



## **Financial Report Package**

10/31/2021

Prepared for

Kingsley Creek Homeowners Association, Inc.

By

Evergreen Lifestyles Management

# Kingsley Creek Homeowners Association, Inc.

Balance Sheet as of 10/31/2021

<b>Asset</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Asset</b>			
10-1000-000 - Cash- Operating-CIT (CABanc) 4187	\$13,775.13		\$13,775.13
10-1050-000 - Cash-Reserves- CIT (CABanc) 9097		\$43,743.00	\$43,743.00
10-1210-000 - Accounts Receivable	\$2,583.83		\$2,583.83
10-1910-000 - Utility Deposits	\$5,389.61		\$5,389.61
<b>Total Asset</b>	<b>\$21,748.57</b>	<b>\$43,743.00</b>	<b>\$65,491.57</b>
<b>Total Asset</b>	<b>\$21,748.57</b>	<b>\$43,743.00</b>	<b>\$65,491.57</b>
<b>Liability / Equity</b>			
<b>Liability</b>			
20-2210-000 - Accounts Payable	\$6,159.67		\$6,159.67
20-2220-000 - Accrued Expenses	\$2,725.00		\$2,725.00
20-2230-000 - Prepaid Assessments	\$2,888.79		\$2,888.79
20-2236-000 - Deficit Funding -Taylor Morrison	\$42,033.86		\$42,033.86
20-2240-000 - Deferred Revenue	\$13,031.31		\$13,031.31
<b>Total Liability</b>	<b>\$66,838.63</b>		<b>\$66,838.63</b>
<b>Reserves</b>			
30-3009-000 - Reserves - Interest		\$54.64	\$54.64
30-3020-000 - Reserves - Pooled		\$43,688.36	\$43,688.36
<b>Total Reserves</b>		<b>\$43,743.00</b>	<b>\$43,743.00</b>
<b>Equity</b>			
31-3510-000 - Operating Fund Balance	(\$75.72)		(\$75.72)
31-3800-000 - Net Income (Loss)	(\$45,014.34)		(\$45,014.34)
<b>Total Equity</b>	<b>(\$45,090.06)</b>		<b>(\$45,090.06)</b>
<b>Total Liability / Equity</b>	<b>\$21,748.57</b>	<b>\$43,743.00</b>	<b>\$65,491.57</b>

# Kingsley Creek Homeowners Association, Inc.

## Statement of Revenues and Expenses 10/1/2021 - 10/31/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
40-4010-000 - Assessments	6,515.66	16,428.38	(9,912.72)	54,074.47	164,283.74	(110,209.27)	197,140.50
40-4025-000 - Initial Capital Contribution	4,000.00	-	4,000.00	17,000.00	-	17,000.00	-
40-4114-000 - Late Fees	350.00	-	350.00	750.00	-	750.00	-
40-4117-000 - ARC Application Fees	-	-	-	50.00	-	50.00	-
40-4120-000 - Returned Payment Fees Reimbursed	15.00	-	15.00	(10.00)	-	(10.00)	-
40-4220-000 - Re-billing Fees	120.00	-	120.00	120.00	-	120.00	-
40-4410-000 - Bank Interest-Operating	.60	-	.60	5.82	-	5.82	-
40-4411-000 - Interest-Delinquent Owners	52.63	-	52.63	121.35	-	121.35	-
40-4991-002 - Fee-Income Lot Mowing	-	-	-	(32.20)	-	(32.20)	-
<b>Total Income</b>	<b>11,053.89</b>	<b>16,428.38</b>	<b>(5,374.49)</b>	<b>72,079.44</b>	<b>164,283.74</b>	<b>(92,204.30)</b>	<b>197,140.50</b>
<b>Total Income</b>	<b>11,053.89</b>	<b>16,428.38</b>	<b>(5,374.49)</b>	<b>72,079.44</b>	<b>164,283.74</b>	<b>(92,204.30)</b>	<b>197,140.50</b>

