



Financial Report Package

04/30/2021

Prepared for

Kingsley Creek Homeowners Association, Inc.

By

Evergreen Lifestyles Management

Kingsley Creek Homeowners Association, Inc.

Balance Sheet as of 4/30/2021

Asset	Operating	Reserve	Total
Asset			
10-1000-000 - Cash-Operating-CIT (CABanc) 4187	\$3,056.86		\$3,056.86
10-1050-000 - Cash-Reserves-CIT (CABanc) 9097		\$31,903.51	\$31,903.51
10-1210-000 - Accounts Receivable	\$979.80		\$979.80
10-1910-000 - Utility Deposits	\$5,490.00		\$5,490.00
Total Asset	\$9,526.66	\$31,903.51	\$41,430.17
Total Asset	\$9,526.66	\$31,903.51	\$41,430.17
Liability / Equity			
Liability			
20-2210-000 - Accounts Payable	\$5,129.24		\$5,129.24
20-2230-000 - Prepaid Assessments	\$1,480.94		\$1,480.94
20-2240-000 - Deferred Revenue	\$8,866.18		\$8,866.18
Total Liability	\$15,476.36		\$15,476.36
Reserves			
30-3009-000 - Reserves - Interest		\$27.65	\$27.65
30-3020-000 - Reserves - Pooled		\$31,875.86	\$31,875.86
Total Reserves		\$31,903.51	\$31,903.51
Equity			
31-3510-000 - Operating Fund Balance	(\$75.72)		(\$75.72)
31-3800-000 - Net Income (Loss)	(\$5,873.98)		(\$5,873.98)
Total Equity	(\$5,949.70)		(\$5,949.70)
Total Liability / Equity	\$9,526.66	\$31,903.51	\$41,430.17

Kingsley Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 4/1/2021 - 4/30/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
40-4010-000 - Assessments	4,433.09	16,428.37	(11,995.28)	17,811.56	65,713.48	(47,901.92)	197,140.50
40-4025-000 - Initial Capital Contribution	-	-	-	3,500.00	-	3,500.00	-
40-4112-000 - Deficit Funding	-	-	-	21,261.23	-	21,261.23	-
40-4114-000 - Late Fees	175.00	-	175.00	175.00	-	175.00	-
40-4117-000 - ARC Application Fees	50.00	-	50.00	50.00	-	50.00	-
40-4120-000 - Returned Payment Fees Reimbursed	-	-	-	(25.00)	-	(25.00)	-
40-4220-000 - Re-billing Fees	60.00	-	60.00	50.00	-	50.00	-
40-4230-000 - Demand Letter Fees	-	-	-	(50.00)	-	(50.00)	-
40-4410-000 - Bank Interest-Operating	.54	-	.54	1.95	-	1.95	-
40-4411-000 - Interest-Delinquent Owners	17.07	-	17.07	17.38	-	17.38	-
40-4991-002 - Fee-Income Lot Mowing	-	-	-	(32.20)	-	(32.20)	-
Total Income	4,735.70	16,428.37	(11,692.67)	42,759.92	65,713.48	(22,953.56)	197,140.50
Total Income	4,735.70	16,428.37	(11,692.67)	42,759.92	65,713.48	(22,953.56)	197,140.50

Operating Expense

Administrative

60-6013-000 - Meeting & Community	-	-	-	-	-	-	350.00
60-6015-000 - Postage & Copies	27.63	100.00	72.37	384.03	400.00	15.97	2,523.00
60-6020-000 - Bank Charges	-	-	-	-	50.00	50.00	50.00
60-6025-000 - CPA Services	325.00	-	(325.00)	3,825.00	1,500.00	(2,325.00)	1,500.00
60-6040-000 - Legal	-	150.00	150.00	-	600.00	600.00	1,800.00
60-6045-000 - Bad Debt Expense	-	-	-	(799.81)	-	799.81	-
60-6055-000 - Insurance	-	500.00	500.00	-	2,000.00	2,000.00	6,000.00
60-6080-000 - Taxes, Licenses & Fees	-	-	-	-	100.00	100.00	450.00
60-6085-000 - Season Decorations	-	-	-	1,120.00	-	(1,120.00)	1,500.50
Total Administrative	352.63	750.00	397.37	4,529.22	4,650.00	120.78	14,173.50

Maintenance & Labor

70-7110-000 - Common Area Maintenance	45.00	500.00	455.00	1,320.00	2,000.00	680.00	6,000.00
70-7115-000 - Backflow Inspection	-	-	-	-	500.00	500.00	500.00
70-7120-000 - Buildings R & M	-	300.00	300.00	750.00	1,200.00	450.00	3,600.00
70-7135-000 - Irrigation Repairs	275.00	100.00	(175.00)	1,040.00	400.00	(640.00)	1,200.00
70-7140-000 - Pool Repairs & Maintenance	-	250.00	250.00	-	1,000.00	1,000.00	3,000.00
Total Maintenance & Labor	320.00	1,150.00	830.00	3,110.00	5,100.00	1,990.00	14,300.00

Kingsley Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 4/1/2021 - 4/30/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Utilities							
72-7240-000 - Electric	1,572.42	583.34	(989.08)	3,519.89	2,333.36	(1,186.53)	7,000.00
72-7245-000 - Electric-Street Lights	-	1,166.67	1,166.67	-	4,666.68	4,666.68	14,000.00
72-7250-000 - Water & Sewer	2,161.02	1,000.00	(1,161.02)	2,171.76	4,000.00	1,828.24	12,000.00
72-7265-000 - Telephone & Internet	-	166.66	166.66	143.03	666.64	523.61	2,000.00
Total Utilities	3,733.44	2,916.67	(816.77)	5,834.68	11,666.68	5,832.00	35,000.00
Contract Services							
78-7820-000 - Pool Contract	1,000.00	1,400.00	400.00	4,000.00	5,600.00	1,600.00	16,800.00
78-7835-000 - Janitorial Contract	-	800.00	800.00	-	3,200.00	3,200.00	9,600.00
78-7840-000 - Landscape Contract	3,765.00	5,100.00	1,335.00	18,190.00	20,400.00	2,210.00	61,200.00
78-7845-000 - Aquatic Contract	425.00	600.00	175.00	1,275.00	2,400.00	1,125.00	7,200.00
78-7850-000 - Termite Bond	-	-	-	-	500.00	500.00	500.00
78-7865-000 - Management Contract	955.00	1,228.50	273.50	3,820.00	4,914.00	1,094.00	14,742.00
Total Contract Services	6,145.00	9,128.50	2,983.50	27,285.00	37,014.00	9,729.00	110,042.00
Reserves Transfers							
90-9120-000 - Reserve Transfer-Pooled	1,968.75	1,968.75	-	7,875.00	7,875.00	-	23,625.00
Total Reserves Transfers	1,968.75	1,968.75	-	7,875.00	7,875.00	-	23,625.00
Total Expense	12,519.82	15,913.92	3,394.10	48,633.90	66,305.68	17,671.78	197,140.50
Operating Net Total	(7,784.12)	514.45	(8,298.57)	(5,873.98)	(592.20)	(5,281.78)	-
Net Total	(7,784.12)	514.45	(8,298.57)	(5,873.98)	(592.20)	(5,281.78)	-