



Financial Report Package

09/30/2020

Prepared for

Kingsley Creek Homeowners Association, Inc.

By

Evergreen Lifestyles Management

Kingsley Creek Homeowners Association, Inc.

Balance Sheet as of 9/30/2020

Asset	Operating	Reserve	Total
Asset			
10-1000-000 - Cash-Operating-CIT (CABanc) 4187	\$4,266.52		\$4,266.52
10-1050-000 - Cash-Reserves-CIT (CABanc) 9097		\$21,007.65	\$21,007.65
10-1910-000 - Utility Deposits	\$523.00		\$523.00
Total Asset	\$4,789.52	\$21,007.65	\$25,797.17
Total Asset	\$4,789.52	\$21,007.65	\$25,797.17
Liability / Equity			
Liability			
20-2210-000 - Accounts Payable	\$2,419.05		\$2,419.05
20-2230-000 - Prepaid Assessments	\$2,316.83		\$2,316.83
Total Liability	\$4,735.88		\$4,735.88
Reserves			
30-3009-000 - Reserves - Interest		\$6.79	\$6.79
30-3020-000 - Reserves - Pooled		\$21,000.86	\$21,000.86
Total Reserves		\$21,007.65	\$21,007.65
Equity			
31-3510-000 - Operating Fund Balance	\$483.45		\$483.45
31-3800-000 - Net Income (Loss)	(\$429.81)		(\$429.81)
Total Equity	\$53.64		\$53.64
Total Liability / Equity	\$4,789.52	\$21,007.65	\$25,797.17

Kingsley Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 9/1/2020 - 9/30/2020

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
40-4010-000 - Assessments	2,320.00	15,120.00	(12,800.00)	20,301.31	136,080.00	(115,778.69)	181,440.00
40-4025-000 - Initial Capital Contribution	-	-	-	7,500.00	-	7,500.00	-
40-4112-000 - Deficit Funding	-	-	-	29,255.58	-	29,255.58	-
40-4114-000 - Late Fees	-	-	-	75.00	-	75.00	-
40-4220-000 - Re-billing Fees	-	-	-	30.00	-	30.00	-
40-4230-000 - Demand Letter Fees	-	-	-	50.00	-	50.00	-
40-4410-000 - Bank Interest-Operating	.41	-	.41	3.02	-	3.02	-
40-4411-000 - Interest-Delinquent Owners	-	-	-	29.05	-	29.05	-
40-4540-000 - Utility Deposit Interest	-	-	-	7.56	-	7.56	-
Total Income	2,320.41	15,120.00	(12,799.59)	57,251.52	136,080.00	(78,828.48)	181,440.00
Total Income	2,320.41	15,120.00	(12,799.59)	57,251.52	136,080.00	(78,828.48)	181,440.00

Operating Expense

Administrative

60-6013-000 - Meeting & Community	-	-	-	-	-	-	250.00
60-6015-000 - Postage & Copies	37.70	100.00	62.30	495.21	900.00	404.79	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	-	1,350.00	1,350.00	1,800.00
60-6045-000 - Bad Debt Expense	-	400.00	400.00	-	3,600.00	3,600.00	4,800.00
60-6055-000 - Insurance	-	500.00	500.00	-	4,500.00	4,500.00	6,000.00
60-6080-000 - Taxes, Licenses & Fees	265.00	-	(265.00)	265.00	450.00	185.00	450.00
60-6085-000 - Season Decorations	-	-	-	-	-	-	725.00
Total Administrative	302.70	1,150.00	847.30	1,010.21	12,350.00	11,339.79	18,098.00

Maintenance & Labor

70-7110-000 - Common Area Maintenance	425.00	500.00	75.00	2,550.00	4,500.00	1,950.00	6,000.00
70-7115-000 - Backflow Inspection	-	-	-	-	500.00	500.00	500.00
70-7120-000 - Buildings R & M	-	300.00	300.00	-	2,700.00	2,700.00	3,600.00
70-7135-000 - Irrigation Repairs	-	100.00	100.00	-	900.00	900.00	1,200.00
70-7140-000 - Pool Repairs & Maintenance	193.75	250.00	56.25	193.75	2,250.00	2,056.25	3,000.00
Total Maintenance & Labor	618.75	1,150.00	531.25	2,743.75	10,850.00	8,106.25	14,300.00

Utilities

72-7240-000 - Electric	247.01	500.00	252.99	1,752.37	4,500.00	2,747.63	6,000.00
72-7245-000 - Electric-Street Lights	-	1,000.00	1,000.00	-	9,000.00	9,000.00	12,000.00

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Statement of Revenues and Expenses 9/1/2020 - 9/30/2020

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
72-7250-000 - Water & Sewer	-	1,000.00	1,000.00	-	9,000.00	9,000.00	12,000.00
72-7265-000 - Telephone & Internet	-	150.00	150.00	-	1,350.00	1,350.00	1,800.00
Total Utilities	247.01	2,650.00	2,402.99	1,752.37	23,850.00	22,097.63	31,800.00
Contract Services							
78-7820-000 - Pool Contract	-	1,200.00	1,200.00	-	10,800.00	10,800.00	14,400.00
78-7835-000 - Janitorial Contract	-	800.00	800.00	-	7,200.00	7,200.00	9,600.00
78-7840-000 - Landscape Contract	3,350.00	5,000.00	1,650.00	34,580.00	45,000.00	10,420.00	60,000.00
78-7845-000 - Aquatic Contract	-	500.00	500.00	-	4,500.00	4,500.00	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	8,595.00	11,056.50	2,461.50	14,742.00
Total Contract Services	4,305.00	8,728.50	4,423.50	43,175.00	79,056.50	35,881.50	105,242.00
Reserves Transfers							
90-9120-000 - Reserve Transfer-Pooled	1,000.00	1,000.00	-	9,000.00	9,000.00	-	12,000.00
Total Reserves Transfers	1,000.00	1,000.00	-	9,000.00	9,000.00	-	12,000.00
Total Expense	6,473.46	14,678.50	8,205.04	57,681.33	135,106.50	77,425.17	181,440.00
Operating Net Total	(4,153.05)	441.50	(4,594.55)	(429.81)	973.50	(1,403.31)	-
Net Total	(4,153.05)	441.50	(4,594.55)	(429.81)	973.50	(1,403.31)	-