



## **Financial Report Package**

08/31/2023

Prepared for

Kingsley Creek Homeowners Association, Inc.

By

Evergreen Lifestyles Management

# Kingsley Creek Homeowners Association, Inc.

Balance Sheet as of 8/31/2023

	Operating	Reserve	Total
<b>Assets</b>			
<b>Asset</b>			
10-1000-000 - Cash-Operating-First Citizens-CLOSING 9/8/23	\$51,099.55		\$51,099.55
10-1050-000 - Cash-Reserves-First Citizens 9097		\$66,109.03	\$66,109.03
10-1210-000 - Accounts Receivable	\$2,192.02		\$2,192.02
10-1225-000 - Allowance for Bad Debt	(\$1,972.82)		(\$1,972.82)
10-1355-000 - Due to Reserve from Operating		\$2,590.67	\$2,590.67
10-1381-000 - Prepaid Insurance	\$12,870.84		\$12,870.84
10-1910-000 - Utility Deposits	\$5,921.61		\$5,921.61
<b>Total Asset</b>	<b>\$70,111.20</b>	<b>\$68,699.70</b>	<b>\$138,810.90</b>
<b>Total Assets</b>	<b>\$70,111.20</b>	<b>\$68,699.70</b>	<b>\$138,810.90</b>
<b>Liabilities / Equity</b>			
<b>Liability</b>			
20-2210-000 - Accounts Payable	\$9,146.61		\$9,146.61
20-2220-000 - Accrued Expenses	\$754.00		\$754.00
20-2230-000 - Prepaid Assessments	\$16,338.58		\$16,338.58
20-2236-000 - Deficit Funding-Taylor Morrison	\$42,033.86		\$42,033.86
20-2240-000 - Deferred Revenue	\$12,854.18		\$12,854.18
20-2241-000 - Deferred Revenue - Reserves	\$1,317.58		\$1,317.58
20-2250-000 - Due to Reserve from Operating	\$2,590.67		\$2,590.67
<b>Total Liability</b>	<b>\$85,035.48</b>		<b>\$85,035.48</b>
<b>Reserves</b>			
30-3009-000 - Reserves - Interest		\$125.46	\$125.46
30-3020-000 - Reserves - Pooled		\$68,574.24	\$68,574.24
<b>Total Reserves</b>		<b>\$68,699.70</b>	<b>\$68,699.70</b>
<b>Equity</b>			
31-3509-000 - Prior Period Adjustments	(\$6,550.00)		(\$6,550.00)
31-3510-000 - Operating Fund Balance	(\$25,566.76)		(\$25,566.76)
31-3800-000 - Net Income (Loss)	\$17,192.48		\$17,192.48
<b>Total Equity</b>	<b>(\$14,924.28)</b>		<b>(\$14,924.28)</b>
<b>Total Liabilities / Equity</b>	<b>\$70,111.20</b>	<b>\$68,699.70</b>	<b>\$138,810.90</b>

# Kingsley Creek Homeowners Association, Inc.

## Statement of Revenues and Expenses 8/1/2023 - 8/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
40100-001 - Assessments	12,854.19	13,129.51	(275.32)	91,489.28	105,036.08	(13,546.80)	157,554.18
40101-001 - Reserve Assessment	1,317.58	1,575.00	(257.42)	9,176.43	12,600.00	(3,423.57)	18,900.00
40140-001 - Late Fees & Interest	(58.53)	-	(58.53)	1,081.03	-	1,081.03	-
40141-001 - Bank Interest-Operating	2.27	-	2.27	16.92	-	16.92	-
40142-001 - ARC Application Fee	-	-	-	400.00	-	400.00	-
40143-001 - Rebill Fee	(20.00)	-	(20.00)	240.00	-	240.00	-
40144-001 - Demand Fee	150.00	-	150.00	150.00	-	150.00	-
40149-001 - Attorney/Collection Package Fee	-	-	-	75.00	-	75.00	-
40151-001 - Initial Capital Contribution	5,500.00	2,000.00	3,500.00	29,000.00	16,000.00	13,000.00	24,000.00
40156-001 - Bank Interest-Reserves	16.84	-	16.84	125.46	-	125.46	-
<b>Total Income</b>	<b>19,762.35</b>	<b>16,704.51</b>	<b>3,057.84</b>	<b>131,754.12</b>	<b>133,636.08</b>	<b>(1,881.96)</b>	<b>200,454.18</b>
<b>Total Income</b>	<b>19,762.35</b>	<b>16,704.51</b>	<b>3,057.84</b>	<b>131,754.12</b>	<b>133,636.08</b>	<b>(1,881.96)</b>	<b>200,454.18</b>

## Operating Expense

### Administrative

50100-001 - CPA Services	-	-	-	-	-	-	3,825.00
50102-001 - Bad Debt Expense	(1,625.36)	166.67	1,792.03	1,261.17	1,333.36	72.19	2,000.00
50103-001 - Bank Charges/Coupons Books	24.00	83.33	59.33	564.00	666.64	102.64	1,000.00
50110-001 - Taxes, Licenses & Fees	-	37.50	37.50	100.00	300.00	200.00	450.00
50112-001 - Meeting and Community	-	250.00	250.00	-	2,000.00	2,000.00	3,000.00
50120-001 - Postage/Copies/Supplies	108.60	250.00	141.40	1,874.33	2,000.00	125.67	3,000.00
50123-001 - Professional Fees - Legal	-	150.00	150.00	6,162.00	1,200.00	(4,962.00)	1,800.00
50135-001 - Holiday/Amenity Decorations	-	208.33	208.33	-	1,666.64	1,666.64	2,500.00
50223-001 - Website Management	150.00	150.00	-	1,200.00	1,200.00	-	1,800.00
50400-001 - Insurance	1,430.10	500.00	(930.10)	4,290.30	4,000.00	(290.30)	6,000.00
<b>Total Administrative</b>	<b>87.34</b>	<b>1,795.83</b>	<b>1,708.49</b>	<b>15,451.80</b>	<b>14,366.64</b>	<b>(1,085.16)</b>	<b>25,375.00</b>

### Contract Services

50205-001 - HOA Management Fees	1,225.00	1,251.92	26.92	8,400.00	10,015.36	1,615.36	15,023.00
50208-001 - Janitorial Contract	600.00	690.00	90.00	7,200.00	5,520.00	(1,680.00)	8,280.00
50209-001 - Landscape Contract	4,581.25	4,166.67	(414.58)	30,962.50	33,333.36	2,370.86	50,000.00
50210-001 - Aquatic Contract	687.00	488.75	(198.25)	5,036.00	3,910.00	(1,126.00)	5,865.00
50215-001 - Termite Bond	-	53.33	53.33	-	426.64	426.64	640.00
50229-001 - Pool Contract	1,150.00	1,322.50	172.50	9,200.00	10,580.00	1,380.00	15,870.00
<b>Total Contract Services</b>	<b>8,243.25</b>	<b>7,973.17</b>	<b>(270.08)</b>	<b>60,798.50</b>	<b>63,785.36</b>	<b>2,986.86</b>	<b>95,678.00</b>

### Maintenance

50301-001 - Repairs & Maintenance - Buildings	77.00	500.00	423.00	642.00	4,000.00	3,358.00	6,000.00
50319-001 - Repairs & Maintenance - Pool	-	250.00	250.00	7,194.34	2,000.00	(5,194.34)	3,000.00
50350-001 - Repairs & Maintenance - Common Area	-	500.00	500.00	6,495.52	4,000.00	(2,495.52)	6,000.00

# Kingsley Creek Homeowners Association, Inc.

## Statement of Revenues and Expenses 8/1/2023 - 8/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
50360-001 - Backflow Inspections	-	41.67	41.67	-	333.36	333.36	500.00
50501-001 - Irrigation Repairs	-	83.33	83.33	-	666.64	666.64	1,000.00
<b>Total Maintenance</b>	<b>77.00</b>	<b>1,375.00</b>	<b>1,298.00</b>	<b>14,331.86</b>	<b>11,000.00</b>	<b>(3,331.86)</b>	<b>16,500.00</b>
<b>Utilities</b>							
50800-001 - Electric - Common	361.82	583.33	221.51	3,387.57	4,666.64	1,279.07	7,000.00
50803-001 - Telephone & Internet	138.39	166.67	28.28	1,057.17	1,333.36	276.19	2,000.00
50820-001 - Water & Sewer	437.27	416.67	(20.60)	3,594.65	3,333.36	(261.29)	5,000.00
50822-001 - Electric - Streetlights	866.27	500.00	(366.27)	6,638.20	4,000.00	(2,638.20)	6,000.00
<b>Total Utilities</b>	<b>1,803.75</b>	<b>1,666.67</b>	<b>(137.08)</b>	<b>14,677.59</b>	<b>13,333.36</b>	<b>(1,344.23)</b>	<b>20,000.00</b>
<b>Reserves Transfers</b>							
80100-001 - Reserves	1,317.58	1,575.00	257.42	9,176.43	12,600.00	3,423.57	18,900.00
80101-001 - Reserves Interest	16.84	-	(16.84)	125.46	-	(125.46)	-
<b>Total Reserves Transfers</b>	<b>1,334.42</b>	<b>1,575.00</b>	<b>240.58</b>	<b>9,301.89</b>	<b>12,600.00</b>	<b>3,298.11</b>	<b>18,900.00</b>
<b>Total Expense</b>	<b>11,545.76</b>	<b>14,385.67</b>	<b>2,839.91</b>	<b>114,561.64</b>	<b>115,085.36</b>	<b>523.72</b>	<b>176,453.00</b>
<b>Operating Net Total</b>	<b>8,216.59</b>	<b>2,318.84</b>	<b>5,897.75</b>	<b>17,192.48</b>	<b>18,550.72</b>	<b>(1,358.24)</b>	<b>24,001.18</b>
<b>Net Total</b>	<b>8,216.59</b>	<b>2,318.84</b>	<b>5,897.75</b>	<b>17,192.48</b>	<b>18,550.72</b>	<b>(1,358.24)</b>	<b>24,001.18</b>

# Kingsley Creek Homeowners Association, Inc.

## Bank Account Reconciliation for Period 8/31/2023

### Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
First Citizens Operating 3734	0.00	0.00	0.00		Balanced
Popular Bank-Operating 3042	0.00	0.00	0.00	0.00	Balanced
Popular Bank-Reserves 3059	0.00	0.00	0.00	0.00	Balanced
First Citizens-Operating 4187 CLOSING 9/8/23	51,822.15	-722.60	51,099.55	51,099.55	Balanced
First Citizens Reserves 9097	66,109.03	0.00	66,109.03	66,109.03	Balanced
First Citizens Refundable Deposits 3498	0.00	0.00	0.00	0.00	Balanced

### Unreconciled Items

Date	Description	Check No	Amount
First Citizens-Operating 4187 CLOSING 9/8/23			
5/23/2023	ECO-QUICK TEAM, INC	20507	-600.00
8/29/2023	EVERGREEN LIFESTYLES MANAGEMENT, LLC	ACH	-122.60
<b>Total First Citizens-Operating 4187 CLOSING 9/8/23</b>			<b>-722.60</b>

### Reconciled Items

Date	Description	Check No	Amount
First Citizens Reserves 9097			
8/31/2023	August Interest		16.84
<b>Total First Citizens Reserves 9097</b>			<b>16.84</b>

### First Citizens-Operating 4187 CLOSING 9/8/23

7/28/2023	Acct: 1171164650 eCheck		243.41
7/28/2023	Acct: 117113528 eCheck		271.91
8/1/2023	Acct: 117113570 CC		89.64
8/1/2023	Acct: 1171129872 CC		10.00
8/1/2023	August Interest		2.27
8/2/2023	Lockbox Deposit - CIT		225.89
8/3/2023	Acct: 1171148684 CC		10.00
8/3/2023	Acct: 117113601 eCheck		68.00

# Kingsley Creek Homeowners Association, Inc.

## Bank Account Reconciliation for Period 8/31/2023

Date	Description	Check No	Amount
8/4/2023	Acct: 117113601 CC		58.00
8/4/2023	Lockbox Deposit - CIT		1,786.49
8/4/2023	Return Fraud Check		4,850.92
8/7/2023	Lockbox Deposit - CIT		1,490.64
8/8/2023	Lockbox Deposit - CIT		500.00
8/9/2023	Lockbox Deposit - CIT		466.82
8/10/2023	Acct: 1171127696 CC		271.91
8/14/2023	Lockbox Deposit - CIT		865.34
8/17/2023	Acct: 1171125386 CC		248.65
8/18/2023	Lockbox Deposit - CIT		852.65
8/21/2023	Lockbox Deposit - CIT		320.41
8/22/2023	ELM-Lettstream Refund		524.86
8/25/2023	Lockbox Deposit - CIT		71.83
8/28/2023	Lockbox Deposit - CIT		4,372.61
8/31/2023	Lockbox Deposit - CIT		817.13
7/28/2023	EVERGREEN LIFESTYLES MANAGEMENT, LLC	ACH	-675.11
8/1/2023	FLORIDA POWER & LIGHT COMPANY		-32.54
8/1/2023	FLORIDA POWER & LIGHT COMPANY		-86.12
8/1/2023	FLORIDA POWER & LIGHT COMPANY		-239.86
8/1/2023	FLORIDA POWER & LIGHT COMPANY		-867.61
8/11/2023	WHIT'S END PROPERTY MAINTENANCE	20525	-4,581.25
8/11/2023	CROWN POOLS CLEANING, INC	20526	-1,268.00
8/11/2023	WHIT'S END PROPERTY MAINTENANCE	20527	-150.00
8/11/2023	LAKE & WETLAND MANAGEMENT	20528	-687.00
8/14/2023	AT&T	20529	-138.39
8/14/2023	APPLETON REISS, PLLC	20530	-5,135.00
8/17/2023	EVERGREEN LIFESTYLES MANAGEMENT, LLC	ACH	-1,385.00
8/17/2023	JEA WATER AND SEWER CC-1		-441.60
<b>Total First Citizens-Operating 4187 CLOSING 9/8/23</b>			<b>2,731.90</b>

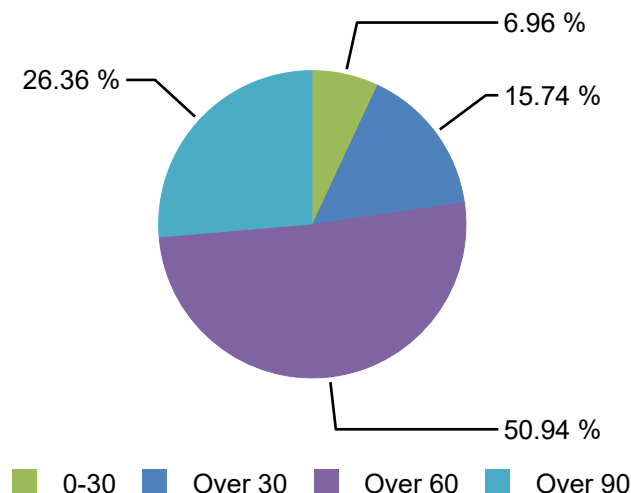
# Kingsley Creek Homeowners Association, Inc.

AR Aging - 8/31/2023

## SUMMARY

Charge	Balance
Assessment (11)	\$1,506.50
Attorney/Collection Agency Package Fee (1)	\$75.00
Demand Letter Fee (4)	\$200.00
Interest (10)	\$60.52
Late Fee (6)	\$200.00
Rebill Fee (13)	\$150.00
<b>Total</b>	<b>\$2,192.02</b>

## DISTRIBUTION



Property	0-30	Over 30	Over 60	Over 90	Balance
<b>1171157871 - 93002 Cheltenham Ln - Lattus</b>					
<b>Coll Status: With Attorney Coll Attorney: APPLETON REISS, PLLC</b>	\$6.47	\$106.47	\$236.38	\$288.86	\$638.18
Assessment	-	-	\$233.41	\$197.92	\$431.33
Late Fee	-	\$25.00	-	\$25.00	\$50.00
Interest	\$6.47	\$6.47	\$2.97	\$5.94	\$21.85
Rebill Fee	-	-	-	\$10.00	\$10.00
Demand Letter Fee	-	-	-	\$50.00	\$50.00
Attorney/Collection Agency Package Fee	-	\$75.00	-	-	\$75.00
<b>1171160150 - 92760 Shipton Ln - Dibuono</b>					
<b>Coll Status: Late Notice</b>	\$6.47	\$31.47	\$236.38	\$288.86	\$563.18
Assessment	-	-	\$233.41	\$197.92	\$431.33
Late Fee	-	\$25.00	-	\$25.00	\$50.00
Interest	\$6.47	\$6.47	\$2.97	\$5.94	\$21.85
Rebill Fee	-	-	-	\$10.00	\$10.00
Demand Letter Fee	-	-	-	\$50.00	\$50.00
<b>1171133757 - 93482 Sandown Dr - Castro</b>					
<b>Coll Status: Late Notice</b>	\$53.50	\$38.50	\$233.41	-	\$325.41
Assessment	-	-	\$233.41	-	\$233.41
Late Fee	-	\$25.00	-	-	\$25.00
Interest	\$3.50	\$3.50	-	-	\$7.00
Rebill Fee	-	\$10.00	-	-	\$10.00
Demand Letter Fee	\$50.00	-	-	-	\$50.00
<b>1171154747 - 93385 Sandown Dr - Goad III</b>					
<b>Coll Status: Late Notice</b>	\$52.97	\$37.97	\$197.92	-	\$288.86
Assessment	-	-	\$197.92	-	\$197.92
Late Fee	-	\$25.00	-	-	\$25.00
Interest	\$2.97	\$2.97	-	-	\$5.94
Rebill Fee	-	\$10.00	-	-	\$10.00
Demand Letter Fee	\$50.00	-	-	-	\$50.00

(\*\*\* indicates previous owners)

