



## **Financial Report Package**

12/31/2022

Prepared for

Kingsley Creek Homeowners Association, Inc.

By

Evergreen Lifestyles Management

# Kingsley Creek Homeowners Association, Inc.

Balance Sheet as of 12/31/2022

	Operating	Reserve	Total
<b>Assets</b>			
<b>Asset</b>			
10-1000-000 - Cash-Operating-CIT (CABanc) 4187	\$23,094.99		\$23,094.99
10-1025-000 - Cash-Refundable Deposits-CIT (CABanc) 3498	\$5,750.00		\$5,750.00
10-1050-000 - Cash-Reserves-CIT (CABanc) 9097		\$58,373.12	\$58,373.12
10-1210-000 - Accounts Receivable	\$366.00		\$366.00
10-1225-000 - Allowance for Bad Debt	(\$711.65)		(\$711.65)
10-1355-000 - Due to Reserve from Operating		\$1,024.69	\$1,024.69
10-1910-000 - Utility Deposits	\$5,921.61		\$5,921.61
<b>Total Asset</b>	<b>\$34,420.95</b>	<b>\$59,397.81</b>	<b>\$93,818.76</b>
<b>Total Assets</b>	<b>\$34,420.95</b>	<b>\$59,397.81</b>	<b>\$93,818.76</b>
<b>Liabilities / Equity</b>			
<b>Liability</b>			
20-2210-000 - Accounts Payable	\$2,922.57		\$2,922.57
20-2220-000 - Accrued Expenses	\$1,150.00		\$1,150.00
20-2230-000 - Prepaid Assessments	\$15,056.59		\$15,056.59
20-2236-000 - Deficit Funding-Taylor Morrison	\$42,033.86		\$42,033.86
20-2245-000 - Refundable Deposits	\$5,500.00		\$5,500.00
20-2250-000 - Due to Reserve from Operating	\$1,024.69		\$1,024.69
<b>Total Liability</b>	<b>\$67,687.71</b>		<b>\$67,687.71</b>
<b>Reserves</b>			
30-3020-000 - Reserves - Pooled		\$59,397.81	\$59,397.81
<b>Total Reserves</b>		<b>\$59,397.81</b>	<b>\$59,397.81</b>
<b>Equity</b>			
31-3509-000 - Prior Period Adjustments	(\$7,700.00)		(\$7,700.00)
31-3510-000 - Operating Fund Balance	(\$45,821.29)		(\$45,821.29)
31-3800-000 - Net Income (Loss)	\$20,254.53		\$20,254.53
<b>Total Equity</b>	<b>(\$33,266.76)</b>		<b>(\$33,266.76)</b>
<b>Total Liabilities / Equity</b>	<b>\$34,420.95</b>	<b>\$59,397.81</b>	<b>\$93,818.76</b>

# Kingsley Creek Homeowners Association, Inc.

## Statement of Revenues and Expenses 12/1/2022 - 12/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
40100-001 - Assessments	10,957.00	11,300.73	(343.73)	114,621.04	114,145.57	475.47	114,145.57
40101-001 - Reserve Assessment	1,024.69	1,158.33	(133.64)	11,589.67	11,700.00	(110.33)	11,700.00
40140-001 - Late Fees & Interest	(24.69)	-	(24.69)	1,754.54	-	1,754.54	-
40141-001 - Bank Interest-Operating	.88	-	.88	11.78	-	11.78	-
40142-001 - ARC Application Fee	-	-	-	1,400.00	-	1,400.00	-
40143-001 - Rebill Fee	(250.00)	-	(250.00)	-	-	-	-
40144-001 - Demand Fee	(150.00)	-	(150.00)	(.40)	-	(.40)	-
40145-001 - Returned Payment Fee	(25.00)	-	(25.00)	-	-	-	-
40151-001 - Initial Capital Contribution	4,500.00	2,000.00	2,500.00	26,000.00	24,000.00	2,000.00	24,000.00
40156-001 - Bank Interest-Reserves	14.69	-	14.69	116.62	-	116.62	-
40159-001 - Utility Deposit Interest Income	-	-	-	3.17	-	3.17	-
<b>Total Income</b>	<b>16,047.57</b>	<b>14,459.06</b>	<b>1,588.51</b>	<b>155,496.42</b>	<b>149,845.57</b>	<b>5,650.85</b>	<b>149,845.57</b>
<b>Total Income</b>	<b>16,047.57</b>	<b>14,459.06</b>	<b>1,588.51</b>	<b>155,496.42</b>	<b>149,845.57</b>	<b>5,650.85</b>	<b>149,845.57</b>

