



Financial Report Package

11/30/2020

Prepared for

Kingsley Creek Homeowners Association, Inc.

By

Evergreen Lifestyles Management

Kingsley Creek Homeowners Association, Inc.

Balance Sheet as of 11/30/2020

Asset	Operating	Reserve	Total
Asset			
10-1000-000 - Cash-Operating-CIT (CABanc) 4187	\$9,142.90		\$9,142.90
10-1050-000 - Cash-Reserves-CIT (CABanc) 9097		\$23,012.94	\$23,012.94
10-1210-000 - Accounts Receivable	\$3,069.90		\$3,069.90
10-1225-000 - Allowance for Bad Debt	(\$400.00)		(\$400.00)
10-1910-000 - Utility Deposits	\$5,490.00		\$5,490.00
Total Asset	\$17,302.80	\$23,012.94	\$40,315.74
Total Asset	\$17,302.80	\$23,012.94	\$40,315.74
Liability / Equity			
Liability			
20-2210-000 - Accounts Payable	\$9,995.23		\$9,995.23
20-2220-000 - Accrued Expenses	\$115.00		\$115.00
20-2230-000 - Prepaid Assessments	\$716.83		\$716.83
20-2240-000 - Deferred Revenue	\$3,204.35		\$3,204.35
Total Liability	\$14,031.41		\$14,031.41
Reserves			
30-3009-000 - Reserves - Interest		\$12.08	\$12.08
30-3020-000 - Reserves - Pooled		\$23,000.86	\$23,000.86
Total Reserves		\$23,012.94	\$23,012.94
Equity			
31-3510-000 - Operating Fund Balance	\$483.45		\$483.45
31-3800-000 - Net Income (Loss)	\$2,787.94		\$2,787.94
Total Equity	\$3,271.39		\$3,271.39
Total Liability / Equity	\$17,302.80	\$23,012.94	\$40,315.74

Kingsley Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 11/1/2020 - 11/30/2020

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
40-4010-000 - Assessments	3,204.34	15,120.00	(11,915.66)	25,935.22	166,320.00	(140,384.78)	181,440.00
40-4025-000 - Initial Capital Contribution	4,000.00	-	4,000.00	12,000.00	-	12,000.00	-
40-4112-000 - Deficit Funding	23,182.50	-	23,182.50	52,438.08	-	52,438.08	-
40-4114-000 - Late Fees	(25.00)	-	(25.00)	175.00	-	175.00	-
40-4220-000 - Re-billing Fees	(20.00)	-	(20.00)	60.00	-	60.00	-
40-4230-000 - Demand Letter Fees	50.00	-	50.00	100.00	-	100.00	-
40-4410-000 - Bank Interest-Operating	.64	-	.64	4.02	-	4.02	-
40-4411-000 - Interest-Delinquent Owners	(3.45)	-	(3.45)	41.65	-	41.65	-
40-4540-000 - Utility Deposit Interest	-	-	-	7.56	-	7.56	-
Total Income	30,389.03	15,120.00	15,269.03	90,761.53	166,320.00	(75,558.47)	181,440.00
Total Income	30,389.03	15,120.00	15,269.03	90,761.53	166,320.00	(75,558.47)	181,440.00

Operating Expense

Administrative

60-6013-000 - Meeting & Community	-	-	-	-	250.00	250.00	250.00
60-6015-000 - Postage & Copies	19.64	478.00	458.36	574.04	1,478.00	903.96	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	-	1,650.00	1,650.00	1,800.00
60-6045-000 - Bad Debt Expense	400.00	400.00	-	400.00	4,400.00	4,000.00	4,800.00
60-6055-000 - Insurance	-	500.00	500.00	-	5,500.00	5,500.00	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
Total Administrative	419.64	1,528.00	1,108.36	1,489.04	16,003.00	14,513.96	18,098.00

Maintenance & Labor

70-7110-000 - Common Area Maintenance	425.00	500.00	75.00	3,400.00	5,500.00	2,100.00	6,000.00
70-7115-000 - Backflow Inspection	-	-	-	-	500.00	500.00	500.00
70-7120-000 - Buildings R & M	-	300.00	300.00	-	3,300.00	3,300.00	3,600.00
70-7135-000 - Irrigation Repairs	-	100.00	100.00	-	1,100.00	1,100.00	1,200.00
70-7140-000 - Pool Repairs & Maintenance	2,000.00	250.00	(1,750.00)	3,255.48	2,750.00	(505.48)	3,000.00
Total Maintenance & Labor	2,425.00	1,150.00	(1,275.00)	6,655.48	13,150.00	6,494.52	14,300.00

Utilities

72-7240-000 - Electric	714.55	500.00	(214.55)	2,665.91	5,500.00	2,834.09	6,000.00
72-7245-000 - Electric-Street Lights	-	1,000.00	1,000.00	-	11,000.00	11,000.00	12,000.00

Kingsley Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 11/1/2020 - 11/30/2020

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
72-7250-000 - Water & Sewer	5,734.18	1,000.00	(4,734.18)	5,734.18	11,000.00	5,265.82	12,000.00
72-7265-000 - Telephone & Internet	115.00	150.00	35.00	343.98	1,650.00	1,306.02	1,800.00
Total Utilities	6,563.73	2,650.00	(3,913.73)	8,744.07	29,150.00	20,405.93	31,800.00
Contract Services							
78-7820-000 - Pool Contract	-	1,200.00	1,200.00	-	13,200.00	13,200.00	14,400.00
78-7835-000 - Janitorial Contract	-	800.00	800.00	-	8,800.00	8,800.00	9,600.00
78-7840-000 - Landscape Contract	11,235.00	5,000.00	(6,235.00)	49,580.00	55,000.00	5,420.00	60,000.00
78-7845-000 - Aquatic Contract	-	500.00	500.00	-	5,500.00	5,500.00	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	10,505.00	13,513.50	3,008.50	14,742.00
Total Contract Services	12,190.00	8,728.50	(3,461.50)	60,085.00	96,513.50	36,428.50	105,242.00
Reserves Transfers							
90-9120-000 - Reserve Transfer-Pooled	1,000.00	1,000.00	-	11,000.00	11,000.00	-	12,000.00
Total Reserves Transfers	1,000.00	1,000.00	-	11,000.00	11,000.00	-	12,000.00
Total Expense	22,598.37	15,056.50	(7,541.87)	87,973.59	165,816.50	77,842.91	181,440.00
Operating Net Total	7,790.66	63.50	7,727.16	2,787.94	503.50	2,284.44	-
Net Total	7,790.66	63.50	7,727.16	2,787.94	503.50	2,284.44	-