



Financial Report Package

06/30/2021

Prepared for

Kingsley Creek Homeowners Association, Inc.

By

Evergreen Lifestyles Management

Kingsley Creek Homeowners Association, Inc.

Balance Sheet as of 6/30/2021

Asset	Operating	Reserve	Total
Asset			
10-1000-000 - Cash-Operating-CIT (CABanc) 4187	\$14,173.39		\$14,173.39
10-1050-000 - Cash-Reserves-CIT (CABanc) 9097		\$35,848.91	\$35,848.91
10-1210-000 - Accounts Receivable	\$38.51		\$38.51
10-1910-000 - Utility Deposits	\$5,389.61		\$5,389.61
Total Asset	\$19,601.51	\$35,848.91	\$55,450.42
Total Asset	\$19,601.51	\$35,848.91	\$55,450.42
Liability / Equity			
Liability			
20-2210-000 - Accounts Payable	\$930.58		\$930.58
20-2220-000 - Accrued Expenses	\$1,735.00		\$1,735.00
20-2230-000 - Prepaid Assessments	\$8,440.68		\$8,440.68
Total Liability	\$11,106.26		\$11,106.26
Reserves			
30-3009-000 - Reserves - Interest		\$35.55	\$35.55
30-3020-000 - Reserves - Pooled		\$35,813.36	\$35,813.36
Total Reserves		\$35,848.91	\$35,848.91
Equity			
31-3510-000 - Operating Fund Balance	(\$75.72)		(\$75.72)
31-3800-000 - Net Income (Loss)	\$8,570.97		\$8,570.97
Total Equity	\$8,495.25		\$8,495.25
Total Liability / Equity	\$19,601.51	\$35,848.91	\$55,450.42

Kingsley Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 6/1/2021 - 6/30/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
40-4010-000 - Assessments	7,002.47	16,428.37	(9,425.90)	29,522.57	98,570.22	(69,047.65)	197,140.50
40-4025-000 - Initial Capital Contribution	5,500.00	-	5,500.00	10,000.00	-	10,000.00	-
40-4112-000 - Deficit Funding	20,772.63	-	20,772.63	42,033.86	-	42,033.86	-
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	(70.00)	-	(70.00)	-	-	-	-
40-4230-000 - Demand Letter Fees	-	-	-	(50.00)	-	(50.00)	-
40-4410-000 - Bank Interest-Operating	.77	-	.77	2.88	-	2.88	-
40-4411-000 - Interest-Delinquent Owners	3.06	-	3.06	23.50	-	23.50	-
40-4991-002 - Fee-Income Lot Mowing	-	-	-	(32.20)	-	(32.20)	-
Total Income	33,208.93	16,428.37	16,780.56	81,700.61	98,570.22	(16,869.61)	197,140.50
Total Income	33,208.93	16,428.37	16,780.56	81,700.61	98,570.22	(16,869.61)	197,140.50

Operating Expense

Administrative

60-6013-000 - Meeting & Community	-	-	-	-	-	-	350.00
60-6015-000 - Postage & Copies	10.00	100.00	90.00	404.03	600.00	195.97	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	-	900.00	900.00	1,800.00
60-6045-000 - Bad Debt Expense	-	-	-	(799.81)	-	799.81	-
60-6055-000 - Insurance	-	500.00	500.00	-	3,000.00	3,000.00	6,000.00
60-6080-000 - Taxes, Licenses & Fees	-	350.00	350.00	-	450.00	450.00	450.00
60-6085-000 - Season Decorations	-	-	-	1,120.00	-	(1,120.00)	1,500.50
Total Administrative	10.00	1,100.00	1,090.00	4,549.22	6,500.00	1,950.78	14,173.50

Maintenance & Labor

70-7110-000 - Common Area Maintenance	-	500.00	500.00	1,385.00	3,000.00	1,615.00	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	1,800.00	1,050.00	3,600.00
70-7135-000 - Irrigation Repairs	-	100.00	100.00	1,240.00	600.00	(640.00)	1,200.00
70-7140-000 - Pool Repairs & Maintenance	-	250.00	250.00	-	1,500.00	1,500.00	3,000.00
Total Maintenance & Labor	-	1,150.00	1,150.00	3,375.00	7,400.00	4,025.00	14,300.00

Kingsley Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 6/1/2021 - 6/30/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Utilities							
72-7240-000 - Electric	1,036.50	583.33	(453.17)	4,999.99	3,500.02	(1,499.97)	7,000.00
72-7245-000 - Electric-Street Lights	-	1,166.67	1,166.67	-	7,000.02	7,000.02	14,000.00
72-7250-000 - Water & Sewer	-	1,000.00	1,000.00	3,267.60	6,000.00	2,732.40	12,000.00
72-7265-000 - Telephone & Internet	360.95	166.67	(194.28)	503.98	999.98	496.00	2,000.00
Total Utilities	1,397.45	2,916.67	1,519.22	8,771.57	17,500.02	8,728.45	35,000.00
Contract Services							
78-7820-000 - Pool Contract	1,460.00	1,400.00	(60.00)	6,460.00	8,400.00	1,940.00	16,800.00
78-7835-000 - Janitorial Contract	-	800.00	800.00	-	4,800.00	4,800.00	9,600.00
78-7840-000 - Landscape Contract	8,351.35	5,100.00	(3,251.35)	30,306.35	30,600.00	293.65	61,200.00
78-7845-000 - Aquatic Contract	425.00	600.00	175.00	2,125.00	3,600.00	1,475.00	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	5,730.00	7,371.00	1,641.00	14,742.00
Total Contract Services	11,191.35	9,128.50	(2,062.85)	44,621.35	55,271.00	10,649.65	110,042.00
Reserves Transfers							
90-9120-000 - Reserve Transfer-Pooled	1,968.75	1,968.75	-	11,812.50	11,812.50	-	23,625.00
Total Reserves Transfers	1,968.75	1,968.75	-	11,812.50	11,812.50	-	23,625.00
Total Expense	14,567.55	16,263.92	1,696.37	73,129.64	98,483.52	25,353.88	197,140.50
Operating Net Total	18,641.38	164.45	18,476.93	8,570.97	86.70	8,484.27	-
Net Total	18,641.38	164.45	18,476.93	8,570.97	86.70	8,484.27	-