



## **Financial Report Package**

10/31/2020

Prepared for

Kingsley Creek Homeowners Association, Inc.

By

Evergreen Lifestyles Management

# Kingsley Creek Homeowners Association, Inc.

## Balance Sheet as of 10/31/2020

<b>Asset</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Asset</b>			
10-1000-000 - Cash-Operating-CIT (CABanc) 4187	\$5,184.62		\$5,184.62
10-1050-000 - Cash-Reserves-CIT (CABanc) 9097		\$22,010.28	\$22,010.28
10-1210-000 - Accounts Receivable	\$703.85		\$703.85
10-1910-000 - Utility Deposits	\$523.00		\$523.00
<b>Total Asset</b>	<b>\$6,411.47</b>	<b>\$22,010.28</b>	<b>\$28,421.75</b>
<b>Total Asset</b>	<b>\$6,411.47</b>	<b>\$22,010.28</b>	<b>\$28,421.75</b>
<b>Liability / Equity</b>			
<b>Liability</b>			
20-2210-000 - Accounts Payable	\$5,764.78		\$5,764.78
20-2230-000 - Prepaid Assessments	\$306.83		\$306.83
20-2240-000 - Deferred Revenue	\$4,859.13		\$4,859.13
<b>Total Liability</b>	<b>\$10,930.74</b>		<b>\$10,930.74</b>
<b>Reserves</b>			
30-3009-000 - Reserves - Interest		\$9.42	\$9.42
30-3020-000 - Reserves - Pooled		\$22,000.86	\$22,000.86
<b>Total Reserves</b>		<b>\$22,010.28</b>	<b>\$22,010.28</b>
<b>Equity</b>			
31-3510-000 - Operating Fund Balance	\$483.45		\$483.45
31-3800-000 - Net Income (Loss)	(\$5,002.72)		(\$5,002.72)
<b>Total Equity</b>	<b>(\$4,519.27)</b>		<b>(\$4,519.27)</b>
<b>Total Liability / Equity</b>	<b>\$6,411.47</b>	<b>\$22,010.28</b>	<b>\$28,421.75</b>

# Kingsley Creek Homeowners Association, Inc.

## Statement of Revenues and Expenses 10/1/2020 - 10/31/2020

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
40-4010-000 - Assessments	2,429.57	15,120.00	(12,690.43)	22,730.88	151,200.00	(128,469.12)	181,440.00
40-4025-000 - Initial Capital Contribution	500.00	-	500.00	8,000.00	-	8,000.00	-
40-4112-000 - Deficit Funding	-	-	-	29,255.58	-	29,255.58	-
40-4114-000 - Late Fees	125.00	-	125.00	200.00	-	200.00	-
40-4220-000 - Re-billing Fees	50.00	-	50.00	80.00	-	80.00	-
40-4230-000 - Demand Letter Fees	-	-	-	50.00	-	50.00	-
40-4410-000 - Bank Interest-Operating	.36	-	.36	3.38	-	3.38	-
40-4411-000 - Interest-Delinquent Owners	16.05	-	16.05	45.10	-	45.10	-
40-4540-000 - Utility Deposit Interest	-	-	-	7.56	-	7.56	-
<b>Total Income</b>	<b>3,120.98</b>	<b>15,120.00</b>	<b>(11,999.02)</b>	<b>60,372.50</b>	<b>151,200.00</b>	<b>(90,827.50)</b>	<b>181,440.00</b>
<b>Total Income</b>	<b>3,120.98</b>	<b>15,120.00</b>	<b>(11,999.02)</b>	<b>60,372.50</b>	<b>151,200.00</b>	<b>(90,827.50)</b>	<b>181,440.00</b>

## Operating Expense

<b>Administrative</b>							
60-6013-000 - Meeting & Community	-	250.00	250.00	-	250.00	250.00	250.00
60-6015-000 - Postage & Copies	59.19	100.00	40.81	554.40	1,000.00	445.60	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	-	1,500.00	1,500.00	1,800.00
60-6045-000 - Bad Debt Expense	-	400.00	400.00	-	4,000.00	4,000.00	4,800.00
60-6055-000 - Insurance	-	500.00	500.00	-	5,000.00	5,000.00	6,000.00
60-6080-000 - Taxes, Licenses & Fees	-	-	-	265.00	450.00	185.00	450.00
60-6085-000 - Season Decorations	-	725.00	725.00	-	725.00	725.00	725.00
<b>Total Administrative</b>	<b>59.19</b>	<b>2,125.00</b>	<b>2,065.81</b>	<b>1,069.40</b>	<b>14,475.00</b>	<b>13,405.60</b>	<b>18,098.00</b>

