



Financial Report Package

07/31/2021

Prepared for

Kingsley Creek Homeowners Association, Inc.

By

Evergreen Lifestyles Management

Kingsley Creek Homeowners Association, Inc.

Balance Sheet as of 7/31/2021

Asset	Operating	Reserve	Total
Asset			
10-1000-000 - Cash-Operating-CIT (CABanc) 4187	\$21,909.26		\$21,909.26
10-1050-000 - Cash-Reserves-CIT (CABanc) 9097		\$37,821.97	\$37,821.97
10-1210-000 - Accounts Receivable	\$2,329.59		\$2,329.59
10-1910-000 - Utility Deposits	\$5,389.61		\$5,389.61
Total Asset	\$29,628.46	\$37,821.97	\$67,450.43
Total Asset	\$29,628.46	\$37,821.97	\$67,450.43
Liability / Equity			
Liability			
20-2210-000 - Accounts Payable	\$10,778.02		\$10,778.02
20-2220-000 - Accrued Expenses	\$1,150.00		\$1,150.00
20-2230-000 - Prepaid Assessments	\$2,083.21		\$2,083.21
20-2240-000 - Deferred Revenue	\$11,857.87		\$11,857.87
Total Liability	\$25,869.10		\$25,869.10
Reserves			
30-3009-000 - Reserves - Interest		\$39.86	\$39.86
30-3020-000 - Reserves - Pooled		\$37,782.11	\$37,782.11
Total Reserves		\$37,821.97	\$37,821.97
Equity			
31-3510-000 - Operating Fund Balance	(\$75.72)		(\$75.72)
31-3800-000 - Net Income (Loss)	\$3,835.08		\$3,835.08
Total Equity	\$3,759.36		\$3,759.36
Total Liability / Equity	\$29,628.46	\$37,821.97	\$67,450.43

Kingsley Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 7/1/2021 - 7/31/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
40-4010-000 - Assessments	5,928.94	16,428.38	(10,499.44)	35,451.51	114,998.60	(79,547.09)	197,140.50
40-4025-000 - Initial Capital Contribution	2,000.00	-	2,000.00	12,000.00	-	12,000.00	-
40-4112-000 - Deficit Funding	-	-	-	42,033.86	-	42,033.86	-
40-4114-000 - Late Fees	300.00	-	300.00	475.00	-	475.00	-
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	120.00	-	120.00	120.00	-	120.00	-
40-4230-000 - Demand Letter Fees	-	-	-	(50.00)	-	(50.00)	-
40-4410-000 - Bank Interest-Operating	1.04	-	1.04	3.92	-	3.92	-
40-4411-000 - Interest-Delinquent Owners	40.90	-	40.90	64.40	-	64.40	-
40-4991-002 - Fee-Income Lot Mowing	-	-	-	(32.20)	-	(32.20)	-
Total Income	8,390.88	16,428.38	(8,037.50)	90,091.49	114,998.60	(24,907.11)	197,140.50
Total Income	8,390.88	16,428.38	(8,037.50)	90,091.49	114,998.60	(24,907.11)	197,140.50

Operating Expense

Administrative

60-6013-000 - Meeting & Community	-	-	-	-	-	-	350.00
60-6015-000 - Postage & Copies	121.16	100.00	(21.16)	525.19	700.00	174.81	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	-	1,050.00	1,050.00	1,800.00
60-6045-000 - Bad Debt Expense	-	-	-	(799.81)	-	799.81	-
60-6055-000 - Insurance	-	500.00	500.00	-	3,500.00	3,500.00	6,000.00
60-6080-000 - Taxes, Licenses & Fees	-	-	-	-	450.00	450.00	450.00
60-6085-000 - Season Decorations	-	-	-	1,120.00	-	(1,120.00)	1,500.50
Total Administrative	121.16	750.00	628.84	4,670.38	7,250.00	2,579.62	14,173.50

Maintenance & Labor

70-7110-000 - Common Area Maintenance	637.05	500.00	(137.05)	2,022.05	3,500.00	1,477.95	6,000.00
70-7115-000 - Backflow Inspection	-	-	-	-	500.00	500.00	500.00
70-7120-000 - Buildings R & M	1,400.00	300.00	(1,100.00)	2,150.00	2,100.00	(50.00)	3,600.00
70-7135-000 - Irrigation Repairs	-	100.00	100.00	1,240.00	700.00	(540.00)	1,200.00
70-7140-000 - Pool Repairs & Maintenance	160.00	250.00	90.00	160.00	1,750.00	1,590.00	3,000.00
Total Maintenance & Labor	2,197.05	1,150.00	(1,047.05)	5,572.05	8,550.00	2,977.95	14,300.00

Kingsley Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 7/1/2021 - 7/31/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Utilities							
72-7240-000 - Electric	790.42	583.33	(207.09)	5,790.41	4,083.35	(1,707.06)	7,000.00
72-7245-000 - Electric-Street Lights	-	1,166.67	1,166.67	-	8,166.69	8,166.69	14,000.00
72-7250-000 - Water & Sewer	714.39	1,000.00	285.61	3,981.99	7,000.00	3,018.01	12,000.00
72-7265-000 - Telephone & Internet	-	166.67	166.67	503.98	1,166.65	662.67	2,000.00
Total Utilities	1,504.81	2,916.67	1,411.86	10,276.38	20,416.69	10,140.31	35,000.00
Contract Services							
78-7820-000 - Pool Contract	990.00	1,400.00	410.00	7,450.00	9,800.00	2,350.00	16,800.00
78-7835-000 - Janitorial Contract	1,200.00	800.00	(400.00)	1,200.00	5,600.00	4,400.00	9,600.00
78-7840-000 - Landscape Contract	3,765.00	5,100.00	1,335.00	34,071.35	35,700.00	1,628.65	61,200.00
78-7845-000 - Aquatic Contract	425.00	600.00	175.00	2,550.00	4,200.00	1,650.00	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	6,685.00	8,599.50	1,914.50	14,742.00
Total Contract Services	7,335.00	9,128.50	1,793.50	51,956.35	64,399.50	12,443.15	110,042.00
Reserves Transfers							
90-9120-000 - Reserve Transfer-Pooled	1,968.75	1,968.75	-	13,781.25	13,781.25	-	23,625.00
Total Reserves Transfers	1,968.75	1,968.75	-	13,781.25	13,781.25	-	23,625.00
Total Expense	13,126.77	15,913.92	2,787.15	86,256.41	114,397.44	28,141.03	197,140.50
Operating Net Total	(4,735.89)	514.46	(5,250.35)	3,835.08	601.16	3,233.92	-
Net Total	(4,735.89)	514.46	(5,250.35)	3,835.08	601.16	3,233.92	-