



## **Financial Report Package**

01/31/2022

Prepared for

Kingsley Creek Homeowners Association, Inc.

By

Evergreen Lifestyles Management

# Kingsley Creek Homeowners Association, Inc.

Balance Sheet as of 1/31/2022

	Operating	Reserve	Total
<b>Assets</b>			
<b>Asset</b>			
10-1000-000 - Cash-Operating-CIT (CABanc) 4187	\$22,566.02		\$22,566.02
10-1050-000 - Cash-Reserves-CIT (CABanc) 9097		\$47,697.45	\$47,697.45
10-1210-000 - Accounts Receivable	\$2,280.99		\$2,280.99
10-1225-000 - Allowance for Bad Debt	(\$125.66)		(\$125.66)
10-1355-000 - Due to Reserve from Operating		\$833.33	\$833.33
10-1910-000 - Utility Deposits	\$5,828.61		\$5,828.61
<b>Total Asset</b>	<b>\$30,549.96</b>	<b>\$48,530.78</b>	<b>\$79,080.74</b>
<b>Total Assets</b>	<b>\$30,549.96</b>	<b>\$48,530.78</b>	<b>\$79,080.74</b>
<b>Liabilities / Equity</b>			
<b>Liability</b>			
20-2210-000 - Accounts Payable	\$13,892.89		\$13,892.89
20-2230-000 - Prepaid Assessments	\$5,971.40		\$5,971.40
20-2236-000 - Deficit Funding-Taylor Morrison	\$42,033.86		\$42,033.86
20-2240-000 - Deferred Revenue	\$16,342.86		\$16,342.86
20-2241-000 - Deferred Revenue - Reserves	\$1,666.67		\$1,666.67
20-2250-000 - Due to Reserve from Operating	\$833.33		\$833.33
<b>Total Liability</b>	<b>\$80,741.01</b>		<b>\$80,741.01</b>
<b>Reserves</b>			
30-3009-000 - Reserves - Interest		\$71.59	\$71.59
30-3020-000 - Reserves - Pooled		\$48,459.19	\$48,459.19
<b>Total Reserves</b>		<b>\$48,530.78</b>	<b>\$48,530.78</b>
<b>Equity</b>			
31-3509-000 - Prior Period Adjustments	(\$3,500.00)		(\$3,500.00)
31-3510-000 - Operating Fund Balance	(\$45,821.29)		(\$45,821.29)
31-3800-000 - Net Income (Loss)	(\$869.76)		(\$869.76)
<b>Total Equity</b>	<b>(\$50,191.05)</b>		<b>(\$50,191.05)</b>
<b>Total Liabilities / Equity</b>	<b>\$30,549.96</b>	<b>\$48,530.78</b>	<b>\$79,080.74</b>

# Kingsley Creek Homeowners Association, Inc.

## Statement of Revenues and Expenses 1/1/2022 - 1/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
40100-001 - Assessments	8,171.43	7,723.53	447.90	8,171.43	7,723.53	447.90	114,145.57
40101-001 - Reserve Assessment	833.33	791.67	41.66	833.33	791.67	41.66	11,700.00
40140-001 - Late Fees & Interest	1,387.19	-	1,387.19	1,387.19	-	1,387.19	-
40141-001 - Bank Interest-Operating	1.05	-	1.05	1.05	-	1.05	-
40142-001 - ARC Application Fee	50.00	-	50.00	50.00	-	50.00	-
40143-001 - Rebill Fee	140.00	-	140.00	140.00	-	140.00	-
40151-001 - Initial Capital Contribution	6,000.00	2,000.00	4,000.00	6,000.00	2,000.00	4,000.00	24,000.00
40156-001 - Bank Interest-Reserves	5.93	-	5.93	5.93	-	5.93	-
40159-001 - Utility Deposit Interest Income	3.17	-	3.17	3.17	-	3.17	-
<b>Total Income</b>	<b>16,592.10</b>	<b>10,515.20</b>	<b>6,076.90</b>	<b>16,592.10</b>	<b>10,515.20</b>	<b>6,076.90</b>	<b>149,845.57</b>
<b>Total Income</b>	<b>16,592.10</b>	<b>10,515.20</b>	<b>6,076.90</b>	<b>16,592.10</b>	<b>10,515.20</b>	<b>6,076.90</b>	<b>149,845.57</b>