# Kingsley Creek Homeowners Association, Inc.

AR Aging - 8/31/2023

Property	0-30	Over 30	Over 60	Over 90	Balance
<b>117113578 - 93290 Sandown Dr - Thompson</b>					
<b>Coll Status: Late Notice</b>	\$11.48	-	\$98.74	-	\$110.22
Assessment	-	-	\$98.74	-	\$98.74
Interest	\$1.48	-	-	-	\$1.48
Rebill Fee	\$10.00	-	-	-	\$10.00
<b>117182777 - 93401 Sandown Dr - Titelman</b>					
<b>Coll Status: Late Notice</b>	\$10.54	\$35.54	\$35.75	-	\$81.83
Assessment	-	-	\$35.75	-	\$35.75
Late Fee	-	\$25.00	-	-	\$25.00
Interest	\$0.54	\$0.54	-	-	\$1.08
Rebill Fee	\$10.00	\$10.00	-	-	\$20.00
<b>117182767 - 93177 Sandown Dr - Black Jr</b>					
<b>Coll Status: Late Notice</b>	\$10.72	\$10.00	\$47.71	-	\$68.43
Assessment	-	-	\$47.71	-	\$47.71
Interest	\$0.72	-	-	-	\$0.72
Rebill Fee	\$10.00	\$10.00	-	-	\$20.00
<b>1171139185 - 93370 Sandown Dr - Novak</b>					
<b>Coll Status: Late Notice</b>	\$0.15	\$25.15	\$10.30	-	\$35.60
Assessment	-	-	\$10.30	-	\$10.30
Late Fee	-	\$25.00	-	-	\$25.00
Interest	\$0.15	\$0.15	-	-	\$0.30
<b>1171148785 - 94018 Goodwood Dr - Nelms</b>					
<b>Coll Status: Late Notice</b>	\$0.15	-	\$10.00	-	\$10.15
Assessment	-	-	\$10.00	-	\$10.00
Interest	\$0.15	-	-	-	\$0.15
<b>1171164512 - 92776 Shipton Ln - Brubaker</b>					
<b>Coll Status: Late Notice</b>	\$0.15	-	\$10.00	-	\$10.15
Assessment	-	-	\$10.00	-	\$10.00
Interest	\$0.15	-	-	-	\$0.15
<b>1171119001 - 94001 Goodwood Dr - Sullivan</b>					
<b>Coll Status: Late Notice</b>	-	\$10.00	-	-	\$10.00
Rebill Fee	-	\$10.00	-	-	\$10.00
<b>1171140676 - 94034 Goodwood Dr - Shreck</b>					
<b>Coll Status: Late Notice</b>	-	\$10.00	-	-	\$10.00
Rebill Fee	-	\$10.00	-	-	\$10.00
<b>1171108966 - 94241 Goodwood Dr - Greene</b>					
<b>Coll Status: Late Notice</b>	-	\$10.00	-	-	\$10.00
Rebill Fee	-	\$10.00	-	-	\$10.00
<b>1171116343 - 93675 Newmarket Ln - Wood V</b>					
<b>Coll Status: Late Notice</b>	-	\$10.00	-	-	\$10.00
Rebill Fee	-	\$10.00	-	-	\$10.00
<b>1171132804 - 93417 Raintree Ct - Somplasky</b>					
<b>Coll Status: Late Notice</b>	-	\$10.00	-	-	\$10.00
Rebill Fee	-	\$10.00	-	-	\$10.00
<b>1171128464 - 93049 Sandown Dr - Barbour</b>					
<b>Coll Status: Late Notice</b>	-	\$10.00	-	-	\$10.00
Rebill Fee	-	\$10.00	-	-	\$10.00
<b>117186451 - 93731 Newmarket Ln - Rodgers</b>					
<b>Coll Status: Late Notice</b>	-	-	\$0.01	-	\$0.01
Assessment	-	-	\$0.01	-	\$0.01
<b>Total:</b>	<b>\$152.60</b>	<b>\$345.10</b>	<b>\$1,116.60</b>	<b>\$577.72</b>	<b>\$2,192.02</b>
<b>Property Count:</b>	<b>10</b>	<b>13</b>	<b>11</b>	<b>2</b>	

(\*\*\* indicates previous owners)



# Kingsley Creek Homeowners Association, Inc.

## Pre Paid Homeowners For 8/31/2023

Account	Property	Owner Name	Credit Amount
***1171154941	92568 Shipton Ln	AVH North Florida LLC	1,329.00
1171163167	92664 Shipton Ln	Thomas Peter Gagliardi	962.14
1171173819	93018 Cheltenham Ln	Christopher L Hedden	832.17
1171173752	92520 Shipton Ln	Anthony P Ruzzo	832.16
***1171154936	92648 Shipton Ln	AVH North Florida LLC	817.13
1171171763	92568 Shipton Ln	John W Mims	740.82
1171170857	92649 Shipton Ln	Mary R Frost	692.54
1171169716	92552 Shipton Ln	Robert A DiCola	607.89
1171169344	92825 Shipton Ln	Kevin J Duggan 2008 Revocable Trust	589.94
1171105137	93465 Sandown Dr	Melissa Crane Bonnet	544.99
1171166712	92729 Shipton Ln	Ulf-Eiel Flemming Bach	466.82
1171165658	92777 Shipton Ln	Linda Andrea Carper	422.73
1171164647	92600 Shipton Ln	Lindsay Rachel Heatherly	381.24
1171160148	92744 Shipton Ln	Todd Oren Johnson	369.52
1171163838	92665 Shipton Ln	Carole Long Lendry	352.71
1171163166	92922 Cheltenham Ln	Jason Matthew Rader	326.77
1171120337	94097 Goodwood Dr	Ronald William Six Jr.	292.22
1171120345	94129 Goodwood Dr	Mark Eaton Hessey Jr	288.13
1171155436	92938 Cheltenham Ln	Christopher B Hamilton	268.90
1171158098	92985 Cheltenham Ln	Kevin Francis Martin	268.90
117113570	93274 Sandown Dr	John R Albert Jr	257.14
1171169334	92503 Shipton Ln	Denis J Roark	233.41
1171172295	92504 Shipton Ln	Stephen Paul Cales	233.41
1171172792	92519 Shipton Ln	Samuel Brown Chase Mills	233.41
1171172296	92633 Shipton Ln	Joan Starks	233.41
1171173021	92713 Shipton Ln	Kevin J Duggan 2008 Revocable Trust	233.41
1171169241	92841 Shipton Ln	Shanti Copeland	233.41
1171171937	93016 Cope Ct	Roy Logan Quataert	233.41
1171103635	93017 Sandown Dr	Carolyn R Nichols	233.41
1171160411	93032 Cope Ct	Vernon Wayne Jones Jr & William M Jones & Ronald E Boatright	233.41
1171151207	93273 Sandown Dr	Robert Wayne Ferrell	233.41
1171105111	93418 Sandown Dr	Anthony David Martinez	233.41
1171137601	93715 Newmarket Ln	Otis Wade Wyatt	233.41
1171148684	94145 Goodwood Dr	Nancy Brang Keller	233.41
1171117924	94226 Goodwood Dr	Walter Theodore Meeuwesen	233.41
1171116368	94258 Goodwood Dr	Michael Tarzia Jr.	233.41
1171118996	93651 Newmarket Ln	Gary R Muntz	233.39
117113549	93241 Sandown Dr	Karen S Neaverth	130.06
117113601	93225 Sandown Dr	Colleen M Parente	116.00

# Kingsley Creek Homeowners Association, Inc.

## Pre Paid Homeowners For 8/31/2023

117113585	93434 Raintree Ct	Georgiana G Sioushansian	106.47
1171126881	93626 Newmarket Ln	Edmund Francis Ouimette	106.47
1171109281	94242 Goodwood Dr	Ernesto Luis Lavayen	106.47
1171169389	93449 Sandown Dr	The Rodger and Fabiola Lough 2015 Trust	90.00
1171120336	94017 Goodwood Dr	Howard Mathew Humer	70.98
1171116338	93728 Newmarket Ln	Sisters Of The Adoration of The Blessed Sacrament Inc	55.98
1171160146	92761 Shipton Ln	Rebecca L Gallerizzo	35.49
1171157477	92953 Cheltenham Ln	Walsh Family Trust	35.49
1171158096	92969 Cheltenham Ln	Eric Kaser	35.49
1171158101	93033 Cheltenham Ln	Brian J Jozefiak	35.49
1171129179	93466 Sandown Dr	Rebecca Winn Marsh	35.49
1171124325	93306 Sandown Dr	Erik F Skeisvoll	.30
			<hr/>
<b>Total</b>			<b>16,338.58</b>

(\*\*\* indicates previous owners)

# Kingsley Creek Homeowners Association, Inc.

AP Aging for Ending Date: 8/31/2023

Provider	Current	Over 30	Over 60	Over 90	Total
CROWN POOLS CLEANING, INC Acct # JUL23-146 Inv # JUL23-146 on 8/1/2023 - JUL - Pool CONTRACTED SERVICE - Pool Contract	1,150.00	0.00	0.00	0.00	1,150.00
CROWN POOLS CLEANING, INC Acct # AUG23-140 Inv # AUG23-140 on 8/31/2023 - AUG - Pool CONTRACTED SERVICE - Pool Contract	1,150.00	0.00	0.00	0.00	1,150.00
ECO-QUICK TEAM, INC Acct # 163 Inv # 163 on 8/25/2023 - 7/31-8/25 Cleaning - Janitorial Contract	600.00	0.00	0.00	0.00	600.00
FLORIDA POWER & LIGHT COMPANY Acct # 10184-89094 Inv # 10184-89094_20230821 on 8/21/2023 - 7/20-8/21/23 entrance - Electric - Common	32.86	0.00	0.00	0.00	32.86
FLORIDA POWER & LIGHT COMPANY Acct # 77099-06585 Inv # 77099-06585_20230821 on 8/21/2023 - 7/20-8/21/23 Lift Station - Electric - Common	89.53	0.00	0.00	0.00	89.53
FLORIDA POWER & LIGHT COMPANY Acct # 97661-53556 Inv # 97661-53556_20230821 on 8/21/2023 - 7/20-8/21/23 Streetlights - Electric - Streetlights	866.27	0.00	0.00	0.00	866.27
FLORIDA POWER & LIGHT COMPANY Acct # 14413-13101 Inv # 14413-13101_20230821 on 8/21/2023 - 7/20-8/21/23 Amenity - Electric - Common	239.43	0.00	0.00	0.00	239.43
JAY TODD WHITWORTH Acct # 5970 Inv # 5970 on 8/28/2023 - Aug Landscape - Landscape Contract	4,581.25	0.00	0.00	0.00	4,581.25
JEA WATER AND SEWER CC-1 Acct # 0210435820 Inv # 0210435820_20230823 on 8/23/2023 - 7/24-8/22/23 Water-Sewer - Water & Sewer	437.27	0.00	0.00	0.00	437.27
<b>Total</b>	<b>9,146.61</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>9,146.61</b>

# Kingsley Creek Homeowners Association, Inc.

## Cash Disbursement - 8/31/2023

Date	CheckNo	Description	Amount
<b>10-1000-000 - First Citizens-Operating 4187 CLOSING 9/8/23</b>			
8/1/2023	Auto Draft	FLORIDA POWER & LIGHT COMPANY Inv # 77099-06585_20230720 50800-001 - Electric - Common - 6/20-7/20/23 Lift Station	86.12
8/1/2023	Auto Draft	FLORIDA POWER & LIGHT COMPANY Inv # 14413-13101_20230720 50800-001 - Electric - Common - 6/20-7/20/23 Amenity	239.86
8/1/2023	Auto Draft	FLORIDA POWER & LIGHT COMPANY Inv # 10184-89094_20230720 50800-001 - Electric - Common - 6/20-7/20/23 entrance	32.54
8/1/2023	Auto Draft	FLORIDA POWER & LIGHT COMPANY Inv # 97661-53556_20230720 50822-001 - Electric - Streetlights - 6/20-7/20/23 Streetlights	867.61
8/11/2023	VIP 20525	WHIT'S END PROPERTY MAINTENANCE Inv # 5844 50209-001 - Landscape Contract - JAY TODD WHITWORTH - July Landscape	4,581.25
8/11/2023	VIP 20526	CROWN POOLS CLEANING, INC Inv # T22565 50319-001 - Repairs & Maintenance - Pool - repair for broke floor cover at bottom of pool	1,268.00
8/11/2023	VIP 20527	WHIT'S END PROPERTY MAINTENANCE Inv # 5850 50319-001 - Repairs & Maintenance - Pool - JAY TODD WHITWORTH - Repair pool pavers near pool equipment	150.00
8/11/2023	VIP 20528	LAKE & WETLAND MANAGEMENT Inv # PSI-96639 50210-001 - Aquatic Contract - SOLITUDE LAKE MANAGEMENT LLC - August Lake Maint	687.00
8/14/2023	Check 20529	AT&T Inv # 314206135_20230810 50803-001 - Telephone & Internet - 6/29-7/28/23 Internet	138.39
8/14/2023	VIP 20530	APPLETON REISS, PLLC Inv # 22477 50123-001 - Professional Fees - Legal - 7/31/23 Legal Fees	5,135.00
8/17/2023	ACH	EVERGREEN LIFESTYLES MANAGEMENT, LLC Inv # 110059854-080123 50120-001 - Postage/Copies/Supplies - Electronic Financial Fee 50205-001 - HOA Management Fees - Management Fee per Door 50223-001 - Website Management - Website Fee	1,385.00
8/17/2023	Auto Draft	JEA WATER AND SEWER CC-1 Inv # 0210435820_20230725 50820-001 - Water & Sewer - 6/23-7/24/23 Water & Sewer	441.60
8/29/2023	ACH	EVERGREEN LIFESTYLES MANAGEMENT, LLC Inv # 110059854-KING0823N-2 50103-001 - Bank Charges/Coupons Books - Coupon Books 50120-001 - Postage/Copies/Supplies - Postage 50120-001 - Postage/Copies/Supplies - South Data - Violations/Collections/Late Statements 50120-001 - Postage/Copies/Supplies - Welcome Packets - Initial Sale & Resale	122.60

# Kingsley Creek Homeowners Association, Inc.

Cash Disbursement - 8/31/2023

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Date	CheckNo	Description	Amount
			<b>Total</b>
			<b>15,134.97</b>

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# Kingsley Creek Homeowners Association, Inc.

GL Trial Balance For 8/1/2023 - 8/31/2023

	Beginning Balance	Current Debit	Credit	Ending Balance
10-1000-000 - Cash-Operating-First Citizens-CLOSING 9/8/23	48,330.46	27,691.91	24,922.82	51,099.55

Date	Ledger ID	Description	Debit	Credit	Type
08/01/2023	1191735	93016 Cope Ct: Check 1171154919 move check to 1171171937 per ownership transfer	182.67	-	Owner Payment
08/01/2023	1191469	93274 Sandown Dr: Credit Card	89.64	-	Owner Payment
08/01/2023	1191735	93016 Cope Ct: Payment Adjustment 1171154919 move check to 1171171937 per ownership transfer	-	916.08	Payment Adjustment
08/01/2023	1191735	93016 Cope Ct: Check 1171154919 move check to 1171171937 per ownership transfer	500.00	-	Owner Payment
08/01/2023	1197574	14413-13101_20230720 - FLORIDA POWER & LIGHT COMPANY - 6/20-7/20/23 Amenity	-	239.86	Invoice
08/01/2023	1198339	97661-53556_20230720 - FLORIDA POWER & LIGHT COMPANY - 6/20-7/20/23 Streetlights	-	867.61	Invoice
08/01/2023	1197573	77099-06585_20230720 - FLORIDA POWER & LIGHT COMPANY - 6/20-7/20/23 Lift Station	-	86.12	Invoice
08/01/2023	1197572	10184-89094_20230720 - FLORIDA POWER & LIGHT COMPANY - 6/20-7/20/23 entrance	-	32.54	Invoice
08/01/2023	1216069	August Interest	2.27	-	GL Entry
08/01/2023	1192315	93688 Newmarket Ln: Credit Card	10.00	-	Owner Payment
08/01/2023	1191735	93016 Cope Ct: Check 1171154919 move check to 1171171937 per ownership transfer	233.41	-	Owner Payment
08/02/2023	1193498	92776 Shipton Ln: Check	10.00	-	Owner Payment
08/02/2023	1193498	92776 Shipton Ln: Check	2.97	-	Owner Payment
08/02/2023	1193498	92776 Shipton Ln: Check	187.92	-	Owner Payment
08/02/2023	1193498	92776 Shipton Ln: Check	25.00	-	Owner Payment
08/03/2023	1193311	94145 Goodwood Dr: Credit Card	10.00	-	Owner Payment
08/03/2023	1194146	93225 Sandown Dr: eCheck	10.00	-	Owner Payment
08/03/2023	1194146	93225 Sandown Dr: eCheck	58.00	-	Owner Payment
08/04/2023	1194227	93225 Sandown Dr: Credit Card	58.00	-	Owner Payment
08/04/2023	1216071	Return Fraud Check	4,850.92	-	GL Entry
08/04/2023	1195197	92633 Shipton Ln: Check	888.17	-	Owner Payment
08/04/2023	1195197	92504 Shipton Ln: Check	898.32	-	Owner Payment
08/07/2023	1195197	92504 Shipton Ln: Payment Adjustment 1171154945 move check to 1171172295 per ownership transfer	-	898.32	Payment Adjustment
08/07/2023	1195197	92504 Shipton Ln: Check 1171154945 move check to 1171172295 per ownership transfer	164.91	-	Owner Payment
08/07/2023	1195197	92633 Shipton Ln: Payment Adjustment 1171154958 move check to 1171172296 per ownership transfer	-	888.17	Payment Adjustment
08/07/2023	1195197	92633 Shipton Ln: Check 1171154958 move check to 1171172296 per ownership transfer	154.76	-	Owner Payment
08/07/2023	1195893	92937 Cheltenham Ln: Check	3.50	-	Owner Payment

