



Financial Report Package

03/31/2021

Prepared for

Kingsley Creek Homeowners Association, Inc.

By

Evergreen Lifestyles Management

Kingsley Creek Homeowners Association, Inc.

Balance Sheet as of 3/31/2021

Asset	Operating	Reserve	Total
Asset			
10-1000-000 - Cash-Operating-CIT (CABanc) 4187	\$7,444.74		\$7,444.74
10-1050-000 - Cash-Reserves-CIT (CABanc) 9097		\$29,931.17	\$29,931.17
10-1910-000 - Utility Deposits	\$5,490.00		\$5,490.00
Total Asset	\$12,934.74	\$29,931.17	\$42,865.91
Total Asset	\$12,934.74	\$29,931.17	\$42,865.91
Liability / Equity	Operating	Reserve	Total
Liability			
20-2210-000 - Accounts Payable	\$3,935.31		\$3,935.31
20-2220-000 - Accrued Expenses	\$1,000.00		\$1,000.00
20-2230-000 - Prepaid Assessments	\$6,165.01		\$6,165.01
Total Liability	\$11,100.32		\$11,100.32
Reserves			
30-3009-000 - Reserves - Interest		\$24.06	\$24.06
30-3020-000 - Reserves - Pooled		\$29,907.11	\$29,907.11
Total Reserves		\$29,931.17	\$29,931.17
Equity			
31-3510-000 - Operating Fund Balance	(\$75.72)		(\$75.72)
31-3800-000 - Net Income (Loss)	\$1,910.14		\$1,910.14
Total Equity	\$1,834.42		\$1,834.42
Total Liability / Equity	\$12,934.74	\$29,931.17	\$42,865.91

Kingsley Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 3/1/2021 - 3/31/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
40-4010-000 - Assessments	4,673.91	16,428.37	(11,754.46)	13,378.47	49,285.11	(35,906.64)	197,140.50
40-4025-000 - Initial Capital Contribution	1,000.00	-	1,000.00	3,500.00	-	3,500.00	-
40-4112-000 - Deficit Funding	21,261.23	-	21,261.23	21,261.23	-	21,261.23	-
40-4120-000 - Returned Payment Fees Reimbursed	-	-	-	(25.00)	-	(25.00)	-
40-4220-000 - Re-billing Fees	(20.00)	-	(20.00)	(10.00)	-	(10.00)	-
40-4230-000 - Demand Letter Fees	(50.00)	-	(50.00)	(50.00)	-	(50.00)	-
40-4410-000 - Bank Interest-Operating	.57	-	.57	1.41	-	1.41	-
40-4411-000 - Interest-Delinquent Owners	(1.38)	-	(1.38)	.31	-	.31	-
40-4991-002 - Fee-Income Lot Mowing	(32.20)	-	(32.20)	(32.20)	-	(32.20)	-
Total Income	26,832.13	16,428.37	10,403.76	38,024.22	49,285.11	(11,260.89)	197,140.50
Total Income	26,832.13	16,428.37	10,403.76	38,024.22	49,285.11	(11,260.89)	197,140.50

Operating Expense

Administrative

60-6013-000 - Meeting & Community	-	-	-	-	-	-	350.00
60-6015-000 - Postage & Copies	43.98	100.00	56.02	356.40	300.00	(56.40)	2,523.00
60-6020-000 - Bank Charges	-	-	-	-	50.00	50.00	50.00
60-6025-000 - CPA Services	-	1,500.00	1,500.00	3,500.00	1,500.00	(2,000.00)	1,500.00
60-6040-000 - Legal	-	150.00	150.00	-	450.00	450.00	1,800.00
60-6045-000 - Bad Debt Expense	(124.35)	-	124.35	(799.81)	-	799.81	-
60-6055-000 - Insurance	-	500.00	500.00	-	1,500.00	1,500.00	6,000.00
60-6080-000 - Taxes, Licenses & Fees	-	100.00	100.00	-	100.00	100.00	450.00
60-6085-000 - Season Decorations	-	-	-	1,120.00	-	(1,120.00)	1,500.50
Total Administrative	(80.37)	2,350.00	2,430.37	4,176.59	3,900.00	(276.59)	14,173.50

Maintenance & Labor

70-7110-000 - Common Area Maintenance	-	500.00	500.00	1,275.00	1,500.00	225.00	6,000.00
70-7115-000 - Backflow Inspection	-	500.00	500.00	-	500.00	500.00	500.00
70-7120-000 - Buildings R & M	750.00	300.00	(450.00)	750.00	900.00	150.00	3,600.00
70-7135-000 - Irrigation Repairs	765.00	100.00	(665.00)	765.00	300.00	(465.00)	1,200.00
70-7140-000 - Pool Repairs & Maintenance	-	250.00	250.00	-	750.00	750.00	3,000.00
Total Maintenance & Labor	1,515.00	1,650.00	135.00	2,790.00	3,950.00	1,160.00	14,300.00

Utilities

72-7240-000 - Electric	(461.56)	583.34	1,044.90	1,947.47	1,750.02	(197.45)	7,000.00
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Kingsley Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 3/1/2021 - 3/31/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
72-7245-000 - Electric-Street Lights	-	1,166.67	1,166.67	-	3,500.01	3,500.01	14,000.00
72-7250-000 - Water & Sewer	10.74	1,000.00	989.26	10.74	3,000.00	2,989.26	12,000.00
72-7265-000 - Telephone & Internet	-	166.66	166.66	143.03	499.98	356.95	2,000.00
Total Utilities	(450.82)	2,916.67	3,367.49	2,101.24	8,750.01	6,648.77	35,000.00
Contract Services							
78-7820-000 - Pool Contract	1,000.00	1,400.00	400.00	3,000.00	4,200.00	1,200.00	16,800.00
78-7835-000 - Janitorial Contract	-	800.00	800.00	-	2,400.00	2,400.00	9,600.00
78-7840-000 - Landscape Contract	5,705.00	5,100.00	(605.00)	14,425.00	15,300.00	875.00	61,200.00
78-7845-000 - Aquatic Contract	425.00	600.00	175.00	850.00	1,800.00	950.00	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	2,865.00	3,685.50	820.50	14,742.00
Total Contract Services	8,085.00	9,128.50	1,043.50	21,140.00	27,885.50	6,745.50	110,042.00
Reserves Transfers							
90-9120-000 - Reserve Transfer-Pooled	1,968.75	1,968.75	-	5,906.25	5,906.25	-	23,625.00
Total Reserves Transfers	1,968.75	1,968.75	-	5,906.25	5,906.25	-	23,625.00
Total Expense	11,037.56	18,013.92	6,976.36	36,114.08	50,391.76	14,277.68	197,140.50
Operating Net Total	15,794.57	(1,585.55)	17,380.12	1,910.14	(1,106.65)	3,016.79	-
Net Total	15,794.57	(1,585.55)	17,380.12	1,910.14	(1,106.65)	3,016.79	-