<b>Maintenance &amp; Labor</b>							
70-7110-000 - Common Area Maintenance	425.00	500.00	75.00	2,975.00	5,000.00	2,025.00	6,000.00
70-7115-000 - Backflow Inspection	-	-	-	-	500.00	500.00	500.00
70-7120-000 - Buildings R & M	-	300.00	300.00	-	3,000.00	3,000.00	3,600.00
70-7135-000 - Irrigation Repairs	-	100.00	100.00	-	1,000.00	1,000.00	1,200.00
70-7140-000 - Pool Repairs & Maintenance	1,061.73	250.00	(811.73)	1,255.48	2,500.00	1,244.52	3,000.00
<b>Total Maintenance &amp; Labor</b>	<b>1,486.73</b>	<b>1,150.00</b>	<b>(336.73)</b>	<b>4,230.48</b>	<b>12,000.00</b>	<b>7,769.52</b>	<b>14,300.00</b>

<b>Utilities</b>							
72-7240-000 - Electric	198.99	500.00	301.01	1,951.36	5,000.00	3,048.64	6,000.00
72-7245-000 - Electric-Street Lights	-	1,000.00	1,000.00	-	10,000.00	10,000.00	12,000.00

# Kingsley Creek Homeowners Association, Inc.

## Statement of Revenues and Expenses 10/1/2020 - 10/31/2020

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
72-7250-000 - Water & Sewer	-	1,000.00	1,000.00	-	10,000.00	10,000.00	12,000.00
72-7265-000 - Telephone & Internet	228.98	150.00	(78.98)	228.98	1,500.00	1,271.02	1,800.00
<b>Total Utilities</b>	<b>427.97</b>	<b>2,650.00</b>	<b>2,222.03</b>	<b>2,180.34</b>	<b>26,500.00</b>	<b>24,319.66</b>	<b>31,800.00</b>
<b>Contract Services</b>							
78-7820-000 - Pool Contract	-	1,200.00	1,200.00	-	12,000.00	12,000.00	14,400.00
78-7835-000 - Janitorial Contract	-	800.00	800.00	-	8,000.00	8,000.00	9,600.00
78-7840-000 - Landscape Contract	3,765.00	5,000.00	1,235.00	38,345.00	50,000.00	11,655.00	60,000.00
78-7845-000 - Aquatic Contract	-	500.00	500.00	-	5,000.00	5,000.00	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	9,550.00	12,285.00	2,735.00	14,742.00
<b>Total Contract Services</b>	<b>4,720.00</b>	<b>8,728.50</b>	<b>4,008.50</b>	<b>47,895.00</b>	<b>87,785.00</b>	<b>39,890.00</b>	<b>105,242.00</b>
<b>Reserves Transfers</b>							
90-9120-000 - Reserve Transfer-Pooled	1,000.00	1,000.00	-	10,000.00	10,000.00	-	12,000.00
<b>Total Reserves Transfers</b>	<b>1,000.00</b>	<b>1,000.00</b>	<b>-</b>	<b>10,000.00</b>	<b>10,000.00</b>	<b>-</b>	<b>12,000.00</b>
<b>Total Expense</b>	<b>7,693.89</b>	<b>15,653.50</b>	<b>7,959.61</b>	<b>65,375.22</b>	<b>150,760.00</b>	<b>85,384.78</b>	<b>181,440.00</b>
<b>Operating Net Total</b>	<b>(4,572.91)</b>	<b>(533.50)</b>	<b>(4,039.41)</b>	<b>(5,002.72)</b>	<b>440.00</b>	<b>(5,442.72)</b>	<b>-</b>
<b>Net Total</b>	<b>(4,572.91)</b>	<b>(533.50)</b>	<b>(4,039.41)</b>	<b>(5,002.72)</b>	<b>440.00</b>	<b>(5,442.72)</b>	<b>-</b>