# Kingsley Creek Homeowners Association, Inc.

GL Trial Balance For 8/1/2023 - 8/31/2023

	Beginning Balance	Current Debit	Credit	Ending Balance
10-1000-000 - Cash-Operating-First Citizens-CLOSING 9/8/23	48,330.46	27,691.91	24,922.82	51,099.55

Date	Ledger ID	Description	Debit	Credit	Type
08/07/2023	1195893	92937 Cheltenham Ln: Check	10.00	-	Owner Payment
08/07/2023	1195893	92937 Cheltenham Ln: Check	25.00	-	Owner Payment
08/07/2023	1195893	94145 Goodwood Dr: Check	233.41	-	Owner Payment
08/07/2023	1195893	94145 Goodwood Dr: Check	233.41	-	Owner Payment
08/07/2023	1195893	94145 Goodwood Dr: Check	3.50	-	Owner Payment
08/07/2023	1195893	94145 Goodwood Dr: Check	10.00	-	Owner Payment
08/07/2023	1195893	94145 Goodwood Dr: Check	15.00	-	Owner Payment
08/07/2023	1195893	94018 Goodwood Dr: Check	25.00	-	Owner Payment
08/07/2023	1195893	94018 Goodwood Dr: Check	223.41	-	Owner Payment
08/07/2023	1195893	94018 Goodwood Dr: Check	10.00	-	Owner Payment
08/07/2023	1195893	94018 Goodwood Dr: Check	3.50	-	Owner Payment
08/07/2023	1195893	92937 Cheltenham Ln: Check	194.91	-	Owner Payment
08/07/2023	1195893	92937 Cheltenham Ln: Check	38.50	-	Owner Payment
08/07/2023	1195893	92937 Cheltenham Ln: Check	461.50	-	Owner Payment
08/07/2023	1195197	92633 Shipton Ln: Check 1171154958 move check to 1171172296 per ownership transfer	233.41	-	Owner Payment
08/07/2023	1195197	92633 Shipton Ln: Check 1171154958 move check to 1171172296 per ownership transfer	500.00	-	Owner Payment
08/07/2023	1195197	92504 Shipton Ln: Check 1171154945 move check to 1171172295 per ownership transfer	500.00	-	Owner Payment
08/07/2023	1195197	92504 Shipton Ln: Check 1171154945 move check to 1171172295 per ownership transfer	233.41	-	Owner Payment
08/08/2023	1195893	92937 Cheltenham Ln: Payment Adjustment 1171157869 move check to 1171172317 per ownership transfer	-	38.50	Payment Adjustment
08/08/2023	1196501	93498 Sandown Drive: Check	500.00	-	Owner Payment
08/08/2023	1195893	92937 Cheltenham Ln: Payment Adjustment 1171157869 move check to 1171172317 per ownership transfer	-	461.50	Payment Adjustment
08/08/2023	1195893	92937 Cheltenham Ln: Check 1171157869 move check to 1171172317 per ownership transfer	500.00	-	Owner Payment
08/09/2023	1196501	93498 Sandown Drive: Payment Adjustment 171124601 move check to 1171172371 per ownership transfer	-	500.00	Payment Adjustment
08/09/2023	1196501	93498 Sandown Drive: Check 171124601 move check to 1171172371 per ownership transfer	500.00	-	Owner Payment
08/09/2023	1197061	92664 Shipton Ln: Check	466.82	-	Owner Payment
08/10/2023	1197100	94146 Goodwood Dr: Credit Card	25.00	-	Owner Payment
08/10/2023	1197100	94146 Goodwood Dr: Credit Card	3.50	-	Owner Payment
08/10/2023	1197100	94146 Goodwood Dr: Credit Card	10.00	-	Owner Payment

# Kingsley Creek Homeowners Association, Inc.

## GL Trial Balance For 8/1/2023 - 8/31/2023

	Beginning Balance	Current Debit	Current Credit	Ending Balance
10-1000-000 - Cash-Operating-First Citizens-CLOSING 9/8/23	48,330.46	27,691.91	24,922.82	51,099.55

Date	Ledger ID	Description	Debit	Credit	Type
08/10/2023	1197100	94146 Goodwood Dr: Credit Card	233.41	-	Owner Payment
08/11/2023	1197567	5844 - JAY TODD WHITWORTH - July Landscape	-	4,581.25	Invoice
08/11/2023	1197570	PSI-96639 - SOLITUDE LAKE MANAGEMENT LLC - August Lake Maint	-	687.00	Invoice
08/11/2023	1197569	5850 - JAY TODD WHITWORTH - Repair pool pavers near pool equipment	-	150.00	Invoice
08/11/2023	1197568	T22565 - CROWN POOLS CLEANING, INC - repair for broke floor cover at bottom of pool	-	1,268.00	Invoice
08/14/2023	1198333	314206135_20230810 - AT&T - 6/29-7/28/23 Internet	-	138.39	Invoice
08/14/2023	1198337	22477 - APPLETON REISS, PLLC - 7/31/23 Legal Fees	-	5,135.00	Invoice
08/14/2023	1198742	92519 Shipton Ln: Check	865.34	-	Owner Payment
08/16/2023	1198742	92519 Shipton Ln: Check 1171154949 move check to 1171172792 per ownership transfer	131.93	-	Owner Payment
08/16/2023	1198742	92519 Shipton Ln: Payment Adjustment 1171154949 move check to 1171172792 per ownership transfer	-	865.34	Payment Adjustment
08/16/2023	1198742	92519 Shipton Ln: Check 1171154949 move check to 1171172792 per ownership transfer	500.00	-	Owner Payment
08/16/2023	1198742	92519 Shipton Ln: Check 1171154949 move check to 1171172792 per ownership transfer	233.41	-	Owner Payment
08/17/2023	1199644	110059854-080123 - EVERGREEN LIFESTYLES MANAGEMENT, LLC - Electronic Financial Fee	-	10.00	Invoice
08/17/2023	1199644	110059854-080123 - EVERGREEN LIFESTYLES MANAGEMENT, LLC - Management Fee per Door	-	1,225.00	Invoice
08/17/2023	1199854	93723 Newmarket Ln: Credit Card	10.00	-	Owner Payment
08/17/2023	1199644	110059854-080123 - EVERGREEN LIFESTYLES MANAGEMENT, LLC - Website Fee	-	150.00	Invoice
08/17/2023	1199854	93723 Newmarket Ln: Credit Card	25.00	-	Owner Payment
08/17/2023	1199854	93723 Newmarket Ln: Credit Card	50.00	-	Owner Payment
08/17/2023	1199854	93723 Newmarket Ln: Credit Card	4.76	-	Owner Payment
08/17/2023	1216072	0210435820_20230725 - JEA WATER AND SEWER CC-1 - 6/23-7/24/23 Water & Sewer	-	441.60	Invoice
08/17/2023	1199854	93723 Newmarket Ln: Credit Card	158.89	-	Owner Payment
08/18/2023	1200783	92713 Shipton Ln: Check	852.65	-	Owner Payment
08/21/2023	1201431	93465 Sandown Dr: Check	87.00	-	Owner Payment
08/21/2023	1200783	92713 Shipton Ln: Check 1171154951 move check to 1171173021 per ownership transfer	500.00	-	Owner Payment
08/21/2023	1200783	92713 Shipton Ln: Payment Adjustment 1171154951 move check to 1171173021 per ownership transfer	-	852.65	Payment Adjustment
08/21/2023	1200783	92713 Shipton Ln: Check 1171154951 move check to 1171173021 per ownership transfer	233.41	-	Owner Payment



# Kingsley Creek Homeowners Association, Inc.

## GL Trial Balance For 8/1/2023 - 8/31/2023

	Beginning Balance	Current Debit	Credit	Ending Balance
10-1000-000 - Cash-Operating-First Citizens-CLOSING 9/8/23	48,330.46	27,691.91	24,922.82	51,099.55

Date	Ledger ID	Description	Debit	Credit	Type
08/21/2023	1200783	92713 Shipton Ln: Check 1171154951 move check to 1171173021 per ownership transfer	119.24	-	Owner Payment
08/21/2023	1201431	92664 Shipton Ln: Check	233.41	-	Owner Payment
08/22/2023	1216073	ELM-Lettstream Refund	524.86	-	GL Entry
08/25/2023	1203312	93667 Newmarket Ln: Check	20.00	-	Owner Payment
08/25/2023	1203312	93667 Newmarket Ln: Check	25.00	-	Owner Payment
08/25/2023	1203312	93667 Newmarket Ln: Check	1.08	-	Owner Payment
08/25/2023	1203312	93667 Newmarket Ln: Check	25.75	-	Owner Payment
08/28/2023	1203840	93704 Newmarket Ln: Check	25.00	-	Owner Payment
08/28/2023	1203840	93704 Newmarket Ln: Check	50.00	-	Owner Payment
08/28/2023	1203840	93018 Cheltenham Ln: Check	1,433.65	-	Owner Payment
08/28/2023	1203840	94226 Goodwood Dr: Check	233.41	-	Owner Payment
08/28/2023	1203840	93704 Newmarket Ln: Check	233.41	-	Owner Payment
08/28/2023	1203840	93704 Newmarket Ln: Check	446.50	-	Owner Payment
08/28/2023	1203840	93704 Newmarket Ln: Check	7.00	-	Owner Payment
08/28/2023	1203840	93704 Newmarket Ln: Check	10.00	-	Owner Payment
08/28/2023	1203840	94082 Goodwood Dr: Check	500.00	-	Owner Payment
08/28/2023	1203840	92520 Shipton Ln: Check	1,433.64	-	Owner Payment
08/29/2023	1203840	92520 Shipton Ln: Check 1171154944 move check to 1171173752 per ownership transfer	500.00	-	Owner Payment
08/29/2023	1203840	92520 Shipton Ln: Payment Adjustment 1171154944 move check to 1171173752 per ownership transfer	-	1,433.64	Payment Adjustment
08/29/2023	1203840	93704 Newmarket Ln: Payment Adjustment 1171137595 move check to 1171173733 per ownership transfer	-	50.00	Payment Adjustment
08/29/2023	1203840	93704 Newmarket Ln: Payment Adjustment 1171137595 move check to 1171173733 per ownership transfer	-	446.50	Payment Adjustment
08/29/2023	1204156	110059854-KING0823N-2 - EVERGREEN LIFESTYLES MANAGEMENT, LLC - Coupon Books	-	24.00	Invoice
08/29/2023	1204156	110059854-KING0823N-2 - EVERGREEN LIFESTYLES MANAGEMENT, LLC - South Data - Violations/Collections/Late Statements	-	37.34	Invoice
08/29/2023	1204156	110059854-KING0823N-2 - EVERGREEN LIFESTYLES MANAGEMENT, LLC - Welcome Packets - Initial Sale & Resale	-	60.00	Invoice
08/29/2023	1204156	110059854-KING0823N-2 - EVERGREEN LIFESTYLES MANAGEMENT, LLC - Postage	-	1.26	Invoice
08/29/2023	1203840	94082 Goodwood Dr: Payment Adjustment 1171124590 move check to 1171173736 per ownership transfer	-	500.00	Payment Adjustment
08/29/2023	1203840	94082 Goodwood Dr: Check 1171124590 move check to 1171173736 per ownership transfer	500.00	-	Owner Payment

# Kingsley Creek Homeowners Association, Inc.

## GL Trial Balance For 8/1/2023 - 8/31/2023

	Beginning Balance	Current Debit	Credit	Ending Balance
10-1000-000 - Cash-Operating-First Citizens-CLOSING 9/8/23	48,330.46	27,691.91	24,922.82	51,099.55

Date	Ledger ID	Description	Debit	Credit	Type
08/29/2023	1203840	93704 Newmarket Ln: Payment Adjustment 1171137595 move check to 1171173733 per ownership transfer	-	3.50	Payment Adjustment
08/29/2023	1203840	93704 Newmarket Ln: Check 1171137595 move check to 1171173733 per ownership transfer	500.00	-	Owner Payment
08/29/2023	1203840	92520 Shipton Ln: Check 1171154944 move check to 1171173752 per ownership transfer	101.48	-	Owner Payment
08/29/2023	1203840	92520 Shipton Ln: Check 1171154944 move check to 1171173752 per ownership transfer	832.16	-	Owner Payment
08/30/2023		93704 Newmarket Ln: Credit Distribution	-	500.00	Credit Distribution
08/30/2023		93704 Newmarket Ln: Credit Distribution	500.00	-	Credit Distribution
08/31/2023	1203840	93018 Cheltenham Ln: Check 1171154921 move check to 1171173819 per ownership transfer	500.00	-	Owner Payment
08/31/2023	1203840	93018 Cheltenham Ln: Payment Adjustment 1171154921 move check to 1171173819 per ownership transfer	-	1,433.65	Payment Adjustment
08/31/2023	1203840	93018 Cheltenham Ln: Check 1171154921 move check to 1171173819 per ownership transfer	832.17	-	Owner Payment
08/31/2023	1203840	93018 Cheltenham Ln: Check 1171154921 move check to 1171173819 per ownership transfer	101.48	-	Owner Payment
08/31/2023	1213137	92648 Shipton Ln: Check	817.13	-	Owner Payment

10-1050-000 - Cash-Reserves-First Citizens 9097	66,092.19	16.84	-	66,109.03
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Date	Ledger ID	Description	Debit	Credit	Type
08/31/2023	1212902	August Interest	16.84	-	GL Entry

10-1210-000 - Accounts Receivable	3,997.97	6,946.25	8,752.20	2,192.02
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Date	Ledger ID	Description	Debit	Credit	Type
08/01/2023		93016 Cope Ct: Capital Contribution	500.00	-	Owner Charge
08/01/2023	1191735	93016 Cope Ct: Check 1171154919 move check to 1171171937 per ownership transfer	-	182.67	Owner Payment
08/01/2023	0	93194 Sandown Dr: Adjustment Waive April-July INT/LT Fees - Per CAM TB	-	5.55	Adjustment
08/01/2023	0	93194 Sandown Dr: Adjustment Waive April-July INT/LT Fees - Per CAM TB	-	50.00	Adjustment
08/01/2023	1192315	93688 Newmarket Ln: Credit Card	-	10.00	Owner Payment

# Kingsley Creek Homeowners Association, Inc.

## GL Trial Balance For 8/1/2023 - 8/31/2023

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
10-1210-000 - Accounts Receivable		3,997.97	6,946.25	8,752.20	2,192.02
Date	Ledger ID	Description	Debit	Credit	Type
08/01/2023	1191735	93016 Cope Ct: Check 1171154919 move check to 1171171937 per ownership transfer	-	500.00	Owner Payment
08/01/2023		93016 Cope Ct: Assessment Prorated 7/21/23 to 9/30/23	182.67	-	Owner Charge
08/02/2023		93194 Sandown Dr: Credit Distribution	25.00	-	Credit Distribution
08/02/2023		93194 Sandown Dr: Credit Distribution	4.66	-	Credit Distribution
08/02/2023		93194 Sandown Dr: Credit Distribution	-	5.34	Credit Distribution
08/02/2023		93194 Sandown Dr: Credit Distribution	-	4.66	Credit Distribution
08/02/2023		93194 Sandown Dr: Credit Distribution	-	19.66	Credit Distribution
08/02/2023	1193498	92776 Shipton Ln: Check	-	25.00	Owner Payment
08/02/2023	1193498	92776 Shipton Ln: Check	-	10.00	Owner Payment
08/02/2023	1193498	92776 Shipton Ln: Check	-	187.92	Owner Payment
08/02/2023	1193498	92776 Shipton Ln: Check	-	2.97	Owner Payment
08/03/2023	1193311	94145 Goodwood Dr: Credit Card	-	10.00	Owner Payment
08/03/2023	1194146	93225 Sandown Dr: eCheck	-	10.00	Owner Payment
08/07/2023	1195197	92504 Shipton Ln: Check 1171154945 move check to 1171172295 per ownership transfer	-	164.91	Owner Payment
08/07/2023	1195197	92504 Shipton Ln: Check 1171154945 move check to 1171172295 per ownership transfer	-	500.00	Owner Payment
08/07/2023	1195893	92937 Cheltenham Ln: Check	-	194.91	Owner Payment
08/07/2023	1195893	92937 Cheltenham Ln: Check	-	38.50	Owner Payment
08/07/2023	1195893	92937 Cheltenham Ln: Check	-	25.00	Owner Payment
08/07/2023	1195893	92937 Cheltenham Ln: Check	-	10.00	Owner Payment
08/07/2023	1195893	92937 Cheltenham Ln: Check	-	3.50	Owner Payment
08/07/2023	1195197	92633 Shipton Ln: Check 1171154958 move check to 1171172296 per ownership transfer	-	154.76	Owner Payment
08/07/2023	1195197	92633 Shipton Ln: Check 1171154958 move check to 1171172296 per ownership transfer	-	500.00	Owner Payment
08/07/2023	1195893	94018 Goodwood Dr: Check	-	10.00	Owner Payment
08/07/2023	1195893	94018 Goodwood Dr: Check	-	223.41	Owner Payment
08/07/2023	1195893	94145 Goodwood Dr: Check	-	10.00	Owner Payment
08/07/2023	1195893	94145 Goodwood Dr: Check	-	3.50	Owner Payment
08/07/2023	1195893	94145 Goodwood Dr: Check	-	15.00	Owner Payment
08/07/2023	1195893	94145 Goodwood Dr: Check	-	233.41	Owner Payment
08/07/2023	1195893	94018 Goodwood Dr: Check	-	25.00	Owner Payment

