



Financial Report Package

01/31/2021

Prepared for

Kingsley Creek Homeowners Association, Inc.

By

Evergreen Lifestyles Management

Kingsley Creek Homeowners Association, Inc.

Balance Sheet as of 1/31/2021

Asset	Operating	Reserve	Total
Asset			
10-1000-000 - Cash-Operating-CIT (CABanc) 4187	\$7,901.90		\$7,901.90
10-1050-000 - Cash-Reserves-CIT (CABanc) 9097		\$24,018.84	\$24,018.84
10-1210-000 - Accounts Receivable	\$436.05		\$436.05
10-1225-000 - Allowance for Bad Debt	(\$436.05)		(\$436.05)
10-1355-000 - Due to Reserve from Operating		\$1,968.75	\$1,968.75
10-1910-000 - Utility Deposits	\$5,490.00		\$5,490.00
Total Asset	\$13,391.90	\$25,987.59	\$39,379.49
Total Asset	\$13,391.90	\$25,987.59	\$39,379.49
Liability / Equity			
Liability			
20-2210-000 - Accounts Payable	\$6,739.54		\$6,739.54
20-2220-000 - Accrued Expenses	\$829.44		\$829.44
20-2230-000 - Prepaid Assessments	\$2,197.77		\$2,197.77
20-2240-000 - Deferred Revenue	\$8,704.57		\$8,704.57
20-2250-000 - Due to Reserve from Operating	\$1,968.75		\$1,968.75
Total Liability	\$20,440.07		\$20,440.07
Reserves			
30-3009-000 - Reserves - Interest		\$17.98	\$17.98
30-3020-000 - Reserves - Pooled		\$25,969.61	\$25,969.61
Total Reserves		\$25,987.59	\$25,987.59
Equity			
31-3510-000 - Operating Fund Balance	(\$75.72)		(\$75.72)
31-3800-000 - Net Income (Loss)	(\$6,972.45)		(\$6,972.45)
Total Equity	(\$7,048.17)		(\$7,048.17)
Total Liability / Equity	\$13,391.90	\$25,987.59	\$39,379.49

Kingsley Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 1/1/2021 - 1/31/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
40-4010-000 - Assessments	4,352.28	16,428.37	(12,076.09)	4,352.28	16,428.37	(12,076.09)	197,140.50
40-4025-000 - Initial Capital Contribution	2,500.00	-	2,500.00	2,500.00	-	2,500.00	-
40-4120-000 - Returned Payment Fees Reimbursed	(25.00)	-	(25.00)	(25.00)	-	(25.00)	-
40-4410-000 - Bank Interest-Operating	.60	-	.60	.60	-	.60	-
Total Income	6,827.88	16,428.37	(9,600.49)	6,827.88	16,428.37	(9,600.49)	197,140.50
Total Income	6,827.88	16,428.37	(9,600.49)	6,827.88	16,428.37	(9,600.49)	197,140.50

Operating Expense

Administrative							
60-6013-000 - Meeting & Community	-	-	-	-	-	-	350.00
60-6015-000 - Postage & Copies	298.95	100.00	(198.95)	298.95	100.00	(198.95)	2,523.00
60-6020-000 - Bank Charges	-	50.00	50.00	-	50.00	50.00	50.00
60-6025-000 - CPA Services	3,500.00	-	(3,500.00)	3,500.00	-	(3,500.00)	1,500.00
60-6040-000 - Legal	-	150.00	150.00	-	150.00	150.00	1,800.00
60-6045-000 - Bad Debt Expense	(363.76)	-	363.76	(363.76)	-	363.76	-
60-6055-000 - Insurance	-	500.00	500.00	-	500.00	500.00	6,000.00
60-6080-000 - Taxes, Licenses & Fees	-	-	-	-	-	-	450.00
60-6085-000 - Season Decorations	1,120.00	-	(1,120.00)	1,120.00	-	(1,120.00)	1,500.50
Total Administrative	4,555.19	800.00	(3,755.19)	4,555.19	800.00	(3,755.19)	14,173.50
Maintenance & Labor							
70-7110-000 - Common Area Maintenance	850.00	500.00	(350.00)	850.00	500.00	(350.00)	6,000.00
70-7115-000 - Backflow Inspection	-	-	-	-	-	-	500.00
70-7120-000 - Buildings R & M	-	300.00	300.00	-	300.00	300.00	3,600.00
70-7135-000 - Irrigation Repairs	-	100.00	100.00	-	100.00	100.00	1,200.00
70-7140-000 - Pool Repairs & Maintenance	-	250.00	250.00	-	250.00	250.00	3,000.00
Total Maintenance & Labor	850.00	1,150.00	300.00	850.00	1,150.00	300.00	14,300.00
Utilities							
72-7240-000 - Electric	583.34	583.34	-	583.34	583.34	-	7,000.00
72-7245-000 - Electric-Street Lights	-	1,166.67	1,166.67	-	1,166.67	1,166.67	14,000.00
72-7250-000 - Water & Sewer	-	1,000.00	1,000.00	-	1,000.00	1,000.00	12,000.00
72-7265-000 - Telephone & Internet	123.05	166.66	43.61	123.05	166.66	43.61	2,000.00
Total Utilities	706.39	2,916.67	2,210.28	706.39	2,916.67	2,210.28	35,000.00
Contract Services							

Kingsley Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 1/1/2021 - 1/31/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
78-7820-000 - Pool Contract	1,000.00	1,400.00	400.00	1,000.00	1,400.00	400.00	16,800.00
78-7835-000 - Janitorial Contract	-	800.00	800.00	-	800.00	800.00	9,600.00
78-7840-000 - Landscape Contract	3,765.00	5,100.00	1,335.00	3,765.00	5,100.00	1,335.00	61,200.00
78-7845-000 - Aquatic Contract	-	600.00	600.00	-	600.00	600.00	7,200.00
78-7850-000 - Termite Bond	-	500.00	500.00	-	500.00	500.00	500.00
78-7865-000 - Management Contract	955.00	1,228.50	273.50	955.00	1,228.50	273.50	14,742.00
Total Contract Services	5,720.00	9,628.50	3,908.50	5,720.00	9,628.50	3,908.50	110,042.00
Reserves Transfers							
90-9120-000 - Reserve Transfer-Pooled	1,968.75	1,968.75	-	1,968.75	1,968.75	-	23,625.00
Total Reserves Transfers	1,968.75	1,968.75	-	1,968.75	1,968.75	-	23,625.00
Total Expense	13,800.33	16,463.92	2,663.59	13,800.33	16,463.92	2,663.59	197,140.50
Operating Net Total	(6,972.45)	(35.55)	(6,936.90)	(6,972.45)	(35.55)	(6,936.90)	-
Net Total	(6,972.45)	(35.55)	(6,936.90)	(6,972.45)	(35.55)	(6,936.90)	-