



## **Financial Report Package**

05/31/2021

Prepared for

Kingsley Creek Homeowners Association, Inc.

By

Evergreen Lifestyles Management

# Kingsley Creek Homeowners Association, Inc.

## Balance Sheet as of 5/31/2021

<b>Asset</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Asset</b>			
10-1000-000 - Cash-Operating-CIT (CABanc) 4187	\$882.54		\$882.54
10-1050-000 - Cash-Reserves-CIT (CABanc) 9097		\$31,907.48	\$31,907.48
10-1210-000 - Accounts Receivable	\$288.03		\$288.03
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
<b>Total Asset</b>	<b>\$6,660.57</b>	<b>\$33,876.23</b>	<b>\$40,536.80</b>
<b>Total Asset</b>	<b>\$6,660.57</b>	<b>\$33,876.23</b>	<b>\$40,536.80</b>
<b>Liability / Equity</b>			
<b>Liability</b>			
20-2210-000 - Accounts Payable	\$6,534.44		\$6,534.44
20-2220-000 - Accrued Expenses	\$1,425.00		\$1,425.00
20-2230-000 - Prepaid Assessments	\$2,169.98		\$2,169.98
20-2240-000 - Deferred Revenue	\$4,708.53		\$4,708.53
20-2250-000 - Due to Reserve from Operating	\$1,968.75		\$1,968.75
<b>Total Liability</b>	<b>\$16,806.70</b>		<b>\$16,806.70</b>
<b>Reserves</b>			
30-3009-000 - Reserves - Interest		\$31.62	\$31.62
30-3020-000 - Reserves - Pooled		\$33,844.61	\$33,844.61
<b>Total Reserves</b>		<b>\$33,876.23</b>	<b>\$33,876.23</b>
<b>Equity</b>			
31-3510-000 - Operating Fund Balance	(\$75.72)		(\$75.72)
31-3800-000 - Net Income (Loss)	(\$10,070.41)		(\$10,070.41)
<b>Total Equity</b>	<b>(\$10,146.13)</b>		<b>(\$10,146.13)</b>
<b>Total Liability / Equity</b>	<b>\$6,660.57</b>	<b>\$33,876.23</b>	<b>\$40,536.80</b>

# Kingsley Creek Homeowners Association, Inc.

## Statement of Revenues and Expenses 5/1/2021 - 5/31/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
40-4010-000 - Assessments	4,708.54	16,428.37	(11,719.83)	22,520.10	82,141.85	(59,621.75)	197,140.50
40-4025-000 - Initial Capital Contribution	1,000.00	-	1,000.00	4,500.00	-	4,500.00	-
40-4112-000 - Deficit Funding	-	-	-	21,261.23	-	21,261.23	-
40-4114-000 - Late Fees	-	-	-	175.00	-	175.00	-
40-4117-000 - ARC Application Fees	-	-	-	50.00	-	50.00	-
40-4120-000 - Returned Payment Fees Reimbursed	-	-	-	(25.00)	-	(25.00)	-
40-4220-000 - Re-billing Fees	20.00	-	20.00	70.00	-	70.00	-
40-4230-000 - Demand Letter Fees	-	-	-	(50.00)	-	(50.00)	-
40-4410-000 - Bank Interest-Operating	.16	-	.16	2.11	-	2.11	-
40-4411-000 - Interest-Delinquent Owners	3.06	-	3.06	20.44	-	20.44	-
40-4991-002 - Fee-Income Lot Mowing	-	-	-	(32.20)	-	(32.20)	-
<b>Total Income</b>	<b>5,731.76</b>	<b>16,428.37</b>	<b>(10,696.61)</b>	<b>48,491.68</b>	<b>82,141.85</b>	<b>(33,650.17)</b>	<b>197,140.50</b>
<b>Total Income</b>	<b>5,731.76</b>	<b>16,428.37</b>	<b>(10,696.61)</b>	<b>48,491.68</b>	<b>82,141.85</b>	<b>(33,650.17)</b>	<b>197,140.50</b>

