



## **Financial Report Package**

03/31/2022

Prepared for

Kingsley Creek Homeowners Association, Inc.

By

Evergreen Lifestyles Management

# Kingsley Creek Homeowners Association, Inc.

Balance Sheet as of 3/31/2022

	Operating	Reserve	Total
<b>Assets</b>			
<b>Asset</b>			
10-1000-000 - Cash-Operating-CIT (CABanc) 4187	\$20,987.28		\$20,987.28
10-1050-000 - Cash-Reserves-CIT (CABanc) 9097		\$47,709.02	\$47,709.02
10-1210-000 - Accounts Receivable	\$95.19		\$95.19
10-1225-000 - Allowance for Bad Debt	(\$95.19)		(\$95.19)
10-1355-000 - Due to Reserve from Operating		\$2,637.78	\$2,637.78
10-1910-000 - Utility Deposits	\$5,828.61		\$5,828.61
<b>Total Asset</b>	<b>\$26,815.89</b>	<b>\$50,346.80</b>	<b>\$77,162.69</b>
<b>Total Assets</b>	<b>\$26,815.89</b>	<b>\$50,346.80</b>	<b>\$77,162.69</b>
<b>Liabilities / Equity</b>			
<b>Liability</b>			
20-2210-000 - Accounts Payable	\$15,950.77		\$15,950.77
20-2220-000 - Accrued Expenses	\$276.78		\$276.78
20-2230-000 - Prepaid Assessments	\$15,271.70		\$15,271.70
20-2236-000 - Deficit Funding-Taylor Morrison	\$42,033.86		\$42,033.86
20-2250-000 - Due to Reserve from Operating	\$2,637.78		\$2,637.78
<b>Total Liability</b>	<b>\$76,170.89</b>		<b>\$76,170.89</b>
<b>Reserves</b>			
30-3009-000 - Reserves - Interest		\$83.16	\$83.16
30-3020-000 - Reserves - Pooled		\$50,263.64	\$50,263.64
<b>Total Reserves</b>		<b>\$50,346.80</b>	<b>\$50,346.80</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)	(\$33.71)		(\$33.71)
<b>Total Equity</b>	<b>(\$49,355.00)</b>		<b>(\$49,355.00)</b>
<b>Total Liabilities / Equity</b>	<b>\$26,815.89</b>	<b>\$50,346.80</b>	<b>\$77,162.69</b>

# Kingsley Creek Homeowners Association, Inc.

## Statement of Revenues and Expenses 3/1/2022 - 3/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
40100-001 - Assessments	9,139.46	8,373.93	765.53	25,883.96	24,146.19	1,737.77	114,145.57
40101-001 - Reserve Assessment	931.25	858.33	72.92	2,637.78	2,475.00	162.78	11,700.00
40140-001 - Late Fees & Interest	1.66	-	1.66	413.73	-	413.73	-
40141-001 - Bank Interest-Operating	.77	-	.77	2.72	-	2.72	-
40142-001 - ARC Application Fee	150.00	-	150.00	350.00	-	350.00	-
40143-001 - Rebill Fee	(70.00)	-	(70.00)	-	-	-	-
40144-001 - Demand Fee	(50.00)	-	(50.00)	-	-	-	-
40151-001 - Initial Capital Contribution	3,000.00	2,000.00	1,000.00	11,000.00	6,000.00	5,000.00	24,000.00
40156-001 - Bank Interest-Reserves	6.08	-	6.08	17.50	-	17.50	-
40159-001 - Utility Deposit Interest Income	-	-	-	3.17	-	3.17	-
<b>Total Income</b>	<b>13,109.22</b>	<b>11,232.26</b>	<b>1,876.96</b>	<b>40,308.86</b>	<b>32,621.19</b>	<b>7,687.67</b>	<b>149,845.57</b>
<b>Total Income</b>	<b>13,109.22</b>	<b>11,232.26</b>	<b>1,876.96</b>	<b>40,308.86</b>	<b>32,621.19</b>	<b>7,687.67</b>	<b>149,845.57</b>

## Operating Expense

### Administrative

50100-001 - CPA Services	-	-	-	-	-	-	3,825.00
50102-001 - Bad Debt Expense	(161.22)	136.24	297.46	95.39	392.85	297.46	1,857.14
50103-001 - Bank Charges/Coupons Books	12.00	40.00	28.00	587.56	120.00	(467.56)	1,175.00
50110-001 - Taxes, Licenses & Fees	-	37.50	37.50	-	112.50	112.50	450.00
50112-001 - Meeting and Community	-	350.00	350.00	-	350.00	350.00	350.00
50120-001 - Postage/Copies/Supplies	77.54	210.25	132.71	275.67	630.75	355.08	2,523.00
50123-001 - Professional Fees - Legal	-	150.00	150.00	-	450.00	450.00	1,800.00
50135-001 - Holiday/Amenity Decorations	-	-	-	-	-	-	1,500.00
<b>Total Administrative</b>	<b>(71.68)</b>	<b>923.99</b>	<b>995.67</b>	<b>958.62</b>	<b>2,056.10</b>	<b>1,097.48</b>	<b>13,480.14</b>