# Kingsley Creek Homeowners Association, Inc.

## GL Trial Balance For 8/1/2023 - 8/31/2023

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
10-1210-000 - Accounts Receivable		3,997.97	6,946.25	8,752.20	2,192.02
Date	Ledger ID	Description	Debit	Credit	Type
08/07/2023	1195893	94018 Goodwood Dr: Check	-	3.50	Owner Payment
08/07/2023		92633 Shipton Ln: Capital Contribution	500.00	-	Owner Charge
08/07/2023		92633 Shipton Ln: Assessment Prorated 8/01/23 to 9/30/23	154.76	-	Owner Charge
08/07/2023		92504 Shipton Ln: Capital Contribution	500.00	-	Owner Charge
08/07/2023		92504 Shipton Ln: Assessment Prorated 7/28/23 to 9/30/23	164.91	-	Owner Charge
08/08/2023	1195893	92937 Cheltenham Ln: Check 1171157869 move check to 1171172317 per ownership transfer	-	500.00	Owner Payment
08/08/2023	0	92937 Cheltenham Ln: Adjustment Adj Late Fee Per Estoppel	-	25.00	Adjustment
08/08/2023	0	92937 Cheltenham Ln: Adjustment Adj Rebill Fee Per Estoppel	-	10.00	Adjustment
08/08/2023	1195893	92937 Cheltenham Ln: Payment Adjustment 1171157869 move check to 1171172317 per ownership transfer	38.50	-	Payment Adjustment
08/08/2023		92937 Cheltenham Ln: Capital Contribution	500.00	-	Owner Charge
08/08/2023	0	92937 Cheltenham Ln: Adjustment Adj Interest Per Estoppel	-	3.50	Adjustment
08/09/2023		92937 Cheltenham Ln: Credit Distribution	-	10.00	Credit Distribution
08/09/2023		92937 Cheltenham Ln: Credit Distribution	-	25.00	Credit Distribution
08/09/2023		92937 Cheltenham Ln: Credit Distribution	10.00	-	Credit Distribution
08/09/2023	1196501	93498 Sandown Drive: Check 171124601 move check to 1171172371 per ownership transfer	-	500.00	Owner Payment
08/09/2023		93498 Sandown Drive: Capital Contribution	500.00	-	Owner Charge
08/09/2023		92937 Cheltenham Ln: Credit Distribution	3.50	-	Credit Distribution
08/09/2023		92937 Cheltenham Ln: Credit Distribution	25.00	-	Credit Distribution
08/09/2023		92937 Cheltenham Ln: Credit Distribution	-	3.50	Credit Distribution
08/10/2023	1197100	94146 Goodwood Dr: Credit Card	-	233.41	Owner Payment
08/10/2023	1197100	94146 Goodwood Dr: Credit Card	-	25.00	Owner Payment
08/10/2023	1197100	94146 Goodwood Dr: Credit Card	-	10.00	Owner Payment
08/10/2023	1197100	94146 Goodwood Dr: Credit Card	-	3.50	Owner Payment
08/15/2023		93290 Sandown Dr: Interest	1.48	-	Owner Charge
08/15/2023		93002 Cheltenham Ln: Interest	6.47	-	Owner Charge
08/15/2023		93370 Sandown Dr: Interest	.15	-	Owner Charge
08/15/2023		93385 Sandown Dr: Interest	2.97	-	Owner Charge
08/15/2023		93401 Sandown Dr: Interest	.54	-	Owner Charge
08/15/2023		93704 Newmarket Ln: Interest	3.50	-	Owner Charge

# Kingsley Creek Homeowners Association, Inc.

## GL Trial Balance For 8/1/2023 - 8/31/2023

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
10-1210-000 - Accounts Receivable		3,997.97	6,946.25	8,752.20	2,192.02
Date	Ledger ID	Description	Debit	Credit	Type
08/15/2023		93482 Sandown Dr: Interest	3.50	-	Owner Charge
08/15/2023		93177 Sandown Dr: Interest	.72	-	Owner Charge
08/15/2023		94018 Goodwood Dr: Interest	.15	-	Owner Charge
08/15/2023		92776 Shipton Ln: Interest	.15	-	Owner Charge
08/15/2023		93723 Newmarket Ln: Interest	2.38	-	Owner Charge
08/15/2023		93667 Newmarket Ln: Interest	.54	-	Owner Charge
08/15/2023		93194 Sandown Dr: Interest	.60	-	Owner Charge
08/15/2023		92760 Shipton Ln: Interest	6.47	-	Owner Charge
08/16/2023	1198742	92519 Shipton Ln: Check 1171154949 move check to 1171172792 per ownership transfer	-	131.93	Owner Payment
08/16/2023		93194 Sandown Dr: Rebill Fee - NOLA Letter	10.00	-	Owner Charge
08/16/2023	1198742	92519 Shipton Ln: Check 1171154949 move check to 1171172792 per ownership transfer	-	500.00	Owner Payment
08/16/2023		92519 Shipton Ln: Capital Contribution	500.00	-	Owner Charge
08/16/2023		93290 Sandown Dr: Rebill Fee - NOLA Letter	10.00	-	Owner Charge
08/16/2023		92519 Shipton Ln: Assessment Prorated 8/10/23 to 9/30/23	131.93	-	Owner Charge
08/17/2023		93482 Sandown Dr: Demand Letter Fee - Demand Letter Fee	50.00	-	Owner Charge
08/17/2023	1199854	93723 Newmarket Ln: Credit Card	-	158.89	Owner Payment
08/17/2023	1199854	93723 Newmarket Ln: Credit Card	-	10.00	Owner Payment
08/17/2023	1199854	93723 Newmarket Ln: Credit Card	-	50.00	Owner Payment
08/17/2023		93723 Newmarket Ln: Demand Letter Fee - Demand Letter Fee	50.00	-	Owner Charge
08/17/2023	1199854	93723 Newmarket Ln: Credit Card	-	25.00	Owner Payment
08/17/2023	1199854	93723 Newmarket Ln: Credit Card	-	4.76	Owner Payment
08/17/2023		93385 Sandown Dr: Demand Letter Fee - Demand Letter Fee	50.00	-	Owner Charge
08/17/2023		93704 Newmarket Ln: Demand Letter Fee - Demand Letter Fee	50.00	-	Owner Charge
08/17/2023		93667 Newmarket Ln: Rebill Fee - NOLA Letter	10.00	-	Owner Charge
08/17/2023		93401 Sandown Dr: Rebill Fee - NOLA Letter	10.00	-	Owner Charge
08/17/2023		93177 Sandown Dr: Rebill Fee - NOLA Letter	10.00	-	Owner Charge
08/21/2023		92713 Shipton Ln: Capital Contribution	500.00	-	Owner Charge
08/21/2023	1200783	92713 Shipton Ln: Check 1171154951 move check to 1171173021 per ownership transfer	-	119.24	Owner Payment
08/21/2023	1200783	92713 Shipton Ln: Check 1171154951 move check to 1171173021 per ownership transfer	-	500.00	Owner Payment
08/21/2023		92713 Shipton Ln: Assessment Prorated 8/15/23 to 8/30/23	119.24	-	Owner Charge
08/25/2023	0	93194 Sandown Dr: Adjustment 1171118993 - Reverse interest and rebill fees per CAM TB - Board approval	-	50.00	Adjustment

# Kingsley Creek Homeowners Association, Inc.

## GL Trial Balance For 8/1/2023 - 8/31/2023

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
10-1210-000 - Accounts Receivable	3,997.97	6,946.25	8,752.20	2,192.02

Date	Ledger ID	Description	Debit	Credit	Type
08/25/2023		93194 Sandown Dr: Payment Adjustment	40.00	-	Payment Adjustment
08/25/2023	1203312	93667 Newmarket Ln: Check	-	1.08	Owner Payment
08/25/2023	1203312	93667 Newmarket Ln: Check	-	20.00	Owner Payment
08/25/2023	1203312	93667 Newmarket Ln: Check	-	25.00	Owner Payment
08/25/2023	1203312	93667 Newmarket Ln: Check	-	25.75	Owner Payment
08/25/2023		93194 Sandown Dr: Payment Adjustment	-	40.00	Payment Adjustment
08/25/2023	0	93194 Sandown Dr: Adjustment 1171118993 - Reverse interest and rebill fees per CAM TB - Board approval	-	.60	Adjustment
08/28/2023	1203840	93704 Newmarket Ln: Check	-	10.00	Owner Payment
08/28/2023	1203840	93704 Newmarket Ln: Check	-	25.00	Owner Payment
08/28/2023	1203840	93704 Newmarket Ln: Check	-	233.41	Owner Payment
08/28/2023	1203840	93704 Newmarket Ln: Check	-	50.00	Owner Payment
08/28/2023	1203840	93704 Newmarket Ln: Check	-	7.00	Owner Payment
08/29/2023	0	93704 Newmarket Ln: Adjustment Adj Interest Per Estoppel	-	3.50	Adjustment
08/29/2023		93704 Newmarket Ln: Capital Contribution	500.00	-	Owner Charge
08/29/2023		94082 Goodwood Dr: Capital Contribution	500.00	-	Owner Charge
08/29/2023	1203840	94082 Goodwood Dr: Check 1171124590 move check to 1171173736 per ownership transfer	-	500.00	Owner Payment
08/29/2023	1203840	93704 Newmarket Ln: Payment Adjustment 1171137595 move check to 1171173733 per ownership transfer	50.00	-	Payment Adjustment
08/29/2023	1203840	93704 Newmarket Ln: Payment Adjustment 1171137595 move check to 1171173733 per ownership transfer	3.50	-	Payment Adjustment
08/29/2023	1203840	92520 Shipton Ln: Check 1171154944 move check to 1171173752 per ownership transfer	-	500.00	Owner Payment
08/29/2023	1203840	92520 Shipton Ln: Check 1171154944 move check to 1171173752 per ownership transfer	-	101.48	Owner Payment
08/29/2023	0	93704 Newmarket Ln: Adjustment Adj Demand Letter Fee Per Estoppel	-	50.00	Adjustment
08/29/2023		92520 Shipton Ln: Capital Contribution	500.00	-	Owner Charge
08/29/2023		92520 Shipton Ln: Assessment Prorated 8/22/23 to 9/30/23	101.48	-	Owner Charge
08/30/2023		93704 Newmarket Ln: Credit Distribution	-	500.00	Credit Distribution
08/31/2023		93667 Newmarket Ln: Payment Adjustment 1171126115 Reallocate	10.00	-	Payment Adjustment
08/31/2023	1203840	93018 Cheltenham Ln: Check 1171154921 move check to 1171173819 per ownership transfer	-	101.48	Owner Payment
08/31/2023	0	93667 Newmarket Ln: Adjustment 1171126115 -Courtesy Adj Aug Rebill Fee per July LN paid	-	10.00	Adjustment

# Kingsley Creek Homeowners Association, Inc.

## GL Trial Balance For 8/1/2023 - 8/31/2023

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
10-1210-000 - Accounts Receivable		3,997.97	6,946.25	8,752.20	2,192.02
Date	Ledger ID	Description	Debit	Credit	Type
08/31/2023		93667 Newmarket Ln: Payment Adjustment 1171126115 Reallocate	-	10.00	Payment Adjustment
08/31/2023	1203840	93018 Cheltenham Ln: Check 1171154921 move check to 1171173819 per ownership transfer	-	500.00	Owner Payment
08/31/2023		93018 Cheltenham Ln: Capital Contribution	500.00	-	Owner Charge
08/31/2023		93018 Cheltenham Ln: Assessment Prorated 8/22/23 to 9/30/23	101.48	-	Owner Charge
10-1225-000 - Allowance for Bad Debt		-3,598.18	1,625.36	-	-1,972.82
Date	Ledger ID	Description	Debit	Credit	Type
08/31/2023		Adj Accrual for Bad Debt Expense - Aug	1,625.36	-	GL Entry
10-1230-000 - Accounts Receivable-Other		5,375.78	-	5,375.78	0.00
Date	Ledger ID	Description	Debit	Credit	Type
08/04/2023	1216071	Return Fraud Check	-	4,850.92	GL Entry
08/22/2023	1216073	ELM-Lettstream Refund	-	524.86	GL Entry
10-1355-000 - Due to Reserve from Operating		1,273.09	2,590.67	1,273.09	2,590.67
Date	Ledger ID	Description	Debit	Credit	Type
08/11/2023	1197663	7/23 Reserve Transfer	-	1,273.09	GL Entry
08/31/2023		July 2023 Reserves	1,273.09	-	GL Entry
08/31/2023		Aug 2023 Reserves	1,317.58	-	GL Entry
10-1381-000 - Prepaid Insurance		14,300.94	-	1,430.10	12,870.84
Date	Ledger ID	Description	Debit	Credit	Type
08/31/2023		Expense Aug Prepaid Insurance	-	1,430.10	GL Entry
10-1910-000 - Utility Deposits		5,921.61	-	-	5,921.61
Date	Ledger ID	Description	Debit	Credit	Type

# Kingsley Creek Homeowners Association, Inc.

## GL Trial Balance For 8/1/2023 - 8/31/2023

	Beginning Balance	Current Debit	Credit	Ending Balance
10-1910-000 - Utility Deposits	5,921.61	-	-	5,921.61

Date	Ledger ID	Description	Debit	Credit	Type
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20-2210-000 - Accounts Payable	-12,801.98	15,134.97	11,479.60	-9,146.61
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Date	Ledger ID	Description	Debit	Credit	Type
08/01/2023	1197574	14413-13101_20230720 - FLORIDA POWER & LIGHT COMPANY - 6/20-7/20/23 Amenity	239.86	-	Invoice
08/01/2023	1197573	77099-06585_20230720 - FLORIDA POWER & LIGHT COMPANY - 6/20-7/20/23 Lift Station	86.12	-	Invoice
08/01/2023	1198339	97661-53556_20230720 - FLORIDA POWER & LIGHT COMPANY - 6/20-7/20/23 Streetlights	867.61	-	Invoice
08/01/2023		110059854-080123 - EVERGREEN LIFESTYLES MANAGEMENT, LLC - Electronic Financial Fee	-	10.00	Invoice
08/01/2023		110059854-080123 - EVERGREEN LIFESTYLES MANAGEMENT, LLC - Management Fee per Door	-	1,225.00	Invoice
08/01/2023		PSI-96639 - SOLITUDE LAKE MANAGEMENT LLC - August Lake Maint	-	687.00	Invoice
08/01/2023	1197572	10184-89094_20230720 - FLORIDA POWER & LIGHT COMPANY - 6/20-7/20/23 entrance	32.54	-	Invoice
08/01/2023		110059854-080123 - EVERGREEN LIFESTYLES MANAGEMENT, LLC - Website Fee	-	150.00	Invoice
08/01/2023		JUL23-146 - CROWN POOLS CLEANING, INC - JUL - Pool CONTRACTED SERVICE	-	1,150.00	Invoice
08/10/2023		314206135_20230810 - AT&T - 6/29-7/28/23 Internet	-	138.39	Invoice
08/11/2023	1197569	5850 - JAY TODD WHITWORTH - Repair pool pavers near pool equipment	150.00	-	Invoice
08/11/2023	1197570	PSI-96639 - SOLITUDE LAKE MANAGEMENT LLC - August Lake Maint	687.00	-	Invoice
08/11/2023	1197567	5844 - JAY TODD WHITWORTH - July Landscape	4,581.25	-	Invoice
08/11/2023	1197568	T22565 - CROWN POOLS CLEANING, INC - repair for broke floor cover at bottom of pool	1,268.00	-	Invoice
08/14/2023	1198333	314206135_20230810 - AT&T - 6/29-7/28/23 Internet	138.39	-	Invoice
08/14/2023	1198337	22477 - APPLETON REISS, PLLC - 7/31/23 Legal Fees	5,135.00	-	Invoice
08/15/2023		110059854-KING0823N-2 - EVERGREEN LIFESTYLES MANAGEMENT, LLC - South Data - Violations/Collections/Late Statements	-	37.34	Invoice
08/15/2023		110059854-KING0823N-2 - EVERGREEN LIFESTYLES MANAGEMENT, LLC - Welcome Packets - Initial Sale & Resale	-	60.00	Invoice
08/15/2023		110059854-KING0823N-2 - EVERGREEN LIFESTYLES MANAGEMENT, LLC - Postage	-	1.26	Invoice
08/15/2023		110059854-KING0823N-2 - EVERGREEN LIFESTYLES MANAGEMENT, LLC - Coupon Books	-	24.00	Invoice
08/17/2023	1199644	110059854-080123 - EVERGREEN LIFESTYLES MANAGEMENT, LLC - Management Fee per Door	1,225.00	-	Invoice



# Kingsley Creek Homeowners Association, Inc.

## GL Trial Balance For 8/1/2023 - 8/31/2023

	Beginning Balance	Current Debit	Credit	Ending Balance
20-2210-000 - Accounts Payable	-12,801.98	15,134.97	11,479.60	-9,146.61

Date	Ledger ID	Description	Debit	Credit	Type
08/17/2023	1199644	110059854-080123 - EVERGREEN LIFESTYLES MANAGEMENT, LLC - Website Fee	150.00	-	Invoice
08/17/2023	1216072	0210435820_20230725 - JEA WATER AND SEWER CC-1 - 6/23-7/24/23 Water & Sewer	441.60	-	Invoice
08/17/2023	1199644	110059854-080123 - EVERGREEN LIFESTYLES MANAGEMENT, LLC - Electronic Financial Fee	10.00	-	Invoice
08/21/2023		77099-06585_20230821 - FLORIDA POWER & LIGHT COMPANY - 7/20-8/21/23 Lift Station	-	89.53	Invoice
08/21/2023		97661-53556_20230821 - FLORIDA POWER & LIGHT COMPANY - 7/20-8/21/23 Streetlights	-	866.27	Invoice
08/21/2023		14413-13101_20230821 - FLORIDA POWER & LIGHT COMPANY - 7/20-8/21/23 Amenity	-	239.43	Invoice
08/21/2023		10184-89094_20230821 - FLORIDA POWER & LIGHT COMPANY - 7/20-8/21/23 entrance	-	32.86	Invoice
08/23/2023		0210435820_20230823 - JEA WATER AND SEWER CC-1 - 7/24-8/22/23 Water-Sewer	-	437.27	Invoice
08/25/2023		163 - ECO-QUICK TEAM, INC - 7/31-8/25 Cleaning	-	600.00	Invoice
08/28/2023		5970 - JAY TODD WHITWORTH - Aug Landscape	-	4,581.25	Invoice
08/29/2023	1204156	110059854-KING0823N-2 - EVERGREEN LIFESTYLES MANAGEMENT, LLC - Welcome Packets - Initial Sale & Resale	60.00	-	Invoice
08/29/2023	1204156	110059854-KING0823N-2 - EVERGREEN LIFESTYLES MANAGEMENT, LLC - Postage	1.26	-	Invoice
08/29/2023	1204156	110059854-KING0823N-2 - EVERGREEN LIFESTYLES MANAGEMENT, LLC - South Data - Violations/Collections/Late Statements	37.34	-	Invoice
08/29/2023	1204156	110059854-KING0823N-2 - EVERGREEN LIFESTYLES MANAGEMENT, LLC - Coupon Books	24.00	-	Invoice
08/31/2023		AUG23-140 - CROWN POOLS CLEANING, INC - AUG - Pool CONTRACTED SERVICE	-	1,150.00	Invoice