## Operating Expense

### Administrative

60-6013-000 - Meeting & Community	-	-	-	-	-	-	350.00
60-6015-000 - Postage & Copies	10.00	100.00	90.00	394.03	500.00	105.97	2,523.00
60-6020-000 - Bank Charges	-	-	-	-	50.00	50.00	50.00
60-6025-000 - CPA Services	-	-	-	3,825.00	1,500.00	(2,325.00)	1,500.00
60-6040-000 - Legal	-	150.00	150.00	-	750.00	750.00	1,800.00
60-6045-000 - Bad Debt Expense	-	-	-	(799.81)	-	799.81	-
60-6055-000 - Insurance	-	500.00	500.00	-	2,500.00	2,500.00	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
<b>Total Administrative</b>	<b>10.00</b>	<b>750.00</b>	<b>740.00</b>	<b>4,539.22</b>	<b>5,400.00</b>	<b>860.78</b>	<b>14,173.50</b>

### Maintenance & Labor

70-7110-000 - Common Area Maintenance	65.00	500.00	435.00	1,385.00	2,500.00	1,115.00	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	1,500.00	750.00	3,600.00
70-7135-000 - Irrigation Repairs	200.00	100.00	(100.00)	1,240.00	500.00	(740.00)	1,200.00
70-7140-000 - Pool Repairs & Maintenance	-	250.00	250.00	-	1,250.00	1,250.00	3,000.00
<b>Total Maintenance &amp; Labor</b>	<b>265.00</b>	<b>1,150.00</b>	<b>885.00</b>	<b>3,375.00</b>	<b>6,250.00</b>	<b>2,875.00</b>	<b>14,300.00</b>

# Kingsley Creek Homeowners Association, Inc.

## Statement of Revenues and Expenses 5/1/2021 - 5/31/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
<b>Utilities</b>							
72-7240-000 - Electric	443.60	583.33	139.73	3,963.49	2,916.69	(1,046.80)	7,000.00
72-7245-000 - Electric-Street Lights	-	1,166.67	1,166.67	-	5,833.35	5,833.35	14,000.00
72-7250-000 - Water & Sewer	1,095.84	1,000.00	(95.84)	3,267.60	5,000.00	1,732.40	12,000.00
72-7265-000 - Telephone & Internet	-	166.67	166.67	143.03	833.31	690.28	2,000.00
<b>Total Utilities</b>	<b>1,539.44</b>	<b>2,916.67</b>	<b>1,377.23</b>	<b>7,374.12</b>	<b>14,583.35</b>	<b>7,209.23</b>	<b>35,000.00</b>
<b>Contract Services</b>							
78-7820-000 - Pool Contract	1,000.00	1,400.00	400.00	5,000.00	7,000.00	2,000.00	16,800.00
78-7835-000 - Janitorial Contract	-	800.00	800.00	-	4,000.00	4,000.00	9,600.00
78-7840-000 - Landscape Contract	3,765.00	5,100.00	1,335.00	21,955.00	25,500.00	3,545.00	61,200.00
78-7845-000 - Aquatic Contract	425.00	600.00	175.00	1,700.00	3,000.00	1,300.00	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	4,775.00	6,142.50	1,367.50	14,742.00
<b>Total Contract Services</b>	<b>6,145.00</b>	<b>9,128.50</b>	<b>2,983.50</b>	<b>33,430.00</b>	<b>46,142.50</b>	<b>12,712.50</b>	<b>110,042.00</b>
<b>Reserves Transfers</b>							
90-9120-000 - Reserve Transfer-Pooled	1,968.75	1,968.75	-	9,843.75	9,843.75	-	23,625.00
<b>Total Reserves Transfers</b>	<b>1,968.75</b>	<b>1,968.75</b>	<b>-</b>	<b>9,843.75</b>	<b>9,843.75</b>	<b>-</b>	<b>23,625.00</b>
<b>Total Expense</b>	<b>9,928.19</b>	<b>15,913.92</b>	<b>5,985.73</b>	<b>58,562.09</b>	<b>82,219.60</b>	<b>23,657.51</b>	<b>197,140.50</b>
<b>Operating Net Total</b>	<b>(4,196.43)</b>	<b>514.45</b>	<b>(4,710.88)</b>	<b>(10,070.41)</b>	<b>(77.75)</b>	<b>(9,992.66)</b>	<b>-</b>
<b>Net Total</b>	<b>(4,196.43)</b>	<b>514.45</b>	<b>(4,710.88)</b>	<b>(10,070.41)</b>	<b>(77.75)</b>	<b>(9,992.66)</b>	<b>-</b>