



Financial Report Package

02/29/2020

Prepared for

Kingsley Creek Homeowners Association, Inc.

By

Evergreen Lifestyles Management

Kingsley Creek Homeowners Association, Inc.

Balance Sheet as of 2/29/2020

Asset	Operating	Reserve	Total
Asset			
10-1000-000 - Mutual of Omaha Operating	\$1,578.14		\$1,578.14
10-1010-000 - Cash-Operating-Popular 3042	\$2,189.29		\$2,189.29
10-1120-000 - Cash-Reserves-Popular 3059		\$12,001.83	\$12,001.83
10-1210-000 - Accounts Receivable	\$480.00		\$480.00
10-1355-000 - Due to Reserve from Operating		\$2,000.00	\$2,000.00
10-1910-000 - Utility Deposits	\$220.00		\$220.00
Total Asset	\$4,467.43	\$14,001.83	\$18,469.26
Total Asset	\$4,467.43	\$14,001.83	\$18,469.26
Liability / Equity			
Liability			
20-2210-000 - Accounts Payable	\$12,726.38		\$12,726.38
20-2230-000 - Prepaid Assessments	\$580.00		\$580.00
20-2240-000 - Deferred Revenue	\$400.00		\$400.00
20-2250-000 - Due to Reserve from Operating	\$2,000.00		\$2,000.00
Total Liability	\$15,706.38		\$15,706.38
Reserves			
30-3009-000 - Reserves - Interest		\$0.97	\$0.97
30-3020-000 - Reserves - Pooled		\$14,000.86	\$14,000.86
Total Reserves		\$14,001.83	\$14,001.83
Equity			
31-3510-000 - Operating Fund Balance	\$483.45		\$483.45
31-3800-000 - Net Income (Loss)	(\$11,722.40)		(\$11,722.40)
Total Equity	(\$11,238.95)		(\$11,238.95)
Total Liability / Equity	\$4,467.43	\$14,001.83	\$18,469.26

Kingsley Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 2/1/2020 - 2/29/2020

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
40-4010-000 - Assessments	1,200.00	15,120.00	(13,920.00)	3,200.00	30,240.00	(27,040.00)	181,440.00
40-4410-000 - Bank Interest-Operating	.09	-	.09	.15	-	.15	-
Total Income	1,200.09	15,120.00	(13,919.91)	3,200.15	30,240.00	(27,039.85)	181,440.00
Total Income	1,200.09	15,120.00	(13,919.91)	3,200.15	30,240.00	(27,039.85)	181,440.00

Operating Expense

Administrative

60-6013-000 - Meeting & Community	-	-	-	-	-	-	250.00
60-6015-000 - Postage & Copies	66.00	100.00	34.00	76.00	200.00	124.00	2,523.00
60-6020-000 - Bank Charges	-	-	-	-	50.00	50.00	50.00
60-6025-000 - CPA Services	250.00	-	(250.00)	250.00	-	(250.00)	1,500.00
60-6040-000 - Legal	-	150.00	150.00	-	300.00	300.00	1,800.00
60-6045-000 - Bad Debt Expense	-	400.00	400.00	-	800.00	800.00	4,800.00
60-6055-000 - Insurance	-	500.00	500.00	-	1,000.00	1,000.00	6,000.00
60-6080-000 - Taxes, Licenses & Fees	-	-	-	-	-	-	450.00
60-6085-000 - Season Decorations	-	-	-	-	-	-	725.00
Total Administrative	316.00	1,150.00	834.00	326.00	2,350.00	2,024.00	18,098.00

Maintenance & Labor

70-7110-000 - Common Area Maintenance	-	500.00	500.00	-	1,000.00	1,000.00	6,000.00
70-7115-000 - Backflow Inspection	-	-	-	-	-	-	500.00
70-7120-000 - Buildings R & M	-	300.00	300.00	-	600.00	600.00	3,600.00
70-7135-000 - Irrigation Repairs	-	100.00	100.00	-	200.00	200.00	1,200.00
70-7140-000 - Pool Repairs & Maintenance	-	250.00	250.00	-	500.00	500.00	3,000.00
Total Maintenance & Labor	-	1,150.00	1,150.00	-	2,300.00	2,300.00	14,300.00

Utilities

72-7240-000 - Electric	190.38	500.00	309.62	386.55	1,000.00	613.45	6,000.00
72-7245-000 - Electric-Street Lights	-	1,000.00	1,000.00	-	2,000.00	2,000.00	12,000.00
72-7250-000 - Water & Sewer	-	1,000.00	1,000.00	-	2,000.00	2,000.00	12,000.00
72-7265-000 - Telephone & Internet	-	150.00	150.00	-	300.00	300.00	1,800.00
Total Utilities	190.38	2,650.00	2,459.62	386.55	5,300.00	4,913.45	31,800.00

Contract Services

78-7820-000 - Pool Contract	-	1,200.00	1,200.00	-	2,400.00	2,400.00	14,400.00
78-7835-000 - Janitorial Contract	-	800.00	800.00	-	1,600.00	1,600.00	9,600.00
78-7840-000 - Landscape Contract	2,800.00	5,000.00	2,200.00	10,300.00	10,000.00	(300.00)	60,000.00
78-7845-000 - Aquatic Contract	-	500.00	500.00	-	1,000.00	1,000.00	6,000.00

Kingsley Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 2/1/2020 - 2/29/2020

	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
78-7865-000 - Management Contract	955.00	1,228.50	273.50	1,910.00	2,457.00	547.00	14,742.00
Total Contract Services	3,755.00	8,728.50	4,973.50	12,210.00	17,957.00	5,747.00	105,242.00
Reserves Transfers							
90-9120-000 - Reserve Transfer-Pooled	1,000.00	1,000.00	-	2,000.00	2,000.00	-	12,000.00
Total Reserves Transfers	1,000.00	1,000.00	-	2,000.00	2,000.00	-	12,000.00
Total Expense	5,261.38	14,678.50	9,417.12	14,922.55	29,907.00	14,984.45	181,440.00
Operating Net Total	(4,061.29)	441.50	(4,502.79)	(11,722.40)	333.00	(12,055.40)	-
Net Total	(4,061.29)	441.50	(4,502.79)	(11,722.40)	333.00	(12,055.40)	-