## Operating Expense

### Administrative

60-6013-000 - Meeting & Community	-	350.00	350.00	-	350.00	350.00	350.00
60-6015-000 - Postage & Copies	139.31	478.00	338.69	753.21	1,378.00	624.79	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	-	1,500.00	1,500.00	1,800.00
60-6045-000 - Bad Debt Expense	-	-	-	(799.81)	-	799.81	-
60-6055-000 - Insurance	-	500.00	500.00	-	5,000.00	5,000.00	6,000.00
60-6080-000 - Taxes, Licenses & Fees	-	-	-	-	450.00	450.00	450.00
60-6085-000 - Season Decorations	-	1,500.50	1,500.50	1,120.00	1,500.50	380.50	1,500.50
<b>Total Administrative</b>	<b>139.31</b>	<b>2,978.50</b>	<b>2,839.19</b>	<b>4,898.40</b>	<b>11,728.50</b>	<b>6,830.10</b>	<b>14,173.50</b>

### Maintenance & Labor

70-7110-000 - Common Area Maintenance	-	500.00	500.00	2,182.05	5,000.00	2,817.95	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	3,000.00	850.00	3,600.00
70-7135-000 - Irrigation Repairs	-	100.00	100.00	1,240.00	1,000.00	(240.00)	1,200.00
70-7140-000 - Pool Repairs & Maintenance	-	250.00	250.00	160.00	2,500.00	2,340.00	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>12,000.00</b>	<b>6,267.95</b>	<b>14,300.00</b>

### Utilities

# Kingsley Creek Homeowners Association, Inc.

## Statement of Revenues and Expenses 10/1/2021 - 10/31/2021

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
72-7240-000 - Electric	775.49	583.33	(192.16)	8,157.91	5,833.34	(2,324.57)	7,000.00
72-7245-000 - Electric-Street Lights	-	1,166.66	1,166.66	-	11,666.68	11,666.68	14,000.00
72-7250-000 - Water & Sewer	1,327.35	1,000.00	(327.35)	6,694.63	10,000.00	3,305.37	12,000.00
72-7265-000 - Telephone & Internet	138.39	166.67	28.28	1,081.94	1,666.66	584.72	2,000.00
<b>Total Utilities</b>	<b>2,241.23</b>	<b>2,916.66</b>	<b>675.43</b>	<b>15,934.48</b>	<b>29,166.68</b>	<b>13,232.20</b>	<b>35,000.00</b>
<b>Contract Services</b>							
78-7820-000 - Pool Contract	1,150.00	1,400.00	250.00	10,900.00	14,000.00	3,100.00	16,800.00
78-7835-000 - Janitorial Contract	-	800.00	800.00	1,200.00	8,000.00	6,800.00	9,600.00
78-7840-000 - Landscape Contract	3,765.00	5,100.00	1,335.00	45,366.35	51,000.00	5,633.65	61,200.00
78-7845-000 - Aquatic Contract	425.00	600.00	175.00	3,825.00	6,000.00	2,175.00	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	9,550.00	12,285.00	2,735.00	14,742.00
<b>Total Contract Services</b>	<b>6,295.00</b>	<b>9,128.50</b>	<b>2,833.50</b>	<b>70,841.35</b>	<b>91,785.00</b>	<b>20,943.65</b>	<b>110,042.00</b>
<b>Reserves Transfers</b>							
90-9120-000 - Reserve Transfer-Pooled	1,968.75	1,968.75	-	19,687.50	19,687.50	-	23,625.00
<b>Total Reserves Transfers</b>	<b>1,968.75</b>	<b>1,968.75</b>	<b>-</b>	<b>19,687.50</b>	<b>19,687.50</b>	<b>-</b>	<b>23,625.00</b>
<b>Total Expense</b>	<b>10,644.29</b>	<b>18,142.41</b>	<b>7,498.12</b>	<b>117,093.78</b>	<b>164,367.68</b>	<b>47,273.90</b>	<b>197,140.50</b>
<b>Operating Net Total</b>	<b>409.60</b>	<b>(1,714.03)</b>	<b>2,123.63</b>	<b>(45,014.34)</b>	<b>(83.94)</b>	<b>(44,930.40)</b>	<b>-</b>
<b>Net Total</b>	<b>409.60</b>	<b>(1,714.03)</b>	<b>2,123.63</b>	<b>(45,014.34)</b>	<b>(83.94)</b>	<b>(44,930.40)</b>	<b>-</b>