



## **Financial Report Package**

11/30/2021

Prepared for

Kingsley Creek Homeowners Association, Inc.

By

Evergreen Lifestyles Management

# Kingsley Creek Homeowners Association, Inc.

Balance Sheet as of 11/30/2021

<b>Asset</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Asset</b>			
10-1000-000 - Cash-Operating-CIT (CABanc) 4187	\$8,152.94		\$8,152.94
10-1050-000 - Cash-Reserves-CIT (CABanc) 9097		\$45,717.05	\$45,717.05
10-1210-000 - Accounts Receivable	\$504.68		\$504.68
10-1910-000 - Utility Deposits	\$5,389.61		\$5,389.61
<b>Total Asset</b>	<b>\$14,047.23</b>	<b>\$45,717.05</b>	<b>\$59,764.28</b>
<b>Total Asset</b>	<b>\$14,047.23</b>	<b>\$45,717.05</b>	<b>\$59,764.28</b>
<b>Liability / Equity</b>			
<b>Liability</b>			
20-2210-000 - Accounts Payable	\$1,575.00		\$1,575.00
20-2220-000 - Accrued Expenses	\$3,379.18		\$3,379.18
20-2230-000 - Prepaid Assessments	\$6,922.84		\$6,922.84
20-2236-000 - Deficit Funding-Taylor Morrison	\$42,033.86		\$42,033.86
20-2240-000 - Deferred Revenue	\$6,881.39		\$6,881.39
<b>Total Liability</b>	<b>\$60,792.27</b>		<b>\$60,792.27</b>
<b>Reserves</b>			
30-3009-000 - Reserves - Interest		\$59.94	\$59.94
30-3020-000 - Reserves - Pooled		\$45,657.11	\$45,657.11
<b>Total Reserves</b>		<b>\$45,717.05</b>	<b>\$45,717.05</b>
<b>Equity</b>			
31-3510-000 - Operating Fund Balance	(\$75.72)		(\$75.72)
31-3800-000 - Net Income (Loss)	(\$46,669.32)		(\$46,669.32)
<b>Total Equity</b>	<b>(\$46,745.04)</b>		<b>(\$46,745.04)</b>
<b>Total Liability / Equity</b>	<b>\$14,047.23</b>	<b>\$45,717.05</b>	<b>\$59,764.28</b>

# Kingsley Creek Homeowners Association, Inc.

## Statement of Revenues and Expenses 11/1/2021 - 11/30/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
40-4010-000 - Assessments	6,881.42	16,428.38	(9,546.96)	60,955.89	180,712.12	(119,756.23)	197,140.50
40-4025-000 - Initial Capital Contribution	2,000.00	-	2,000.00	19,000.00	-	19,000.00	-
40-4114-000 - Late Fees	(125.00)	-	(125.00)	625.00	-	625.00	-
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	(40.00)	-	(40.00)	80.00	-	80.00	-
40-4230-000 - Demand Letter Fees	100.00	-	100.00	100.00	-	100.00	-
40-4410-000 - Bank Interest-Operating	.60	-	.60	6.42	-	6.42	-
40-4411-000 - Interest-Delinquent Owners	(10.95)	-	(10.95)	110.40	-	110.40	-
40-4991-002 - Fee-Income Lot Mowing	-	-	-	(32.20)	-	(32.20)	-
<b>Total Income</b>	<b>8,806.07</b>	<b>16,428.38</b>	<b>(7,622.31)</b>	<b>80,885.51</b>	<b>180,712.12</b>	<b>(99,826.61)</b>	<b>197,140.50</b>
<b>Total Income</b>	<b>8,806.07</b>	<b>16,428.38</b>	<b>(7,622.31)</b>	<b>80,885.51</b>	<b>180,712.12</b>	<b>(99,826.61)</b>	<b>197,140.50</b>