## Operating Expense

### Administrative

50100-001 - CPA Services	-	-	-	-	-	-	3,825.00
50102-001 - Bad Debt Expense	125.66	125.66	-	125.66	125.66	-	1,857.14
50103-001 - Bank Charges/Coupons Books	12.00	40.00	28.00	12.00	40.00	28.00	1,175.00
50110-001 - Taxes, Licenses & Fees	-	37.50	37.50	-	37.50	37.50	450.00
50112-001 - Meeting and Community	-	-	-	-	-	-	350.00
50120-001 - Postage/Copies/Supplies	117.07	210.25	93.18	117.07	210.25	93.18	2,523.00
50123-001 - Professional Fees - Legal	-	150.00	150.00	-	150.00	150.00	1,800.00
50135-001 - Holiday/Amenity Decorations	-	-	-	-	-	-	1,500.00
<b>Total Administrative</b>	<b>254.73</b>	<b>563.41</b>	<b>308.68</b>	<b>254.73</b>	<b>563.41</b>	<b>308.68</b>	<b>13,480.14</b>

### Contract Services

50205-001 - HOA Management Fees	955.00	665.00	(290.00)	955.00	665.00	(290.00)	9,828.00
50208-001 - Janitorial Contract	4,200.00	800.00	(3,400.00)	4,200.00	800.00	(3,400.00)	9,600.00
50209-001 - Landscape Contract	7,335.00	3,765.00	(3,570.00)	7,335.00	3,765.00	(3,570.00)	45,180.00
50210-001 - Aquatic Contract	425.00	425.00	-	425.00	425.00	-	5,100.00
50215-001 - Termite Bond	-	53.33	53.33	-	53.33	53.33	640.00
50229-001 - Pool Contract	1,200.38	1,150.00	(50.38)	1,200.38	1,150.00	(50.38)	13,800.00
<b>Total Contract Services</b>	<b>14,115.38</b>	<b>6,858.33</b>	<b>(7,257.05)</b>	<b>14,115.38</b>	<b>6,858.33</b>	<b>(7,257.05)</b>	<b>84,148.00</b>

### Maintenance

50301-001 - Repairs & Maintenance - Buildings	-	300.00	300.00	-	300.00	300.00	3,600.00
50319-001 - Repairs & Maintenance - Pool	-	250.00	250.00	-	250.00	250.00	3,000.00
50350-001 - Repairs & Maintenance - Common Area	245.00	500.00	255.00	245.00	500.00	255.00	6,000.00
50360-001 - Backflow Inspections	-	41.67	41.67	-	41.67	41.67	500.00
50501-001 - Irrigation Repairs	-	108.33	108.33	-	108.33	108.33	1,300.00
<b>Total Maintenance</b>	<b>245.00</b>	<b>1,200.00</b>	<b>955.00</b>	<b>245.00</b>	<b>1,200.00</b>	<b>955.00</b>	<b>14,400.00</b>

# Kingsley Creek Homeowners Association, Inc.

## Statement of Revenues and Expenses 1/1/2022 - 1/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
<b>Utilities</b>							
50800-001 - Electric - Common	1,116.59	1,125.00	8.41	1,116.59	1,125.00	8.41	13,500.00
50803-001 - Telephone & Internet	138.39	541.67	403.28	138.39	541.67	403.28	6,500.00
50820-001 - Water & Sewer	290.46	1,208.33	917.87	290.46	1,208.33	917.87	14,500.00
50822-001 - Electric - Streetlights	462.05	1,750.00	1,287.95	462.05	1,750.00	1,287.95	21,000.00
<b>Total Utilities</b>	<b>2,007.49</b>	<b>4,625.00</b>	<b>2,617.51</b>	<b>2,007.49</b>	<b>4,625.00</b>	<b>2,617.51</b>	<b>55,500.00</b>
<b>Reserves Transfers</b>							
80100-001 - Reserves	833.33	975.00	141.67	833.33	975.00	141.67	11,700.00
80101-001 - Reserves Interest	5.93	-	(5.93)	5.93	-	(5.93)	-
<b>Total Reserves Transfers</b>	<b>839.26</b>	<b>975.00</b>	<b>135.74</b>	<b>839.26</b>	<b>975.00</b>	<b>135.74</b>	<b>11,700.00</b>
<b>Total Expense</b>	<b>17,461.86</b>	<b>14,221.74</b>	<b>(3,240.12)</b>	<b>17,461.86</b>	<b>14,221.74</b>	<b>(3,240.12)</b>	<b>179,228.14</b>
<b>Operating Net Total</b>	<b>(869.76)</b>	<b>(3,706.54)</b>	<b>2,836.78</b>	<b>(869.76)</b>	<b>(3,706.54)</b>	<b>2,836.78</b>	<b>(29,382.57)</b>
<b>Net Total</b>	<b>(869.76)</b>	<b>(3,706.54)</b>	<b>2,836.78</b>	<b>(869.76)</b>	<b>(3,706.54)</b>	<b>2,836.78</b>	<b>(29,382.57)</b>