



Financial Report Package

03/31/2020

Prepared for

Kingsley Creek Homeowners Association, Inc.

By

Evergreen Lifestyles Management

Kingsley Creek Homeowners Association, Inc.

Balance Sheet as of 3/31/2020

Asset	Operating	Reserve	Total
Asset			
10-1000-000 - Mutual of Omaha Operating	\$10,680.13		\$10,680.13
10-1010-000 - Cash-Operating-Popular 3042	\$2,189.33		\$2,189.33
10-1120-000 - Cash-Reserves-Popular 3059		\$12,002.35	\$12,002.35
10-1210-000 - Accounts Receivable	\$253.60		\$253.60
10-1355-000 - Due to Reserve from Operating		\$3,000.00	\$3,000.00
10-1910-000 - Utility Deposits	\$220.00		\$220.00
Total Asset	\$13,343.06	\$15,002.35	\$28,345.41
Total Asset	\$13,343.06	\$15,002.35	\$28,345.41
Liability / Equity			
	Operating	Reserve	Total
Liability			
20-2210-000 - Accounts Payable	\$14,542.31		\$14,542.31
20-2220-000 - Accrued Expenses	\$2,800.00		\$2,800.00
20-2230-000 - Prepaid Assessments	\$1,940.00		\$1,940.00
20-2250-000 - Due to Reserve from Operating	\$3,000.00		\$3,000.00
Total Liability	\$22,282.31		\$22,282.31
Reserves			
30-3009-000 - Reserves - Interest		\$1.49	\$1.49
30-3020-000 - Reserves - Pooled		\$15,000.86	\$15,000.86
Total Reserves		\$15,002.35	\$15,002.35
Equity			
31-3510-000 - Operating Fund Balance	\$483.45		\$483.45
31-3800-000 - Net Income (Loss)	(\$9,422.70)		(\$9,422.70)
Total Equity	(\$8,939.25)		(\$8,939.25)
Total Liability / Equity	\$13,343.06	\$15,002.35	\$28,345.41

Kingsley Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 3/1/2020 - 3/31/2020

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
40-4010-000 - Assessments	2,901.75	15,120.00	(12,218.25)	6,101.75	45,360.00	(39,258.25)	181,440.00
40-4025-000 - Initial Capital Contribution	4,500.00	-	4,500.00	4,500.00	-	4,500.00	-
40-4040-000 - Transfer Fees	500.00	-	500.00	500.00	-	500.00	-
40-4220-000 - Re-billing Fees	10.00	-	10.00	10.00	-	10.00	-
40-4410-000 - Bank Interest-Operating	.28	-	.28	.43	-	.43	-
40-4411-000 - Interest-Delinquent Owners	3.60	-	3.60	3.60	-	3.60	-
Total Income	7,915.63	15,120.00	(7,204.37)	11,115.78	45,360.00	(34,244.22)	181,440.00
Total Income	7,915.63	15,120.00	(7,204.37)	11,115.78	45,360.00	(34,244.22)	181,440.00
Operating Expense							
Administrative							
60-6013-000 - Meeting & Community	-	-	-	-	-	-	250.00
60-6015-000 - Postage & Copies	240.55	100.00	(140.55)	316.55	300.00	(16.55)	2,523.00
60-6020-000 - Bank Charges	-	-	-	-	50.00	50.00	50.00
60-6025-000 - CPA Services	-	1,500.00	1,500.00	250.00	1,500.00	1,250.00	1,500.00
60-6040-000 - Legal	-	150.00	150.00	-	450.00	450.00	1,800.00
60-6045-000 - Bad Debt Expense	-	400.00	400.00	-	1,200.00	1,200.00	4,800.00
60-6055-000 - Insurance	-	500.00	500.00	-	1,500.00	1,500.00	6,000.00
60-6080-000 - Taxes, Licenses & Fees	-	100.00	100.00	-	100.00	100.00	450.00
60-6085-000 - Season Decorations	-	-	-	-	-	-	725.00
Total Administrative	240.55	2,750.00	2,509.45	566.55	5,100.00	4,533.45	18,098.00
Maintenance & Labor							
70-7110-000 - Common Area Maintenance	425.00	500.00	75.00	425.00	1,500.00	1,075.00	6,000.00
70-7115-000 - Backflow Inspection	-	500.00	500.00	-	500.00	500.00	500.00
70-7120-000 - Buildings R & M	-	300.00	300.00	-	900.00	900.00	3,600.00
70-7135-000 - Irrigation Repairs	-	100.00	100.00	-	300.00	300.00	1,200.00
70-7140-000 - Pool Repairs & Maintenance	-	250.00	250.00	-	750.00	750.00	3,000.00
Total Maintenance & Labor	425.00	1,650.00	1,225.00	425.00	3,950.00	3,525.00	14,300.00
Utilities							
72-7240-000 - Electric	195.38	500.00	304.62	581.93	1,500.00	918.07	6,000.00
72-7245-000 - Electric-Street Lights	-	1,000.00	1,000.00	-	3,000.00	3,000.00	12,000.00
72-7250-000 - Water & Sewer	-	1,000.00	1,000.00	-	3,000.00	3,000.00	12,000.00
72-7265-000 - Telephone & Internet	-	150.00	150.00	-	450.00	450.00	1,800.00
Total Utilities	195.38	2,650.00	2,454.62	581.93	7,950.00	7,368.07	31,800.00

Kingsley Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 3/1/2020 - 3/31/2020

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Contract Services							
78-7820-000 - Pool Contract	-	1,200.00	1,200.00	-	3,600.00	3,600.00	14,400.00
78-7835-000 - Janitorial Contract	-	800.00	800.00	-	2,400.00	2,400.00	9,600.00
78-7840-000 - Landscape Contract	2,800.00	5,000.00	2,200.00	13,100.00	15,000.00	1,900.00	60,000.00
78-7845-000 - Aquatic Contract	-	500.00	500.00	-	1,500.00	1,500.00	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	2,865.00	3,685.50	820.50	14,742.00
Total Contract Services	3,755.00	8,728.50	4,973.50	15,965.00	26,685.50	10,720.50	105,242.00
Reserves Transfers							
90-9120-000 - Reserve Transfer-Pooled	1,000.00	1,000.00	-	3,000.00	3,000.00	-	12,000.00
Total Reserves Transfers	1,000.00	1,000.00	-	3,000.00	3,000.00	-	12,000.00
Total Expense	5,615.93	16,778.50	11,162.57	20,538.48	46,685.50	26,147.02	181,440.00
Operating Net Total	2,299.70	(1,658.50)	3,958.20	(9,422.70)	(1,325.50)	(8,097.20)	-
Net Total	2,299.70	(1,658.50)	3,958.20	(9,422.70)	(1,325.50)	(8,097.20)	-