## Operating Expense

### Administrative

50100-001 - CPA Services	-	3,825.00	3,825.00	-	3,825.00	3,825.00	3,825.00
50102-001 - Bad Debt Expense	183.86	183.86	-	711.85	1,857.14	1,145.29	1,857.14
50103-001 - Bank Charges/Coupons Books	-	735.00	735.00	639.56	1,175.00	535.44	1,175.00
50110-001 - Taxes, Licenses & Fees	-	37.50	37.50	-	450.00	450.00	450.00
50112-001 - Meeting and Community	-	-	-	-	350.00	350.00	350.00
50120-001 - Postage/Copies/Supplies	563.75	210.25	(353.50)	3,940.74	2,523.00	(1,417.74)	2,523.00
50123-001 - Professional Fees - Legal	-	150.00	150.00	-	1,800.00	1,800.00	1,800.00
50135-001 - Holiday/Amenity Decorations	500.00	-	(500.00)	500.00	1,500.00	1,000.00	1,500.00
<b>Total Administrative</b>	<b>1,247.61</b>	<b>5,141.61</b>	<b>3,894.00</b>	<b>5,792.15</b>	<b>13,480.14</b>	<b>7,687.99</b>	<b>13,480.14</b>

### Contract Services

50205-001 - HOA Management Fees	861.00	973.00	112.00	9,897.00	9,828.00	(69.00)	9,828.00
50208-001 - Janitorial Contract	(1,800.00)	800.00	2,600.00	4,800.00	9,600.00	4,800.00	9,600.00
50209-001 - Landscape Contract	1,125.00	3,765.00	2,640.00	52,590.00	45,180.00	(7,410.00)	45,180.00
50210-001 - Aquatic Contract	(425.00)	425.00	850.00	4,250.00	5,100.00	850.00	5,100.00
50215-001 - Termite Bond	-	53.37	53.37	-	640.00	640.00	640.00
50229-001 - Pool Contract	1,150.00	1,150.00	-	12,730.28	13,800.00	1,069.72	13,800.00
<b>Total Contract Services</b>	<b>911.00</b>	<b>7,166.37</b>	<b>6,255.37</b>	<b>84,267.28</b>	<b>84,148.00</b>	<b>(119.28)</b>	<b>84,148.00</b>

### Maintenance

50301-001 - Repairs & Maintenance - Buildings	-	300.00	300.00	4,980.00	3,600.00	(1,380.00)	3,600.00
50319-001 - Repairs & Maintenance - Pool	-	250.00	250.00	4,780.26	3,000.00	(1,780.26)	3,000.00
50350-001 - Repairs & Maintenance - Common Area	-	500.00	500.00	4,285.00	6,000.00	1,715.00	6,000.00
50360-001 - Backflow Inspections	-	41.63	41.63	-	500.00	500.00	500.00

# Kingsley Creek Homeowners Association, Inc.

## Statement of Revenues and Expenses 12/1/2022 - 12/31/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
50501-001 - Irrigation Repairs	-	108.37	108.37	383.67	1,300.00	916.33	1,300.00
<b>Total Maintenance</b>	-	<b>1,200.00</b>	<b>1,200.00</b>	<b>14,428.93</b>	<b>14,400.00</b>	<b>(28.93)</b>	<b>14,400.00</b>
<b>Utilities</b>							
50800-001 - Electric - Common	497.27	1,125.00	627.73	6,211.62	13,500.00	7,288.38	13,500.00
50803-001 - Telephone & Internet	138.39	541.63	403.24	1,725.59	6,500.00	4,774.41	6,500.00
50820-001 - Water & Sewer	563.25	1,208.37	645.12	5,531.58	14,500.00	8,968.42	14,500.00
50822-001 - Electric - Streetlights	462.05	1,750.00	1,287.95	5,578.45	21,000.00	15,421.55	21,000.00
<b>Total Utilities</b>	<b>1,660.96</b>	<b>4,625.00</b>	<b>2,964.04</b>	<b>19,047.24</b>	<b>55,500.00</b>	<b>36,452.76</b>	<b>55,500.00</b>
<b>Reserves Transfers</b>							
80100-001 - Reserves	1,024.69	975.00	(49.69)	11,589.67	11,700.00	110.33	11,700.00
80101-001 - Reserves Interest	14.69	-	(14.69)	116.62	-	(116.62)	-
<b>Total Reserves Transfers</b>	<b>1,039.38</b>	<b>975.00</b>	<b>(64.38)</b>	<b>11,706.29</b>	<b>11,700.00</b>	<b>(6.29)</b>	<b>11,700.00</b>
<b>Total Expense</b>	<b>4,858.95</b>	<b>19,107.98</b>	<b>14,249.03</b>	<b>135,241.89</b>	<b>179,228.14</b>	<b>43,986.25</b>	<b>179,228.14</b>
<b>Operating Net Total</b>	<b>11,188.62</b>	<b>(4,648.92)</b>	<b>15,837.54</b>	<b>20,254.53</b>	<b>(29,382.57)</b>	<b>49,637.10</b>	<b>(29,382.57)</b>
<b>Net Total</b>	<b>11,188.62</b>	<b>(4,648.92)</b>	<b>15,837.54</b>	<b>20,254.53</b>	<b>(29,382.57)</b>	<b>49,637.10</b>	<b>(29,382.57)</b>