20-2220-000 - Accrued Expenses	-1,827.00	1,827.00	754.00	-754.00
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Date	Ledger ID	Description	Debit	Credit	Type
08/02/2023		Reverse - Accrue Crown Pool Cleaning 7/23 Pool Cleaning	1,150.00	-	GL Entry
08/02/2023		Reverse - Accrue Eco-Quick Team 7/23 Janitorial Services	600.00	-	GL Entry
08/02/2023		Reverse - Accrue Arrow/Nader's Pest 7/31 Fore Ant Treatment	77.00	-	GL Entry
08/31/2023		Accrue Eco-Quick Team 7/23 Janitorial Services	-	600.00	GL Entry
08/31/2023		Accrue Arrow/Nader's Pest 8/31 For Ant Treatment	-	77.00	GL Entry
08/31/2023		Accrue Arrow/Nader's Pest 7/31 Fore Ant Treatment	-	77.00	GL Entry

# Kingsley Creek Homeowners Association, Inc.

## GL Trial Balance For 8/1/2023 - 8/31/2023

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
20-2230-000 - Prepaid Assessments	-12,146.46	9,695.85	13,887.97	-16,338.58

Date	Ledger ID	Description	Debit	Credit	Type
08/01/2023	1191469	93274 Sandown Dr: Credit Card	-	89.64	Owner Payment
08/01/2023	1191735	93016 Cope Ct: Payment Adjustment 1171154919 move check to 1171171937 per ownership transfer	916.08	-	Payment Adjustment
08/01/2023	1191735	93016 Cope Ct: Check 1171154919 move check to 1171171937 per ownership transfer	-	233.41	Owner Payment
08/03/2023	1194146	93225 Sandown Dr: eCheck	-	58.00	Owner Payment
08/04/2023	1194227	93225 Sandown Dr: Credit Card	-	58.00	Owner Payment
08/04/2023	1195197	92633 Shipton Ln: Check	-	888.17	Owner Payment
08/04/2023	1195197	92504 Shipton Ln: Check	-	898.32	Owner Payment
08/07/2023	1195197	92504 Shipton Ln: Payment Adjustment 1171154945 move check to 1171172295 per ownership transfer	898.32	-	Payment Adjustment
08/07/2023	1195197	92633 Shipton Ln: Check 1171154958 move check to 1171172296 per ownership transfer	-	233.41	Owner Payment
08/07/2023	1195893	94145 Goodwood Dr: Check	-	233.41	Owner Payment
08/07/2023	1195893	92937 Cheltenham Ln: Check	-	461.50	Owner Payment
08/07/2023	1195197	92633 Shipton Ln: Payment Adjustment 1171154958 move check to 1171172296 per ownership transfer	888.17	-	Payment Adjustment
08/07/2023	1195197	92504 Shipton Ln: Check 1171154945 move check to 1171172295 per ownership transfer	-	233.41	Owner Payment
08/08/2023	1196501	93498 Sandown Drive: Check	-	500.00	Owner Payment
08/08/2023	1195893	92937 Cheltenham Ln: Payment Adjustment 1171157869 move check to 1171172317 per ownership transfer	461.50	-	Payment Adjustment
08/09/2023	1196501	93498 Sandown Drive: Payment Adjustment 171124601 move check to 1171172371 per ownership transfer	500.00	-	Payment Adjustment
08/09/2023	1197061	92664 Shipton Ln: Check	-	466.82	Owner Payment
08/14/2023	1198742	92519 Shipton Ln: Check	-	865.34	Owner Payment
08/16/2023	1198742	92519 Shipton Ln: Payment Adjustment 1171154949 move check to 1171172792 per ownership transfer	865.34	-	Payment Adjustment
08/16/2023	1198742	92519 Shipton Ln: Check 1171154949 move check to 1171172792 per ownership transfer	-	233.41	Owner Payment
08/18/2023	1200783	92713 Shipton Ln: Check	-	852.65	Owner Payment
08/21/2023	1200783	92713 Shipton Ln: Check 1171154951 move check to 1171173021 per ownership transfer	-	233.41	Owner Payment
08/21/2023	1201431	93465 Sandown Dr: Check	-	87.00	Owner Payment
08/21/2023	1200783	92713 Shipton Ln: Payment Adjustment 1171154951 move check to 1171173021 per ownership transfer	852.65	-	Payment Adjustment
08/21/2023	1201431	92664 Shipton Ln: Check	-	233.41	Owner Payment
08/28/2023	1203840	94082 Goodwood Dr: Check	-	500.00	Owner Payment
08/28/2023	1203840	93704 Newmarket Ln: Check	-	446.50	Owner Payment
08/28/2023	1203840	94226 Goodwood Dr: Check	-	233.41	Owner Payment

# Kingsley Creek Homeowners Association, Inc.

GL Trial Balance For 8/1/2023 - 8/31/2023

	Beginning Balance	Current Debit	Credit	Ending Balance
20-2230-000 - Prepaid Assessments	-12,146.46	9,695.85	13,887.97	-16,338.58

Date	Ledger ID	Description	Debit	Credit	Type
08/28/2023	1203840	93018 Cheltenham Ln: Check	-	1,433.65	Owner Payment
08/28/2023	1203840	92520 Shipton Ln: Check	-	1,433.64	Owner Payment
08/29/2023	1203840	93704 Newmarket Ln: Payment Adjustment 1171137595 move check to 1171173733 per ownership transfer	446.50	-	Payment Adjustment
08/29/2023	1203840	94082 Goodwood Dr: Payment Adjustment 1171124590 move check to 1171173736 per ownership transfer	500.00	-	Payment Adjustment
08/29/2023	1203840	93704 Newmarket Ln: Check 1171137595 move check to 1171173733 per ownership transfer	-	500.00	Owner Payment
08/29/2023	1203840	92520 Shipton Ln: Payment Adjustment 1171154944 move check to 1171173752 per ownership transfer	1,433.64	-	Payment Adjustment
08/29/2023	1203840	92520 Shipton Ln: Check 1171154944 move check to 1171173752 per ownership transfer	-	832.16	Owner Payment
08/30/2023		93704 Newmarket Ln: Credit Distribution	500.00	-	Credit Distribution
08/31/2023	1203840	93018 Cheltenham Ln: Check 1171154921 move check to 1171173819 per ownership transfer	-	832.17	Owner Payment
08/31/2023	1203840	93018 Cheltenham Ln: Payment Adjustment 1171154921 move check to 1171173819 per ownership transfer	1,433.65	-	Payment Adjustment
08/31/2023	1213137	92648 Shipton Ln: Check	-	817.13	Owner Payment

20-2236-000 - Deficit Funding-Taylor Morrison	-42,033.86	-	-	-42,033.86
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Date	Ledger ID	Description	Debit	Credit	Type
20-2240-000 - Deferred Revenue					
			-24,840.87	12,943.16	956.47
08/01/2023		93016 Cope Ct: Assessment Prorated 7/21/23 to 9/30/23	-	182.67	Owner Charge
08/07/2023		92633 Shipton Ln: Assessment Prorated 8/01/23 to 9/30/23	-	154.76	Owner Charge
08/07/2023		92504 Shipton Ln: Assessment Prorated 7/28/23 to 9/30/23	-	164.91	Owner Charge
08/16/2023		92519 Shipton Ln: Assessment Prorated 8/10/23 to 9/30/23	-	131.93	Owner Charge
08/21/2023		92713 Shipton Ln: Assessment Prorated 8/15/23 to 8/30/23	-	119.24	Owner Charge
08/29/2023		92520 Shipton Ln: Assessment Prorated 8/22/23 to 9/30/23	-	101.48	Owner Charge
08/31/2023		To Transfer new Sale reserve F-2240 T-2241	88.97	-	GL Entry
08/31/2023		Record Aug Income	12,854.19	-	GL Entry
08/31/2023		93018 Cheltenham Ln: Assessment Prorated 8/22/23 to 9/30/23	-	101.48	Owner Charge

# Kingsley Creek Homeowners Association, Inc.

GL Trial Balance For 8/1/2023 - 8/31/2023

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
20-2241-000 - Deferred Revenue - Reserves		-2,546.19	1,317.58	88.97	-1,317.58
Date	Ledger ID	Description	Debit	Credit	Type
08/31/2023		To Transfer new Sale reserve F-2240 T-2241	-	88.97	GL Entry
08/31/2023		Record Aug Income	1,317.58	-	GL Entry
20-2250-000 - Due to Reserve from Operating		-1,273.09	1,273.09	2,590.67	-2,590.67
Date	Ledger ID	Description	Debit	Credit	Type
08/11/2023	1197663	7/23 Reserve Transfer	1,273.09	-	GL Entry
08/31/2023		July 2023 Reserves	-	1,273.09	GL Entry
08/31/2023		Aug 2023 Reserves	-	1,317.58	GL Entry
30-3009-000 - Reserves - Interest		-108.62	-	16.84	-125.46
Date	Ledger ID	Description	Debit	Credit	Type
08/31/2023	1212902	August Interest	-	16.84	GL Entry
30-3020-000 - Reserves - Pooled		-67,256.66	-	1,317.58	-68,574.24
Date	Ledger ID	Description	Debit	Credit	Type
08/31/2023		Aug 2023 Reserves	-	1,317.58	GL Entry
31-3509-000 - Prior Period Adjustments		6,550.00	-	-	6,550.00
Date	Ledger ID	Description	Debit	Credit	Type
31-3510-000 - Operating Fund Balance		25,566.76	-	-	25,566.76
Date	Ledger ID	Description	Debit	Credit	Type
40100-001 - Assessments		-78,635.09	-	12,854.19	-91,489.28
Date	Ledger ID	Description	Debit	Credit	Type
08/31/2023		Record Aug Income	-	12,854.19	GL Entry

# Kingsley Creek Homeowners Association, Inc.

## GL Trial Balance For 8/1/2023 - 8/31/2023

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
40100-001 - Assessments		-78,635.09	-	12,854.19	-91,489.28
Date	Ledger ID	Description	Debit	Credit	Type
40101-001 - Reserve Assessment					
40101-001 - Reserve Assessment					
40101-001 - Reserve Assessment		-7,858.85	-	1,317.58	-9,176.43
Date	Ledger ID	Description	Debit	Credit	Type
08/31/2023		Record Aug Income	-	1,317.58	GL Entry
40140-001 - Late Fees & Interest					
40140-001 - Late Fees & Interest		-1,139.56	88.15	29.62	-1,081.03
Date	Ledger ID	Description	Debit	Credit	Type
08/01/2023	0	93194 Sandown Dr: Adjustment Waive April-July INT/LT Fees - Per CAM TB	5.55	-	Adjustment
08/01/2023	0	93194 Sandown Dr: Adjustment Waive April-July INT/LT Fees - Per CAM TB	50.00	-	Adjustment
08/08/2023	0	92937 Cheltenham Ln: Adjustment Adj Late Fee Per Estoppel	25.00	-	Adjustment
08/08/2023	0	92937 Cheltenham Ln: Adjustment Adj Interest Per Estoppel	3.50	-	Adjustment
08/15/2023		93401 Sandown Dr: Interest	-	.54	Owner Charge
08/15/2023		93482 Sandown Dr: Interest	-	3.50	Owner Charge
08/15/2023		93667 Newmarket Ln: Interest	-	.54	Owner Charge
08/15/2023		93194 Sandown Dr: Interest	-	.60	Owner Charge
08/15/2023		93704 Newmarket Ln: Interest	-	3.50	Owner Charge
08/15/2023		93723 Newmarket Ln: Interest	-	2.38	Owner Charge
08/15/2023		94018 Goodwood Dr: Interest	-	.15	Owner Charge
08/15/2023		93290 Sandown Dr: Interest	-	1.48	Owner Charge
08/15/2023		93370 Sandown Dr: Interest	-	.15	Owner Charge
08/15/2023		93385 Sandown Dr: Interest	-	2.97	Owner Charge
08/15/2023		93177 Sandown Dr: Interest	-	.72	Owner Charge
08/15/2023		93002 Cheltenham Ln: Interest	-	6.47	Owner Charge
08/15/2023		92776 Shipton Ln: Interest	-	.15	Owner Charge
08/15/2023		92760 Shipton Ln: Interest	-	6.47	Owner Charge
08/25/2023	0	93194 Sandown Dr: Adjustment 1171118993 - Reverse interest and rebill fees per CAM TB - Board approval	.60	-	Adjustment
08/29/2023	0	93704 Newmarket Ln: Adjustment Adj Interest Per Estoppel	3.50	-	Adjustment

# Kingsley Creek Homeowners Association, Inc.

GL Trial Balance For 8/1/2023 - 8/31/2023

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
40141-001 - Bank Interest-Operating		-14.65	-	2.27	-16.92
Date	Ledger ID	Description	Debit	Credit	Type
08/01/2023	1216069	August Interest	-	2.27	GL Entry
40142-001 - ARC Application Fee		-400.00	-	-	-400.00
Date	Ledger ID	Description	Debit	Credit	Type
40143-001 - Rebill Fee		-260.00	70.00	50.00	-240.00
Date	Ledger ID	Description	Debit	Credit	Type
08/08/2023	0	92937 Cheltenham Ln: Adjustment Adj Rebill Fee Per Estoppel	10.00	-	Adjustment
08/16/2023		93290 Sandown Dr: Rebill Fee - NOLA Letter	-	10.00	Owner Charge
08/16/2023		93194 Sandown Dr: Rebill Fee - NOLA Letter	-	10.00	Owner Charge
08/17/2023		93667 Newmarket Ln: Rebill Fee - NOLA Letter	-	10.00	Owner Charge
08/17/2023		93401 Sandown Dr: Rebill Fee - NOLA Letter	-	10.00	Owner Charge
08/17/2023		93177 Sandown Dr: Rebill Fee - NOLA Letter	-	10.00	Owner Charge
08/25/2023	0	93194 Sandown Dr: Adjustment 1171118993 - Reverse interest and rebill fees per CAM TB - Board approval	50.00	-	Adjustment
08/31/2023	0	93667 Newmarket Ln: Adjustment 1171126115 -Courtesy Adj Aug Rebill Fee per July LN paid	10.00	-	Adjustment
40144-001 - Demand Fee		0.00	50.00	200.00	-150.00
Date	Ledger ID	Description	Debit	Credit	Type
08/17/2023		93723 Newmarket Ln: Demand Letter Fee - Demand Letter Fee	-	50.00	Owner Charge
08/17/2023		93482 Sandown Dr: Demand Letter Fee - Demand Letter Fee	-	50.00	Owner Charge
08/17/2023		93704 Newmarket Ln: Demand Letter Fee - Demand Letter Fee	-	50.00	Owner Charge
08/17/2023		93385 Sandown Dr: Demand Letter Fee - Demand Letter Fee	-	50.00	Owner Charge
08/29/2023	0	93704 Newmarket Ln: Adjustment Adj Demand Letter Fee Per Estoppel	50.00	-	Adjustment
40149-001 - Attorney/Collection Package Fee		-75.00	-	-	-75.00
Date	Ledger ID	Description	Debit	Credit	Type

# Kingsley Creek Homeowners Association, Inc.

GL Trial Balance For 8/1/2023 - 8/31/2023

	Beginning Balance	Current	Ending Balance
		Debit      Credit	
40151-001 - Initial Capital Contribution	-23,500.00	-      5,500.00	-29,000.00

Date	Ledger ID	Description	Debit	Credit	Type
08/01/2023		93016 Cope Ct: Capital Contribution	-	500.00	Owner Charge
08/07/2023		92633 Shipton Ln: Capital Contribution	-	500.00	Owner Charge
08/07/2023		92504 Shipton Ln: Capital Contribution	-	500.00	Owner Charge
08/08/2023		92937 Cheltenham Ln: Capital Contribution	-	500.00	Owner Charge
08/09/2023		93498 Sandown Drive: Capital Contribution	-	500.00	Owner Charge
08/16/2023		92519 Shipton Ln: Capital Contribution	-	500.00	Owner Charge
08/21/2023		92713 Shipton Ln: Capital Contribution	-	500.00	Owner Charge
08/29/2023		93704 Newmarket Ln: Capital Contribution	-	500.00	Owner Charge
08/29/2023		94082 Goodwood Dr: Capital Contribution	-	500.00	Owner Charge
08/29/2023		92520 Shipton Ln: Capital Contribution	-	500.00	Owner Charge
08/31/2023		93018 Cheltenham Ln: Capital Contribution	-	500.00	Owner Charge

40156-001 - Bank Interest-Reserves	-108.62	-      16.84	-125.46
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Date	Ledger ID	Description	Debit	Credit	Type
08/31/2023		August Interest	-	16.84	GL Entry

50102-001 - Bad Debt Expense	2,886.53	-      1,625.36	1,261.17
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Date	Ledger ID	Description	Debit	Credit	Type
08/31/2023		Adj Accrual for Bad Debt Expense - Aug	-	1,625.36	GL Entry

50103-001 - Bank Charges/Coupons Books	540.00	24.00      -	564.00
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Date	Ledger ID	Description	Debit	Credit	Type
08/15/2023		110059854-KING0823N-2 - EVERGREEN LIFESTYLES MANAGEMENT, LLC - Coupon Books	24.00	-	Invoice

50110-001 - Taxes, Licenses & Fees	100.00	-      -	100.00
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Date	Ledger ID	Description	Debit	Credit	Type
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# Kingsley Creek Homeowners Association, Inc.