## Operating Expense

### Administrative

60-6013-000 - Meeting & Community	-	-	-	-	350.00	350.00	350.00
60-6015-000 - Postage & Copies	211.14	1,045.00	833.86	964.35	2,423.00	1,458.65	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	-	1,650.00	1,650.00	1,800.00
60-6045-000 - Bad Debt Expense	-	-	-	(799.81)	-	799.81	-
60-6055-000 - Insurance	-	500.00	500.00	-	5,500.00	5,500.00	6,000.00
60-6080-000 - Taxes, Licenses & Fees	-	-	-	-	450.00	450.00	450.00
60-6085-000 - Season Decorations	-	-	-	1,120.00	1,500.50	380.50	1,500.50
<b>Total Administrative</b>	<b>211.14</b>	<b>1,695.00</b>	<b>1,483.86</b>	<b>5,109.54</b>	<b>13,423.50</b>	<b>8,313.96</b>	<b>14,173.50</b>

### Maintenance & Labor

70-7110-000 - Common Area Maintenance	-	500.00	500.00	2,182.05	5,500.00	3,317.95	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	3,300.00	1,150.00	3,600.00
70-7135-000 - Irrigation Repairs	-	100.00	100.00	1,240.00	1,100.00	(140.00)	1,200.00
70-7140-000 - Pool Repairs & Maintenance	-	250.00	250.00	160.00	2,750.00	2,590.00	3,000.00
<b>Total Maintenance &amp; Labor</b>	<b>-</b>	<b>1,150.00</b>	<b>1,150.00</b>	<b>5,732.05</b>	<b>13,150.00</b>	<b>7,417.95</b>	<b>14,300.00</b>

### Utilities

72-7240-000 - Electric	443.59	583.33	139.74	8,601.50	6,416.67	(2,184.83)	7,000.00
72-7245-000 - Electric-Street Lights	-	1,166.66	1,166.66	-	12,833.34	12,833.34	14,000.00
72-7250-000 - Water & Sewer	654.18	1,000.00	345.82	7,348.81	11,000.00	3,651.19	12,000.00
72-7265-000 - Telephone & Internet	138.39	166.67	28.28	1,220.33	1,833.33	613.00	2,000.00
<b>Total Utilities</b>	<b>1,236.16</b>	<b>2,916.66</b>	<b>1,680.50</b>	<b>17,170.64</b>	<b>32,083.34</b>	<b>14,912.70</b>	<b>35,000.00</b>

# Kingsley Creek Homeowners Association, Inc.

## Statement of Revenues and Expenses 11/1/2021 - 11/30/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
<b>Contract Services</b>							
78-7820-000 - Pool Contract	1,150.00	1,400.00	250.00	12,050.00	15,400.00	3,350.00	16,800.00
78-7835-000 - Janitorial Contract	-	800.00	800.00	1,200.00	8,800.00	7,600.00	9,600.00
78-7840-000 - Landscape Contract	4,515.00	5,100.00	585.00	49,881.35	56,100.00	6,218.65	61,200.00
78-7845-000 - Aquatic Contract	425.00	600.00	175.00	4,250.00	6,600.00	2,350.00	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	10,505.00	13,513.50	3,008.50	14,742.00
<b>Total Contract Services</b>	<b>7,045.00</b>	<b>9,128.50</b>	<b>2,083.50</b>	<b>77,886.35</b>	<b>100,913.50</b>	<b>23,027.15</b>	<b>110,042.00</b>
<b>Reserves Transfers</b>							
90-9120-000 - Reserve Transfer-Pooled	1,968.75	1,968.75	-	21,656.25	21,656.25	-	23,625.00
<b>Total Reserves Transfers</b>	<b>1,968.75</b>	<b>1,968.75</b>	<b>-</b>	<b>21,656.25</b>	<b>21,656.25</b>	<b>-</b>	<b>23,625.00</b>
<b>Total Expense</b>	<b>10,461.05</b>	<b>16,858.91</b>	<b>6,397.86</b>	<b>127,554.83</b>	<b>181,226.59</b>	<b>53,671.76</b>	<b>197,140.50</b>
<b>Operating Net Total</b>	<b>(1,654.98)</b>	<b>(430.53)</b>	<b>(1,224.45)</b>	<b>(46,669.32)</b>	<b>(514.47)</b>	<b>(46,154.85)</b>	<b>-</b>
<b>Net Total</b>	<b>(1,654.98)</b>	<b>(430.53)</b>	<b>(1,224.45)</b>	<b>(46,669.32)</b>	<b>(514.47)</b>	<b>(46,154.85)</b>	<b>-</b>