



Financial Report Package

12/31/2021

Prepared for

Kingsley Creek Homeowners Association, Inc.

By

Evergreen Lifestyles Management

Kingsley Creek Homeowners Association, Inc.

Balance Sheet as of 12/31/2021

Asset	Operating	Reserve	Total
Asset			
10-1000-000 - Cash-Operating-CIT (CABanc) 4187	\$6,232.98		\$6,232.98
10-1050-000 - Cash-Reserves-CIT (CABanc) 9097		\$47,691.52	\$47,691.52
10-1210-000 - Accounts Receivable	\$70.63		\$70.63
10-1910-000 - Utility Deposits	\$5,389.61		\$5,389.61
Total Asset	\$11,693.22	\$47,691.52	\$59,384.74
Total Asset	\$11,693.22	\$47,691.52	\$59,384.74
Liability / Equity			
Liability			
20-2210-000 - Accounts Payable	\$7,926.68		\$7,926.68
20-2230-000 - Prepaid Assessments	\$7,553.97		\$7,553.97
20-2236-000 - Deficit Funding-Taylor Morrison	\$42,033.86		\$42,033.86
Total Liability	\$57,514.51		\$57,514.51
Reserves			
30-3009-000 - Reserves - Interest		\$65.66	\$65.66
30-3020-000 - Reserves - Pooled		\$47,625.86	\$47,625.86
Total Reserves		\$47,691.52	\$47,691.52
Equity			
31-3510-000 - Operating Fund Balance	(\$75.72)		(\$75.72)
31-3800-000 - Net Income (Loss)	(\$45,745.57)		(\$45,745.57)
Total Equity	(\$45,821.29)		(\$45,821.29)
Total Liability / Equity	\$11,693.22	\$47,691.52	\$59,384.74

Kingsley Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 12/1/2021 - 12/31/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
40-4010-000 - Assessments	8,528.21	16,428.38	(7,900.17)	69,484.10	197,140.50	(127,656.40)	197,140.50
40-4025-000 - Initial Capital Contribution	5,500.00	-	5,500.00	24,500.00	-	24,500.00	-
40-4114-000 - Late Fees	(50.00)	-	(50.00)	575.00	-	575.00	-
40-4117-000 - ARC Application Fees	-	-	-	50.00	-	50.00	-
40-4120-000 - Returned Payment Fees Reimbursed	-	-	-	(10.00)	-	(10.00)	-
40-4220-000 - Re-billing Fees	(80.00)	-	(80.00)	-	-	-	-
40-4230-000 - Demand Letter Fees	(100.00)	-	(100.00)	-	-	-	-
40-4410-000 - Bank Interest-Operating	.65	-	.65	7.07	-	7.07	-
40-4411-000 - Interest-Delinquent Owners	(7.37)	-	(7.37)	103.03	-	103.03	-
40-4991-002 - Fee-Income Lot Mowing	-	-	-	(32.20)	-	(32.20)	-
Total Income	13,791.49	16,428.38	(2,636.89)	94,677.00	197,140.50	(102,463.50)	197,140.50
Total Income	13,791.49	16,428.38	(2,636.89)	94,677.00	197,140.50	(102,463.50)	197,140.50

Operating Expense

Administrative

60-6013-000 - Meeting & Community	-	-	-	-	350.00	350.00	350.00
60-6015-000 - Postage & Copies	131.53	100.00	(31.53)	1,095.88	2,523.00	1,427.12	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	-	1,800.00	1,800.00	1,800.00
60-6045-000 - Bad Debt Expense	-	-	-	(799.81)	-	799.81	-
60-6055-000 - Insurance	-	500.00	500.00	-	6,000.00	6,000.00	6,000.00
60-6080-000 - Taxes, Licenses & Fees	-	-	-	-	450.00	450.00	450.00
60-6085-000 - Season Decorations	852.00	-	(852.00)	1,972.00	1,500.50	(471.50)	1,500.50
Total Administrative	983.53	750.00	(233.53)	6,093.07	14,173.50	8,080.43	14,173.50

Maintenance & Labor

70-7110-000 - Common Area Maintenance	-	500.00	500.00	2,182.05	6,000.00	3,817.95	6,000.00
70-7115-000 - Backflow Inspection	-	-	-	-	500.00	500.00	500.00
70-7120-000 - Buildings R & M	-	300.00	300.00	2,150.00	3,600.00	1,450.00	3,600.00
70-7135-000 - Irrigation Repairs	-	100.00	100.00	1,240.00	1,200.00	(40.00)	1,200.00
70-7140-000 - Pool Repairs & Maintenance	-	250.00	250.00	160.00	3,000.00	2,840.00	3,000.00
Total Maintenance & Labor	-	1,150.00	1,150.00	5,732.05	14,300.00	8,567.95	14,300.00

Utilities

72-7240-000 - Electric	765.68	583.33	(182.35)	9,367.18	7,000.00	(2,367.18)	7,000.00
72-7245-000 - Electric-Street Lights	-	1,166.66	1,166.66	-	14,000.00	14,000.00	14,000.00
72-7250-000 - Water & Sewer	311.72	1,000.00	688.28	7,660.53	12,000.00	4,339.47	12,000.00
72-7265-000 - Telephone & Internet	138.39	166.67	28.28	1,358.72	2,000.00	641.28	2,000.00
Total Utilities	1,215.79	2,916.66	1,700.87	18,386.43	35,000.00	16,613.57	35,000.00

Kingsley Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 12/1/2021 - 12/31/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Contract Services							
78-7820-000 - Pool Contract	3,554.67	1,400.00	(2,154.67)	15,604.67	16,800.00	1,195.33	16,800.00
78-7835-000 - Janitorial Contract	-	800.00	800.00	1,200.00	9,600.00	8,400.00	9,600.00
78-7840-000 - Landscape Contract	3,765.00	5,100.00	1,335.00	53,646.35	61,200.00	7,553.65	61,200.00
78-7845-000 - Aquatic Contract	425.00	600.00	175.00	4,675.00	7,200.00	2,525.00	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	11,460.00	14,742.00	3,282.00	14,742.00
Total Contract Services	8,699.67	9,128.50	428.83	86,586.02	110,042.00	23,455.98	110,042.00
Reserves Transfers							
90-9120-000 - Reserve Transfer-Pooled	1,968.75	1,968.75	-	23,625.00	23,625.00	-	23,625.00
Total Reserves Transfers	1,968.75	1,968.75	-	23,625.00	23,625.00	-	23,625.00
Total Expense	12,867.74	15,913.91	3,046.17	140,422.57	197,140.50	56,717.93	197,140.50
Operating Net Total	923.75	514.47	409.28	(45,745.57)	-	(45,745.57)	-
Net Total	923.75	514.47	409.28	(45,745.57)	-	(45,745.57)	-