## GL Trial Balance For 8/1/2023 - 8/31/2023

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
50120-001 - Postage/Copies/Supplies		1,765.73	108.60	-	1,874.33
Date	Ledger ID	Description	Debit	Credit	Type
08/01/2023		110059854-080123 - EVERGREEN LIFESTYLES MANAGEMENT, LLC - Electronic Financial Fee	10.00	-	Invoice
08/15/2023		110059854-KING0823N-2 - EVERGREEN LIFESTYLES MANAGEMENT, LLC - Welcome Packets - Initial Sale & Resale	60.00	-	Invoice
08/15/2023		110059854-KING0823N-2 - EVERGREEN LIFESTYLES MANAGEMENT, LLC - South Data - Violations/Collections/Late Statements	37.34	-	Invoice
08/15/2023		110059854-KING0823N-2 - EVERGREEN LIFESTYLES MANAGEMENT, LLC - Postage	1.26	-	Invoice
50123-001 - Professional Fees - Legal		6,162.00	-	-	6,162.00
Date	Ledger ID	Description	Debit	Credit	Type
50205-001 - HOA Management Fees		7,175.00	1,225.00	-	8,400.00
Date	Ledger ID	Description	Debit	Credit	Type
08/01/2023		110059854-080123 - EVERGREEN LIFESTYLES MANAGEMENT, LLC - Management Fee per Door	1,225.00	-	Invoice
50208-001 - Janitorial Contract		6,600.00	1,200.00	600.00	7,200.00
Date	Ledger ID	Description	Debit	Credit	Type
08/02/2023		Reverse - Accrue Eco-Quick Team 7/23 Janitorial Services	-	600.00	GL Entry
08/25/2023		163 - ECO-QUICK TEAM, INC - 7/31-8/25 Cleaning	600.00	-	Invoice
08/31/2023		Accrue Eco-Quick Team 7/23 Janitorial Services	600.00	-	GL Entry
50209-001 - Landscape Contract		26,381.25	4,581.25	-	30,962.50
Date	Ledger ID	Description	Debit	Credit	Type
08/28/2023		5970 - JAY TODD WHITWORTH - Aug Landscape	4,581.25	-	Invoice
50210-001 - Aquatic Contract		4,349.00	687.00	-	5,036.00
Date	Ledger ID	Description	Debit	Credit	Type
08/01/2023		PSI-96639 - SOLITUDE LAKE MANAGEMENT LLC - August Lake Maint	687.00	-	Invoice



# Kingsley Creek Homeowners Association, Inc.

GL Trial Balance For 8/1/2023 - 8/31/2023

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
50210-001 - Aquatic Contract		4,349.00	687.00	-	5,036.00
Date	Ledger ID	Description	Debit	Credit	Type
50223-001 - Website Management		1,050.00	150.00	-	1,200.00
Date	Ledger ID	Description	Debit	Credit	Type
08/01/2023		110059854-080123 - EVERGREEN LIFESTYLES MANAGEMENT, LLC - Website Fee	150.00	-	Invoice
50229-001 - Pool Contract		8,050.00	2,300.00	1,150.00	9,200.00
Date	Ledger ID	Description	Debit	Credit	Type
08/01/2023		JUL23-146 - CROWN POOLS CLEANING, INC - JUL - Pool CONTRACTED SERVICE	1,150.00	-	Invoice
08/02/2023		Reverse - Accrue Crown Pool Cleaning 7/23 Pool Cleaning	-	1,150.00	GL Entry
08/31/2023		AUG23-140 - CROWN POOLS CLEANING, INC - AUG - Pool CONTRACTED SERVICE	1,150.00	-	Invoice
50301-001 - Repairs & Maintenance - Buildings		565.00	154.00	77.00	642.00
Date	Ledger ID	Description	Debit	Credit	Type
08/02/2023		Reverse - Accrue Arrow/Nader's Pest 7/31 Fore Ant Treatment	-	77.00	GL Entry
08/31/2023		Accrue Arrow/Nader's Pest 8/31 For Ant Treatment	77.00	-	GL Entry
08/31/2023		Accrue Arrow/Nader's Pest 7/31 Fore Ant Treatment	77.00	-	GL Entry
50319-001 - Repairs & Maintenance - Pool		7,194.34	-	-	7,194.34
Date	Ledger ID	Description	Debit	Credit	Type
50350-001 - Repairs & Maintenance - Common Area		6,495.52	-	-	6,495.52
Date	Ledger ID	Description	Debit	Credit	Type

# Kingsley Creek Homeowners Association, Inc.

GL Trial Balance For 8/1/2023 - 8/31/2023

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
50400-001 - Insurance		2,860.20	1,430.10	-	4,290.30
<b>Date</b>	<b>Ledger ID</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
08/31/2023		Expense Aug Prepaid Insurance	1,430.10	-	GL Entry
50800-001 - Electric - Common		3,025.75	361.82	-	3,387.57
<b>Date</b>	<b>Ledger ID</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
08/21/2023		77099-06585_20230821 - FLORIDA POWER & LIGHT COMPANY - 7/20-8/21/23 Lift Station	89.53	-	Invoice
08/21/2023		14413-13101_20230821 - FLORIDA POWER & LIGHT COMPANY - 7/20-8/21/23 Amenity	239.43	-	Invoice
08/21/2023		10184-89094_20230821 - FLORIDA POWER & LIGHT COMPANY - 7/20-8/21/23 entrance	32.86	-	Invoice
50803-001 - Telephone & Internet		918.78	138.39	-	1,057.17
<b>Date</b>	<b>Ledger ID</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
08/10/2023		314206135_20230810 - AT&T - 6/29-7/28/23 Internet	138.39	-	Invoice
50820-001 - Water & Sewer		3,157.38	437.27	-	3,594.65
<b>Date</b>	<b>Ledger ID</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
08/23/2023		0210435820_20230823 - JEA WATER AND SEWER CC-1 - 7/24-8/22/23 Water-Sewer	437.27	-	Invoice
50822-001 - Electric - Streetlights		5,771.93	866.27	-	6,638.20
<b>Date</b>	<b>Ledger ID</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
08/21/2023		97661-53556_20230821 - FLORIDA POWER & LIGHT COMPANY - 7/20-8/21/23 Streetlights	866.27	-	Invoice
80100-001 - Reserves		7,858.85	1,317.58	-	9,176.43
<b>Date</b>	<b>Ledger ID</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
08/31/2023		Aug 2023 Reserves	1,317.58	-	GL Entry

# Kingsley Creek Homeowners Association, Inc.

GL Trial Balance For 8/1/2023 - 8/31/2023

			Beginning Balance	Current Debit	Credit	Ending Balance
80101-001 - Reserves Interest			108.62	16.84	-	125.46
Date	Ledger ID	Description		Debit	Credit	Type
08/31/2023		August Interest		16.84	-	GL Entry
<b>Net Total</b>			<b>0.00</b>	<b>96,268.95</b>	<b>96,268.95</b>	<b>0.00</b>

# Kingsley Creek Homeowners Association, Inc.

## Ownership Transfers for 8/1/2023 - 8/31/2023

Property	Current Owner	Address	Contact	Settlement	Processed	Previous Owner
93016 Cope Ct	Roy Logan Quataert	93016 Cope Ct, Fernandina Beach FL 32034	RLQuatae@gmail.com (239) 560-2438	7/21/2023	8/1/2023	AVH North Florida LLC
92504 Shipton Ln	Stephen Paul Cales	92504 Shipton Ln, Fernandina Beach FL 32034	SteveCales@gmail.com (435) 669-4665	7/28/2023	8/7/2023	AVH North Florida LLC
92633 Shipton Ln	Joan Starks	92633 Shipton Ln, Fernandina Beach FL 32034	nostresszone183@yahoo.com (404) 457-3262	8/1/2023	8/7/2023	AVH North Florida LLC
92937 Cheltenham Ln	Cristian Rodrigo Montes	92937 Cheltenham Ln, Fernandina Beach FL 32034	Cristian.Montes.Cubillos@gmail.com (706) 206-0057	8/1/2023	8/8/2023	Kevin J Duggan
93498 Sandown Drive	Andrew Michael Luteran	93498 Sandown Drive, Fernandina Beach FL 32034	lute327@me.com (843) 810-4334	8/4/2023	8/9/2023	Bethanie Niatas Rizzo
92519 Shipton Ln	Samuel Brown Chase Mills	92519 Shipton Ln, Fernandina Beach FL 32034	92519Shipton@XOCoffee.net (904) 414-6617	8/10/2023	8/16/2023	AVH North Florida LLC
92713 Shipton Ln	Kevin J Duggan 2008 Revocable Trust	92825 Shipton Lane, Fernandina Beach FL 32034	kduggan@jet-shades.com (401) 578-8229	8/15/2023	8/21/2023	AVH North Florida LLC
93704 Newmarket Ln	Patrick Shea Cramer	93704 Newmarket Ln, Fernandina Beach FL 32034	patandlucyc@gmail.com (256) 548-2449	8/21/2023	8/29/2023	Kevin J Duggan
94082 Goodwood Dr	Kevin John Maccrri	94082 Goodwood Dr, Fernandina Beach FL 32034		8/21/2023	8/29/2023	Jeffrey Dean Wahl
92520 Shipton Ln	Anthony P Ruzzo	92520 Shipton Ln, Fernandina Beach FL 32034	truzzo@comcast.net (781) 910-2855	8/22/2023	8/29/2023	AVH North Florida LLC
93018 Cheltenham Ln	Christopher L Hedden	85022 Majestic Walk Blvd, Fernandina Beach FL 32034	Ferley29@gmail.com; kristinmrose@hotmail.com (404) 889-0299	8/22/2023	8/31/2023	AVH North Florida LLC



Primary Account Number Ending In  
Statement Date

3498  
Aug 31, 2023  
Page 1 of 2

999-00000-000000

PO Box 64084  
Phoenix, AZ 85082  
866.800.4656 (toll free)

EVERGREEN LIFESTYLES MANAGEMEN AGENT FOR  
KINGSLEY CREEK HOMEOWNERS ASSOCIATION IN  
REFUNDABLE DEPOSITS  
270 W PLANT ST STE 340  
WINTER GARDEN FL 34787-3012

**\*\*\*\*\*3498 - CAB CHECKING**

Beginning Balance	\$0.00	Average Daily Balance	\$0.00
Total Deposits	\$0.00	Year-To-Date Interest Paid	\$0.00
Total Withdrawals	\$0.00	Days in Statement Period	31
Interest Paid	\$0.00	Annual Percentage Yield Earned	0.00%
Ending Balance	\$0.00		





999-00000-000000

PO Box 64084  
 Phoenix, AZ 85082  
 866.800.4656 (toll free)

EVERGREEN LIFESTYLES MANAGEMEN AGENT FOR  
 KINGSLEY CREEK HOMEOWNERS ASSOCIATION IN  
 RESERVE  
 270 W PLANT ST STE 340  
 WINTER GARDEN FL 34787-3012

**\*\*\*\*\*9097 - CAB MONEY MARKET**

Beginning Balance	\$66,092.19	Average Daily Balance	\$66,092.19
Total Deposits	\$0.00	Year-To-Date Interest Paid	\$125.46
Total Withdrawals	\$0.00	Days in Statement Period	31
Interest Paid	\$16.84	Annual Percentage Yield Earned	0.30%
Ending Balance	\$66,109.03		

**TRANSACTION DETAIL**

**DEPOSITS/CREDITS**

<b>Date</b>	<b>Description</b>	<b>Amount</b>
08/31	INTEREST PYMT	\$16.84

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

SOCIAL SECURITY NO. \_\_\_\_\_ DATE \_\_\_\_ / \_\_\_\_ / \_\_\_\_

CLIP AND RETURN TO BANK

HOW TO BALANCE YOUR ACCOUNT

1. Subtract from your check register any service, miscellaneous or automatic charge(s) posted on this statement.
2. Mark (x) your register after each check listed on front of this statement.
3. Check off deposits shown on the statement against those shown in your check register.
4. Complete the form at right.
5. The final "balance" in the form to the right should agree with your check register balance. If it does not, read "HINTS FOR FINDING DIFFERENCES" below.

HINTS FOR FINDING DIFFERENCES

- Recheck all additions and subtractions or corrections.
- Verify the carryover balance from page to page in your check register.
- Make sure you have subtracted the service or miscellaneous charge(s) from your check register balance.

**IN CASE OF ERROR OR QUESTION S ABOUT YOUR ELECTRONIC TRANSFERS** Call or write us as soon as you can if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared.

- (1) Tell us your name and account number.
  - (2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need information.
  - (3) Tell us the dollar amount of the suspected error.
- We will investigate your complaint and will correct any error promptly. If we take more than ten (10) business days to do this, we will recredit your account the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation.

**WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT**

If you think there is an error on your line of credit statement, write to us at the address listed below. In your letter, give us the following information:

1. Your name and account number,
2. The dollar amount of the suspected error,
3. If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement.

You must notify us of any potential errors **IN WRITING**. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount;
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount;
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance;
- We can apply any unpaid amount against your credit limit.

**AVERAGE DAILY BALANCE (including new purchases)**

This balance is figured by adding the outstanding balance (including new purchases and deducting payments and credits) for each day in the billing cycle, and then dividing by the number of days in the billing cycle.

**IN CASE OF ERROR OR QUESTIONS,  
 CALL US AT 402.351.8000 • 866.351.5646  
 OR WRITE TO US AT  
 FIRST CITIZENS BANK  
 4950 S 48TH STREET  
 PHOENIX, AZ 85040**

<b>NEW BALANCE</b>		\$ 66,109	03
TRANSFER AMOUNT FROM OTHER SIDE			
<b>ADD:</b>			
DEPOSITS MADE SINCE ENDING DATE ON STATEMENT			
<b>SUBTOTAL</b>		\$	
CHECKS NOT LISTED ON THIS OR PRIOR STATEMENTS			
<b>NUMBER</b>	<b>AMOUNT</b>		
<b>TOTAL CHECKS NOT LISTED</b>		→	
SUBTRACT TOTAL CHECKS NOT LISTED FROM SUBTOTAL ABOVE		<b>BALANCE</b>	\$
THIS SHOULD AGREE WITH YOUR CHECK REGISTER BALANCE.			





8-31-23  
 267534187

EVERGREEN LIFESTYLES MANAGEMENT, AGENT F  
 KINGSLEY CREEK HOMEOWNERS ASSOCIATION IN  
 OPERATING  
 270 W PLANT ST STE 340  
 WINTER GARDEN FL 34787-3012

26753 418 7 NOW ACCOUNT

Previous Balance	7-31-23	49,090.25
+Deposits/Credits	21	18,417.11
-Checks/Debits	13	15,687.48
-Service Charge		.00
+Interest Paid		2.27
Current Balance		51,822.15
Days in Statement Period	31	

\* - - - - -INTEREST SUMMARY- - - - - \*

Interest Earned From	8/01/23 To 8/31/23	
Days in Period		31
Interest Earned		2.27
Annual Percentage Yield Earned		.05
Interest Paid this Year		16.92
Interest Withheld this Year		.00

\* - - - - -DESCRIPTIVE TRANSACTIONS- - - - - \*

Date	Description	Amount
8-02	Lockbox Deposit	225.89
8-04	RETURNED	4850.92
8-04	Lockbox Deposit	1786.49
8-07	Lockbox Deposit	1490.64
8-08	Lockbox Deposit	500.00
8-09	Lockbox Deposit	466.82
8-14	Lockbox Deposit	865.34
8-17	JEA Utilities PAYMENT KINGSLEY CREEK HOMEOWN #####35820	441.60-
8-18	Lockbox Deposit	852.65
8-21	Lockbox Deposit	320.41
8-21	Kingsley Creek H L1199644 833993694 -SETT-A228SFTP5	1385.00-
8-22	WEB TFR FR 000267527121 REFUND 6 15 23 AND 7 15 2 3 LETTERSTREA 121948003070	524.86
8-23	Force Pay	138.39-
8-23	Force Pay	150.00-
8-23	Force Pay	4581.25-
8-24	Force Pay	5135.00-
8-25	Lockbox Deposit	71.83
8-25	Force Pay	687.00-
8-28	Lockbox Deposit	4372.61
8-29	Force Pay	1268.00-
8-31	Lockbox Deposit	817.13
8-31	Interest Pymt	2.27

Continued on Next Page

EVERGREEN LIFESTYLES MANAGEMENT, AGENT F

\* - - - - -EFT ACTIVITY- - - - - \*

Date	Description	Amount
8-01	FPL DIRECT DEBIT ELEC PYMT KINGSLEY CREEK HOMEOWN #####9094 PPDA	32.54-
8-01	FPL DIRECT DEBIT ELEC PYMT KINGSLEY CREEK HOMEOWN #####6585 PPDA	86.12-
8-01	FPL DIRECT DEBIT ELEC PYMT KINGSLEY CREEK HOMEOWN #####3101 PPDA	239.86-
8-01	Kingsley Creek H L1182108 833993694 -SETT-A228SFTP5	675.11-
8-01	FPL DIRECT DEBIT ELEC PYMT KINGSLEY CREEK HOMEOWN #####3556 PPDA	867.61-
8-02	PAYLEASE.COM CREDIT Evergreen Lifestyles M #####072	271.91
8-03	PAYLEASE.COM CREDIT Evergreen Lifestyles M #####879	243.41
8-04	PAYLEASE.COM CREDIT Evergreen Lifestyles M #####930	99.64
8-08	PAYLEASE.COM CREDIT Evergreen Lifestyles M #####743	68.00
8-08	PAYLEASE.COM CREDIT Evergreen Lifestyles M #####714	10.00
8-09	PAYLEASE.COM CREDIT Evergreen Lifestyles M #####925	58.00
8-15	PAYLEASE.COM CREDIT Evergreen Lifestyles M #####468	271.91
8-18	PAYLEASE.COM CREDIT Evergreen Lifestyles M #####3650	248.65

\* - - - - -DAILY BALANCE SUMMARY- - - - - \*

Date	Balance	Date	Balance	Date	Balance
7-31	49090.25	8-01	47189.01	8-02	47686.81
8-03	47930.22	8-04	54667.27	8-07	56157.91
8-08	56735.91	8-09	57260.73	8-14	58126.07
8-15	58397.98	8-17	57956.38	8-18	59057.68
8-21	57993.09	8-22	58517.95	8-23	53648.31
8-24	48513.31	8-25	47898.14	8-28	52270.75
8-29	51002.75	8-31	51822.15		

\* - - - - -OVERDRAFT CHARGES/REFUNDS SUMMARY - - - - - \*

	This Cycle	YTD
Total returned item fees	.00	.00
Total overdraft fees	.00	.00

END OF STATEMENT



**Electric Bill Statement**

**For:** Jun 20, 2023 to Jul 20, 2023 (30 days)

**Statement Date:** Jul 20, 2023

**Account Number:** 77099-06585

**Service Address:**

93066 SANDOWN DR # SWR LFT  
FERNANDINA BEACH, FL 32034

**KINGSLEY CREEK HOMEOWNERS ASSOCIATION, INC,**  
Here's what you owe for this billing period.

**CURRENT BILL**

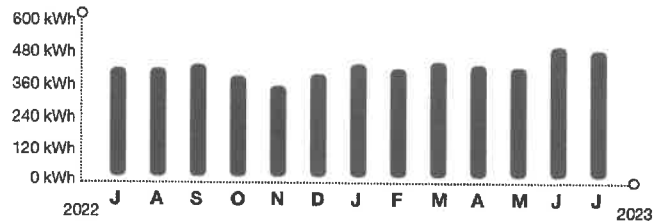
**\$86.12**

TOTAL AMOUNT YOU OWE

**Aug 10, 2023**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	87.16
Payments received	-87.16
Balance before new charges	0.00
Total new charges	86.12
<b>Total amount you owe</b>	<b>\$86.12</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payments received after August 10, 2023 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The amount due on your account will be drafted automatically on or after July 31, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

The Florida Public Service Commission has approved a new fuel reduction effective July 1, 2023. Learn more at [FPL.com/Rates](http://FPL.com/Rates).