### Contract Services

50205-001 - HOA Management Fees	955.00	721.00	(234.00)	2,865.00	2,079.00	(786.00)	9,828.00
50208-001 - Janitorial Contract	600.00	800.00	200.00	5,400.00	2,400.00	(3,000.00)	9,600.00
50209-001 - Landscape Contract	6,145.00	3,765.00	(2,380.00)	17,245.00	11,295.00	(5,950.00)	45,180.00
50210-001 - Aquatic Contract	425.00	425.00	-	1,700.00	1,275.00	(425.00)	5,100.00
50215-001 - Termite Bond	-	53.33	53.33	-	159.99	159.99	640.00
50229-001 - Pool Contract	1,150.00	1,150.00	-	3,530.28	3,450.00	(80.28)	13,800.00
<b>Total Contract Services</b>	<b>9,275.00</b>	<b>6,914.33</b>	<b>(2,360.67)</b>	<b>30,740.28</b>	<b>20,658.99</b>	<b>(10,081.29)</b>	<b>84,148.00</b>

### Maintenance

50301-001 - Repairs & Maintenance - Buildings	-	300.00	300.00	-	900.00	900.00	3,600.00
50319-001 - Repairs & Maintenance - Pool	-	250.00	250.00	-	750.00	750.00	3,000.00
50350-001 - Repairs & Maintenance - Common Area	810.00	500.00	(310.00)	1,260.00	1,500.00	240.00	6,000.00
50360-001 - Backflow Inspections	-	41.67	41.67	-	125.01	125.01	500.00
50501-001 - Irrigation Repairs	208.67	108.33	(100.34)	383.67	324.99	(58.68)	1,300.00

# Kingsley Creek Homeowners Association, Inc.

## Statement of Revenues and Expenses 3/1/2022 - 3/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
<b>Total Maintenance</b>	<b>1,018.67</b>	<b>1,200.00</b>	<b>181.33</b>	<b>1,643.67</b>	<b>3,600.00</b>	<b>1,956.33</b>	<b>14,400.00</b>
<b>Utilities</b>							
50800-001 - Electric - Common	139.39	1,125.00	985.61	1,632.61	3,375.00	1,742.39	13,500.00
50803-001 - Telephone & Internet	138.39	541.67	403.28	415.17	1,625.01	1,209.84	6,500.00
50820-001 - Water & Sewer	337.68	1,208.33	870.65	909.96	3,624.99	2,715.03	14,500.00
50822-001 - Electric - Streetlights	467.94	1,750.00	1,282.06	1,386.98	5,250.00	3,863.02	21,000.00
<b>Total Utilities</b>	<b>1,083.40</b>	<b>4,625.00</b>	<b>3,541.60</b>	<b>4,344.72</b>	<b>13,875.00</b>	<b>9,530.28</b>	<b>55,500.00</b>
<b>Reserves Transfers</b>							
80100-001 - Reserves	931.25	975.00	43.75	2,637.78	2,925.00	287.22	11,700.00
80101-001 - Reserves Interest	6.08	-	(6.08)	17.50	-	(17.50)	-
<b>Total Reserves Transfers</b>	<b>937.33</b>	<b>975.00</b>	<b>37.67</b>	<b>2,655.28</b>	<b>2,925.00</b>	<b>269.72</b>	<b>11,700.00</b>
<b>Total Expense</b>	<b>12,242.72</b>	<b>14,638.32</b>	<b>2,395.60</b>	<b>40,342.57</b>	<b>43,115.09</b>	<b>2,772.52</b>	<b>179,228.14</b>
<b>Operating Net Total</b>	<b>866.50</b>	<b>(3,406.06)</b>	<b>4,272.56</b>	<b>(33.71)</b>	<b>(10,493.90)</b>	<b>10,460.19</b>	<b>(29,382.57)</b>
<b>Net Total</b>	<b>866.50</b>	<b>(3,406.06)</b>	<b>4,272.56</b>	<b>(33.71)</b>	<b>(10,493.90)</b>	<b>10,460.19</b>	<b>(29,382.57)</b>