</b>	<b>8,728.50</b>	<b>4,973.50</b>	<b>19,720.00</b>	<b>35,414.00</b>	<b>15,694.00</b>	<b>105,242.00</b>
<b>Reserves Transfers</b>							
90-9120-000 - Reserve Transfer-Pooled	1,000.00	1,000.00	-	4,000.00	4,000.00	-	12,000.00
<b>Total Reserves Transfers</b>	<b>1,000.00</b>	<b>1,000.00</b>	<b>-</b>	<b>4,000.00</b>	<b>4,000.00</b>	<b>-</b>	<b>12,000.00</b>
<b>Total Expense</b>	<b>5,391.02</b>	<b>14,678.50</b>	<b>9,287.48</b>	<b>25,929.50</b>	<b>61,364.00</b>	<b>35,434.50</b>	<b>181,440.00</b>
<b>Operating Net Total</b>	<b>(947.86)</b>	<b>441.50</b>	<b>(1,389.36)</b>	<b>(10,370.56)</b>	<b>(884.00)</b>	<b>(9,486.56)</b>	<b>-</b>
<b>Net Total</b>	<b>(947.86)</b>	<b>441.50</b>	<b>(1,389.36)</b>	<b>(10,370.56)</b>	<b>(884.00)</b>	<b>(9,486.56)</b>	<b>-</b>