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)



/ \* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

0003 0004 044305

KINGSLEY CREEK HOMEOWNERS  
ASSOCIATION, INC  
270 W PLANT ST STE 340  
WINTER GARDEN FL 34787-2994

The amount enclosed includes  
the following donation:  
**FPL Care To Share:** \_\_\_\_\_

Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001



Visit [FPL.com/PayBill](http://FPL.com/PayBill)  
for ways to pay.

77099-06585  
ACCOUNT NUMBER

\$86.12  
TOTAL AMOUNT YOU OWE

Aug 10, 2023  
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY  
AMOUNT ENCLOSED



RECEIVED JUL 25 2023

Electric Bill Statement

For: Jun 20, 2023 to Jul 20, 2023 (30 days)

Statement Date: Jul 20, 2023

Account Number: 10184-89094

Service Address:

92999 SANDOWN DR # ENTRANCE  
FERNANDINA BEACH, FL 32034

KINGSLEY CREEK HOMEOWNERS ASSOCIATION, INC,  
Here's what you owe for this billing period.

CURRENT BILL

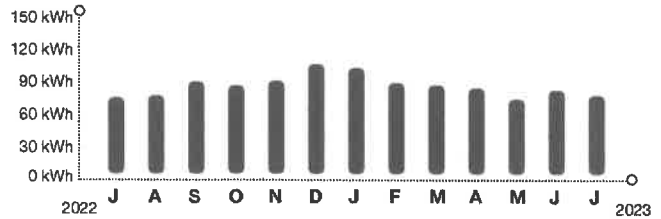
\$32.54

TOTAL AMOUNT YOU OWE

Aug 10, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	32.67
Payments received	-32.67
Balance before new charges	0.00
Total new charges	32.54
<b>Total amount you owe</b>	<b>\$32.54</b>

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payments received after August 10, 2023 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The amount due on your account will be drafted automatically on or after July 31, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

The Florida Public Service Commission has approved a new fuel reduction effective July 1, 2023. Learn more at FPL.com/Rates.

Customer Service: (386) 255-3020  
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)

/ 3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*



0001 0004 044305

7

KINGSLEY CREEK HOMEOWNERS  
ASSOCIATION, INC  
270 W PLANT ST STE 340  
WINTER GARDEN FL 34787-2994



The amount enclosed includes  
the following donation:  
FPL Care To Share: \_\_\_\_\_

Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001



Visit FPL.com/PayBill  
for ways to pay.

10184-89094

ACCOUNT NUMBER

\$32.54

TOTAL AMOUNT YOU OWE

Aug 10, 2023

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED





RECEIVED

AUG 07 2023

Electric Bill Statement

For: Jun 20, 2023 to Jul 20, 2023 (30 days)

Statement Date: Jul 20, 2023

Account Number: 14413-13101

Service Address:

93082 SANDOWN DR # AMENITY  
FERNANDINA BEACH, FL 32034

Hello Kingsley Creek Homeowners Association, Inc,  
Here's what you owe for this billing period.

CURRENT BILL

\$239.86

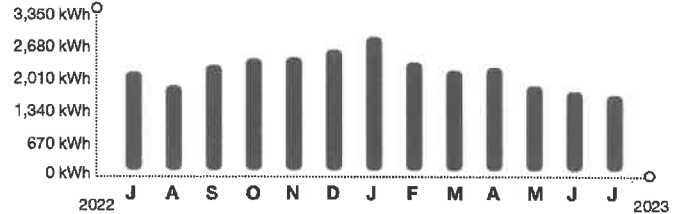
TOTAL AMOUNT YOU OWE

Aug 10, 2023

NEW CHARGES DUE BY

Receive predictable bills  
all year long. Enroll in  
FPL Budget Billing®  
FPL.com/BB

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	253.83
Payments received	-253.83
Balance before new charges	0.00
Total new charges	239.86
<b>Total amount you owe</b>	<b>\$239.86</b>

FPL automatic bill pay - DO NOT PAY

KEEP IN MIND

- Payments received after August 10, 2023 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The amount due on your account will be drafted automatically on or after July 31, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.



**Customer Name:** Kingsley Creek Homeowners Association, Inc  
**Account Number:** 14413-13101

### BILL DETAILS

Amount of your last bill	253.83
Payment received - Thank you	-253.83
<hr/>	
Balance before new charges	\$0.00

#### New Charges

Rate: RS-1 RESIDENTIAL SERVICE

Base charge: \$9.48

Non-fuel: \$168.64  
*(First 1000 kWh at \$0.094630)*  
*(Over 1000 kWh at \$0.104550)*

Fuel: \$55.57  
*(First 1000 kWh at \$0.028390)*  
*(Over 1000 kWh at \$0.038390)*

Electric service amount 233.69

Gross receipts tax (State tax) 6.00

Taxes and charges 6.00

Regulatory fee (State fee) 0.17

Total new charges \$239.86

**Total amount you owe \$239.86**

**FPL automatic bill pay - DO NOT PAY**

### METER SUMMARY

Meter reading - Meter ACD4608. Next meter reading Aug 21, 2023.

<b>Usage Type</b>	<b>Current</b>	<b>-</b>	<b>Previous</b>	<b>=</b>	<b>Usage</b>
kWh used	87467		85759		1708

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 20, 2023	Jun 20, 2023	Jul 20, 2022
kWh Used	1708	1790	2219
Service days	30	32	30
kWh/day	57	56	74
Amount	\$239.86	\$258.96	\$281.55

### KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.



**Electric Bill Statement**

**For:** Jun 20, 2023 to Jul 20, 2023 (30 days)

**Statement Date:** Jul 20, 2023

**Account Number:** 97661-53556

**Service Address:**

100 SANDOWN DR # SL  
FERNANDINA BEACH, FL 32034

**KINGSLEY CREEK HOMEOWNERS ASSOCIATION, INC,**  
Here's what you owe for this billing period.

**CURRENT BILL**

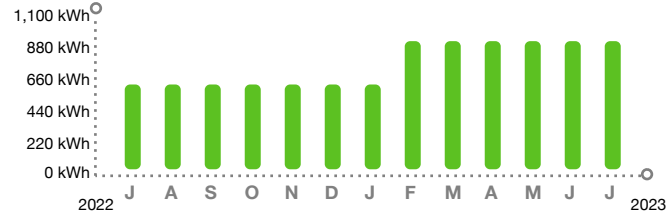
**\$867.61**

TOTAL AMOUNT YOU OWE

**Aug 10, 2023**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	864.09
Payments received	-864.09
Balance before new charges	0.00
<hr/>	
Total new charges	867.61
<b>Total amount you owe</b>	<b>\$867.61</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payments received after August 10, 2023 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The amount due on your account will be drafted automatically on or after July 31, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

The Florida Public Service Commission has approved a new fuel reduction effective July 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

Customer Service: (386) 255-3020  
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)



/ 3\* FPL AUTOMATIC BILL PAY - DO NOT PAY \*

The amount enclosed includes the following donation:

**FPL Care To Share:** \_\_\_\_\_

Make check payable to FPL in U.S. funds and mail along with this coupon to:

KINGSLEY CREEK HOMEOWNERS ASSOCIATION, INC  
10301 DEERWOOD PARK BLVD STE 3200  
JACKSONVILLE FL 32256-7173

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

97661-53556  
ACCOUNT NUMBER

\$867.61  
TOTAL AMOUNT YOU OWE

Aug 10, 2023  
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY  
AMOUNT ENCLOSED



**Customer Name:**  
KINGSLEY CREEK  
HOMEOWNERS  
ASSOCIATION, INC

**Account Number:**  
97661-53556

### BILL DETAILS

Amount of your last bill	864.09
Payment received - Thank you	-864.09
Balance before new charges	\$0.00

#### New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	807.69
Gross receipts tax (State tax)	1.91
Florida sales tax (State tax)	49.34
County sales tax (Local tax)	8.09
Taxes and charges	59.34
Regulatory fee (State fee)	0.58
Total new charges	\$867.61

**Total amount you owe \$867.61**

**FPL automatic bill pay - DO NOT PAY**

#### \*\* Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.049080 per kWh
Fuel charge:	\$0.030850 per kWh

### METER SUMMARY

Next bill date Aug 21, 2023.

<b>Usage Type</b>	<b>Usage</b>
Total kWh used	961

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 20, 2023	Jun 20, 2023	Jul 20, 2022
kWh Used	961	961	636
Service days	30	32	30
kWh/day	32	30	21
Amount	\$867.61	\$871.63	\$462.05

### KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

### Download the app

Get instant, secure access to outage and billing info from your mobile device.

[FPL.com/MobileApp](https://www.fpl.com/MobileApp)

### Watch savings add up

Receive a monthly bill credit by allowing FPL Business On Call® to cycle off your A/C when necessary.

[FPL.com/BusinessOnCall](https://www.fpl.com/BusinessOnCall)

### Outstanding reliability

For the seventh time in eight years, FPL earned top national honors for service reliability.

[FPL.com/Reliability](https://www.fpl.com/Reliability)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.





**Customer Name:**  
KINGSLEY CREEK  
HOMEOWNERS  
ASSOCIATION, INC

**Account Number:**  
97661-53556

**For:** 06-20-2023 to 07-20-2023 (30 days)  
**kWh/Day:** 32  
**Service Address:**  
100 SANDOWN DR # SL  
FERNANDINA BEACH, FL 32034

**Detail of Rate Schedule Charges for Street Lights**

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
F861207	74	6746	F	11		286	
Energy					0.800000		8.80
Non-energy							
Fixtures					7.500000		82.50
Maintenance					1.450000		15.95
F861227	73	6000	F	27		675	
Energy					0.800000		21.60
Non-energy							
Fixtures					7.500000		202.50
Maintenance					1.450000		39.15
PMF0001				38			
Non-energy							
Fixtures					9.610000		365.18
UCNP				575			
Non-energy							
Maintenance					0.048650		27.97

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



KINGSLEY CREEK HOMEOWNERS  
ASSOCIATION, INC  
10301 DEERWOOD PARK BLVD STE 3200  
JACKSONVILLE FL 32256-7173



Customer Name:  
KINGSLEY CREEK  
HOMEOWNERS  
ASSOCIATION, INC

Account Number:  
97661-53556

For: 06-20-2023 to 07-20-2023 (30 days)  
kWh/Day: 32  
Service Address:  
100 SANDOWN DR # SL  
FERNANDINA BEACH, FL 32034

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
					Energy sub total		30.40
					Non-energy sub total		733.25
					Sub total	961	763.65
					Energy conservation cost recovery		0.37
					Capacity payment recovery charge		0.15
					Environmental cost recovery charge		0.42
					Storm restoration recovery charge		14.66
					Transition rider credit		-3.98
					Storm protection recovery charge		2.77
					Fuel charge		29.65
					<b>Electric service amount</b>		<b>807.69</b>
					Gross receipts tax (State tax)		1.91
					Regulatory fee (State fee)		0.58
					Florida sales tax (State tax)		49.34
					County sales tax (Local tax)		8.09
					<b>Total</b>	<b>961</b>	<b>867.61</b>

\* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS  
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

**Whit's End Property Maintenance Inc**

7123 Tonga Drive

Jacksonville, FL 32216 US

904-759-1114

jtw5339@bellsouth.net



**BILL TO**

Kingsley Creek HOA

Attn: Terrance Burns

Evergreen Lifestyles

Management

10301 Deerwood Park Blvd

Suite 3200

Jacksonville, FL 32256

**INVOICE 5844**

**DATE 07/31/2023**

**DUE DATE 08/15/2023**

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Monthly Landscape Maintenance Contract</b>	July - Monthly landscape maintenance	1	4,581.25	4,581.25

July

**TOTAL DUE**

**\$4,581.25**



3002 PHILIPS HWY  
 JACKSONVILLE, FL 32207

Phone #	904-858-4300
---------	--------------

# Invoice

Date	Invoice #
7/28/2023	T22565
Terms	Due Date
CLEANING TERMS	8/15/2023

Bill To

KINGSLEY CREEK HOA  
 10401 DEERWOOD PARK BLV  
 JACKSONVILLE, FL 32256

Quantity	Description	Rate	Serviced	Amount
1	Task Generated for Quote #13302, REPLACE BROKEN FLOOR RETURN COVER THIS INCLUDES DIVE FEE AND CUTTING OUT OF OLD BROKEN PLUMBING IN FLOOR RETURN RESOLUTION: installed new floor return lid	0.00	7/28/2023	0.00
1	REPLACE BROKEN FLOOR RETURN COVER THIS INCLUDES DIVE FEE AND CUTTING OUT OF OLD BROKEN PLUMBING IN FLOOR RETURN	1,268.00	7/28/2023	1,268.00

A non-refundable credit card convenience fee of 3% will be added to all American Express, Visa, MasterCard and Discover card transactions on the total invoice balance over \$700.00 and will be collected at the time of settlement.

**Total** \$1,268.00

**Customer Total Balance**

\$1,268.00

**Whit's End Property Maintenance Inc**

7123 Tonga Drive

Jacksonville, FL 32216 US

904-759-1114

jtw5339@bellsouth.net



**BILL TO**

Kingsley Creek HOA

Attn: Terrance Burns

Evergreen Lifestyles

Management

10301 Deerwood Park Blvd

Suite 3200

Jacksonville, FL 32256

**INVOICE 5850**

**DATE 07/31/2023**

**DUE DATE 08/15/2023**

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>General Maintenance</b>	I replaced/repared loose pavers at the swimming pool at the request of Terrance from Evergreen	1	150.00	150.00

July

**TOTAL DUE**

**\$150.00**



# INVOICE

Page: 1

**Please Remit Payment to:**

Solitude Lake Management, LLC  
 1320 Brookwood Drive  
 Suite H  
 Little Rock, AR 72202  
 Phone #: (888) 480-5253  
 Fax #: (888) 358-0088

Invoice Number: PSI-96639  
 Invoice Date: 8/1/2023

Bill  
 To: Kingsley Creek Homeowners Association  
 c/o Evergreen Lifestyles Management  
 10301 Deerwood Park Boulevard, Suite 3200  
 Jacksonville, FL 32256

Ship  
 To: Kingsley Creek Homeowners  
 c/o Evergreen Lifestyles Management  
 10301 Deerwood Park Boulevard, Suite  
 Jacksonville, FL 32256

Ship Via  
 Ship Date 8/1/2023  
 Due Date 8/31/2023  
 Terms Net 30

Customer ID 12977  
 P.O. Number  
 P.O. Date 8/1/2023  
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance August Billing 8/1/2023 - 8/31/2023 Lake 1 Lake 2 Lake 3 Lake 4 Lake 5 Lake 7 Lake 6		1	1	687.00	687.00

Amount Subject to Sales Tax 0.00  
 Amount Exempt from Sales Tax 687.00

**Subtotal: 687.00**  
 Invoice Discount: 0.00  
 Total Sales Tax: 0.00  
 Payment Amount: 0.00  
**Total: 687.00**



KINGSLEY CREEK HOA  
 C/O EVERGREEN LIFESTYLE MGMT  
 270 W PLANT ST STE 340  
 WINTER GARDEN FL 34787-2994

Page: 1 of 2  
 Issue Date: Jul 28, 2023  
 Account Number: 314206135

RECEIVED

AUG 10 2023

Want to stop receiving paper bills and enjoy the convenience of paperless billing? Enroll at [att.com/paperless](http://att.com/paperless)

AutoPay: Set up automatic payments that you can update whenever you want. Go to [att.com/autopay](http://att.com/autopay) today.

Managing your AT&T bills, products, and services on the go? It's a snap with myAT&T. Go to [att.com/myatt](http://att.com/myatt) to sign in or sign up.

Total due

**\$138.39**

Please pay by:  
Aug 19, 2023

Account summary

Your last bill	\$138.39
Payment, Jul 28 - Thank you!	-\$138.39
<b>Remaining balance</b>	<b>\$0.00</b>

Service summary

Account charges <small>Page 2</small>	\$9.99
Internet <small>Page 2</small>	\$128.40
<b>Total services</b>	<b>\$138.39</b>

**Total due** **\$138.39**

Please pay by Aug 19, 2023

Ways to pay and manage your account:

**myAT&T app**  
iPhone and Android

**att.com/pay**

**Ordering, billing or support**  
800.321.2000  
TTY: 800.651.5111

*Return this portion with your check in the enclosed envelope. Payments may take 7 days to post.*



KINGSLEY CREEK HOA  
 C/O EVERGREEN LIFESTYLE MGMT  
 270 W PLANT ST STE 340  
 WINTER GARDEN FL 34787-2994

**Please pay \$138.39 by Aug 19, 2023**

Account number: 314206135  
 Please include account number on your check

Make check payable to:

AT&T  
 PO BOX 5014  
 CAROL STREAM IL 60197-5014

CHECK FOR AUTOPAY  
 (SEE REVERSE)



41004056000314206135800000001383900000013839000003

## Service activity

### Account charges

Activity since last bill	Jun 29 - Jul 28		
1. Late Payment Fee	Jul 21	\$9.99	< One-time charge
<b>Total for Account charges</b>		<b>\$9.99</b>	

### Internet

Monthly charges	Jul 29 - Aug 28	
1. Internet 1G / 1G (Promotional Offer)		\$120.00
<b>Company fees &amp; surcharges</b>		
2. Cost Assessment Charge		\$8.40
<b>Total for Internet</b>		<b>\$128.40</b>

## Important information

**Late payment fee**  
 A late payment fee of up to \$9.99 will be assessed if payment is not received on or before the due date.

**Electronic check conversion**  
 Paying by check authorizes AT&T to use the information from your check to make a one-time electronic fund transfer from your account. Funds may be withdrawn from your account as soon as your payment is received. If we cannot process the transaction electronically, you authorize AT&T to present an image copy of your check for payment. Your original check will be destroyed once processed. If your check is returned unpaid you agree to pay such fees as identified in the terms and conditions of your agreement, up to \$30. Returned checks may be presented electronically. If you want to save time and stamps, sign up for AutoPay at [att.com/autopay](http://att.com/autopay) using your checking account. It's easy, secure, and convenient!

AT&T U-verse<sup>SM</sup> TV, AT&T Internet and AT&T Phone provided by AT&T Florida.  
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Date: \_\_\_\_\_

Bank Account Holder Signature: \_\_\_\_\_

AutoPay enrollment  
 If I enroll in AutoPay, I authorize AT&T to pay my bill monthly by electronically deducting money from my bank account. I can cancel authorization by notifying AT&T at [www.att.com](http://www.att.com) or by calling the customer care number listed on my bill. Your enrollment could take 1-2 billing cycles for AutoPay to take effect. Continue to submit payment until page one of your invoice reflects that AutoPay has been scheduled.

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 KINGSELEY CREEK HOA  
 C/O EVERGREEN LIFESTYLE MGMT  
 270 W PLANT ST STE 340  
 WINTER GARDEN FL 34787-2994



# Appleton Reiss, PLLC

215 N. Howard Ave.

Suite 200

Tampa, FL 33606

813-542-8888

Tax ID No. 83-0953659

Kingsley Creek Homeowners Association, Inc.  
Attn: Terrance Burns  
270 W. Plant Street  
Suite 340  
Winter Garden, FL 34787

July 31, 2023  
**Invoice # 22477**

CLIENT: 000708 - Kingsley Creek Homeowners Association, Inc.  
Re: 00000 General

<b>Date</b>		<b>Services</b>	<b>Hours</b>	<b>Amount</b>
06/30/23	KDS	Call from Scott re meeting; review email re meeting minutes; review governing documents; prepare email to manager.	0.80	316.00
07/10/23	KDS	Review and respond to email from developer counsel.	0.20	79.00
07/10/23	KDS	Review email string re committee and technology; review declaration re powers of board of directors; prepare response to client.	0.60	237.00
07/10/23	KDS	Review incoming emails re easements and records; begin analysis of approvals.	1.30	513.50
07/10/23	KDS	Call with Board member.	0.30	118.50
07/11/23	KDS	Prepare for call with Aaron D.; call with client; analyze by-laws re elections and terms.	1.10	434.50
07/11/23	KDS	Review and respond to emails re easements.	0.30	118.50
07/11/23	KDS	Begin analysis of plat re access easements for dialogue with owners.	0.40	158.00
07/12/23	KDS	Review turnover meeting notice; analyze bylaws and articles re quorum and board terms; respond to client and manager.	0.70	276.50
07/12/23	KDS	Prepare analysis of declaration re maintenance of wetlands and fencing.	0.90	355.50
07/13/23	KDS	Calls with Scott re meeting preparation and easement.	0.50	197.50

Client Ref: 000708 - 00000  
Invoice # 22477

July 31, 2023  
Page 2

<b>Date</b>	<b>Services</b>	<b>Hours</b>	<b>Amount</b>
07/14/23	KDS Review and respond to emails re turnover.	0.20	79.00
07/17/23	KDS Review and respond to email from manager re turnover.	0.30	118.50
07/18/23	KDS Review and respond to emails re turnover.	0.20	79.00
07/19/23	KDS Call with turnover team.	0.40	158.00
07/20/23	KDS Review incoming emails from Mirbel Pila re Sunbiz; review articles amendments.	0.30	118.50
07/24/23	KDS Review and respond to email re easements.	0.40	158.00
07/24/23	KDS Calls with Nora S and Scott K re fence easement strategy.	0.60	237.00
07/25/23	KDS Review and respond to emails re easements.	0.20	79.00
07/25/23	KDS Begin review of analysis by Scott K. re easement lots and approvals.	1.20	474.00
07/27/23	KDS Review and analyze by laws and articles re suggested election changes.	1.10	434.50
07/28/23	KDS Continue review of plat and materials re easement; respond to client re turnover.	0.80	316.00
07/31/23	KDS Review incoming emails re revisions to documents.	0.20	79.00

**Recapitulation**

<b>Name</b>	<b>Hours</b>	<b>Amount</b>
KDS Keith D. Skorewicz	13.00	5,135.00
<b>For Current Services Rendered</b>	<b>13.00</b>	<b>\$5,135.00</b>
<b>Total Current Work</b>		<b>\$5,135.00</b>

# Please return this page with remittance

to  
Appleton Reiss, PLLC  
215 N. Howard Ave.  
Suite 200  
Tampa, FL 33606

Invoice # 22477  
Bill Date: July 31, 2023  
Client Code: 000708  
Client Name: Kingsley Creek Homeowners Association, Inc.  
Matter Code: 00000  
Matter Name: General

**Total Current Work**

**\$5,135.00**

Amount enclosed: \_\_\_\_\_



Customer Name: KINGSLEY CREEK HOMEOWNERS ASSOCIATION

Account #: 0210435820

Cycle: 01 Bill Date: 07/25/23

**TOTAL SUMMARY OF CHARGES**



By turning off the faucet, following irrigation restrictions and checking for leaks, you can help preserve our most valuable natural resource.

Irrigation .....	\$	348.97
Sewer .....		59.27
Water .....		33.36

(A complete breakdown of charges can be found on the following pages.)

Total New Charges: ..... \$ 441.60

1/1 388978/4198773 0000256 1 I=0000000000

Do not pay. AutoPay will process your payment on 08/16/23.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
<b>\$450.67</b>	<b>-\$450.67</b>	<b>\$0.00</b>	<b>\$441.60</b>	<b>\$441.60</b>

**WE APPRECIATE YOUR BUSINESS**

Additional information on reverse side. →



Add \$\_\_\_\_\_ to my monthly bill: \$\_\_\_\_\_ for Neighbor to Neighbor and/or \$\_\_\_\_\_ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Check here for telephone/mail address correction and fill in on reverse side.

Acct#: 0210435820	Bill Date: 07/25/23	<b>Do not pay. AutoPay will process your payment on 08/16/23.</b>
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# 0000256 I=00000000



KINGSLEY CREEK HOMEOWNERS ASSOCIATION  
2100 S HIAWASSEE RD  
ORLANDO FL 32835-6307

**BILLING AND PAYMENT OPTIONS**

JEA offers a number of convenient billing and payment options. You can pay online, by phone, by mail, in person or automatically using your bank account. And you can go paperless by receiving your bill by email, which is easy for you and good for the environment.

**eBill:** Receive, view, and pay your bill online. JEA ebill is one of our most convenient ways to receive, view and pay your bill.

**MyBudget:** With MyBudget, your bill is based on a rolling 12-month average. This prevents drastic changes in your bill month to month, even in the coldest or hottest months when you use more.

**Auto-Pay:** Our Automatic Bill Payment service ensures your JEA bill is paid automatically. You still receive a bill, but Automatic Bill Pay deducts the amount you owe from your bank account on your due date. Once set up, you don't have to do a thing.

**Pay Online:** When you pay your JEA bill on jea.com, your payment is credited to your account immediately. It is free to pay using your checking or savings account. Pay by debit or credit card—convenience fees charged by card payment vendor: Payments up to \$500: \$2.20, \$500.01–\$1,000: \$4.40, \$1,000.01 - \$10,000: \$9.95.

**Pay Through Your Bank:** Use your bank's bill payer system to pay JEA electronically. Provide your JEA account information to your bank and enter the date and amount to pay each month.

**Pay by Phone:** Call 665-6000 to pay your JEA bill using our automated phone system 24 hours a day. Your payment will be credited to your account immediately.

It is free to pay using your checking or savings account. Pay by debit or credit card—convenience fees charged by card payment vendor: Payments up to \$500: \$2.20, \$500.01–\$1,000: \$4.40, \$1,000.01–\$10,000: \$9.95.

**Pay by Mail:** Please write your account number on your check or money order. Please include the payment stub with your payment and mail to P.O. Box 45047, Jacksonville, FL 32232-5047. Make checks payable to JEA.

**Pay in Person:** JEA payments are accepted at the JEA Downtown Customer Center, Winn-Dixie stores, Duval County Tax Collector offices and over 140 JEA authorized payment-only locations. Find locations at JEA.com/paymentlocations. Be sure to take a copy of your JEA bill when you go. **The JEA Downtown Customer Center, 225 North Pearl Street, is open 8:00 a.m.–5:00 p.m. Monday through Friday except holidays. Closed Saturday.**

**When you provide a check** as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

**Request an Extension:** We understand that sometimes things happen and you need a little more time to pay your bill. You can apply for an extension online at jea.com. Also, residential customers can call 665-6000; commercial customers can call 665-6250. Our self-serve system will let you know if you qualify and give you a new due date.

**Need Help Paying Your Bill?** United Way maintains a computerized database of programs that may be able to assist you in paying your utility bill. For assistance with your utility bill, dial 2-1-1 or 632-0600.

**STATEMENT INFORMATION**

**APPLICATION AND CONTRACT FOR SERVICE—Customers may review terms and conditions of service and policies on jea.com, or may call, write or e-mail JEA to request a copy. Requesting of utility service and JEA's acceptance to provide utility service, including the rendering of a bill, constitutes a binding contractual agreement between JEA and the customer, including each financially responsible person or entity as defined by applicable State, City and Utility regulations and policies, whether or not service is listed in that individual's name.**

**Please review your billing statement. Should you suspect a billing or payment error, please notify us immediately at 665-6000. Commercial customers can call us at 665-6250. You have 90 days from the statement date to request a JEA review for correction or credit.**

**Customer Charge** is a fixed monthly charge to maintain an account for a customer, including metering, billing and account administration.

**Energy Charge** pays for the cost of the electric infrastructure, contribution to the City of Jacksonville and to generate and deliver the electricity you use, excluding the cost of fuel.

**Fuel Cost** is determined by the Adjustable Fuel Rate, which may go up or down based on the cost of fuels JEA uses to generate electricity. A portion of the fuel charge is exempt from the Public Service Tax.

**Water/Sewer Service Availability Charge** is a fixed monthly charge that covers a portion of the water/sewer infrastructure and the cost to maintain an account for a customer, including metering, billing and account administration.

**Conservation Charge** applies only if you use more than 2,750 kWh during a billing period. If this occurs, you will be charged an additional \$.01 per kWh over 2,750 kWh to encourage conservation. Average home usage is 1,000 kWh per month.

**Environmental Charge** provides funding for environmental and regulatory programs.

**Water Consumption/Sewer Usage Tiers** are based on the amount of water you use. Typical household usage is 6 kgals or less.

**Fees and Taxes** are government transfers paid to city or state governments.

**kgal:** 1,000 gallons

**cf:** Cubic foot of water which equals 7.48 gallons of water

**kWh:** Kilowatt-hour is a measure of electrical energy. One kWh is the equivalent of using 1,000 watts for one hour. For example, if you use a 100 watt light bulb for 720 hours (i.e. for 30 days straight), you will have used 72 kWh.

**ADDRESS CORRECTION**

**Account #**  **Tel:**  -  -

**Address:**

**City:**  **State:**  **Zip Code:**  -

**E-mail:**



**Customer Name:** KINGSLEY CREEK HOMEOWNERS ASSOCIATION

**Account #:** 0210435820

**Cycle:** 01

**Bill Date:** 07/25/23

**IRRIGATION SERVICE**

**Billing Rate:** Commercial Irrigation Service

**Service Address:** 93082 SANDOWN DR

**Service Period:** 06/23/23 - 07/24/23 **Reading Date:** 07/24/2023

**Service Point:** Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
83754648	31	5128	Regular	1	75000 GAL

Basic Monthly Charge	\$	31.50
Tier 1 Consumption (1-14 kgal @ \$3.81)		53.35
Tier 2 Consumption (> 14 kgal @ \$4.33)		264.12
<b>TOTAL CURRENT IRRIGATION CHARGES</b>	<b>\$</b>	<b>348.97</b>

**SEWER SERVICE**

**Billing Rate:** Commercial Sewer Service

**Service Address:** 93082 SANDOWN DR

**Service Period:** 06/23/23 - 07/24/23 **Reading Date:** 07/24/2023

**Service Point:** Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
83754647	31	77	Regular	1	1000 GAL

Basic Monthly Charge	\$	52.88
Sewer Usage Charge		6.39
<b>TOTAL CURRENT SEWER CHARGES</b>	<b>\$</b>	<b>59.27</b>

**WATER SERVICE**

**Billing Rate:** Commercial Water Service

**Service Address:** 93082 SANDOWN DR

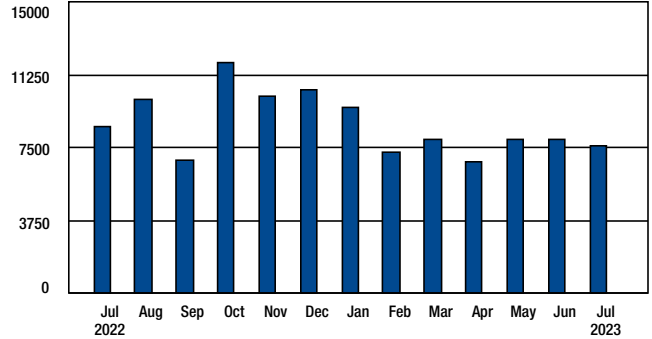
**Service Period:** 06/23/23 - 07/24/23 **Reading Date:** 07/24/2023

**Service Point:** Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
83754647	31	77	Regular	1	1000 GAL

Basic Monthly Charge	\$	31.50
Water Consumption Charge		1.86
<b>TOTAL CURRENT WATER CHARGES</b>	<b>\$</b>	<b>33.36</b>

**CONSUMPTION HISTORY**



Water tens Gal Electric Kwh

	1 year ago	Last Month	This Month	Average Daily
Total Kwh used				
Total Gallons used	86,000	79,000	76,000	2,451

1/1 388978/4198773 0000256 21=0000000000



# Evergreen Lifestyles Management

270 W Plant Street #340  
 Winter Garden, FL 34787

# INVOICE

DATE:	8/1/2023
INVOICE #	110059854-080123
Account #	110059854

<b>BILL TO</b>
Kingsley Creek Homeowners Association, Inc.

DESCRIPTION	GL Code	Per Unit Cost	Quantity	AMOUNT
Management Fee	50205-001			\$0.00
Management Fee Per Door	50205-001	\$7.00	175	\$1,225.00
Management Fee Per Door Additional		\$0.00		\$0.00
Website Fee	50223-001			\$150.00
Electronic Finance Fee	50120-001			\$10.00
OnSite Fee				\$0.00
IT Fee				\$0.00
Additional Management Fee				\$0.00

Subtotal	\$1,385.00
Taxable	\$0.00
Tax rate	
Tax due	\$0.00
Other	\$0.00
<b>TOTAL Due</b>	<b>\$1,385.00</b>

<b>OTHER COMMENTS</b>
Funds are drafted through ACH

If you have any questions about this invoice, please contact your Community Association Manager.



# Evergreen Lifestyles Management

10401 Deerwood Park Blvd, Ste 2130  
 Jacksonville, FL 32256

# INVOICE

DATE:

8/15/2023

INVOICE #

110059854-KING0823N-2

## BILL TO

1171 - Kingsley Creek Homeowners Association, Inc.

DESCRIPTION	GL Code	Per Unit Cost	Quantity	AMOUNT
Postage	50120-001	\$1.26	1	\$1.26
FedEx	50120-001			\$0.00
Letterstream Web -Meeting notices/etc	50120-001			\$0.00
South Data - Violations/Collections/Late Statements	50120-001	\$37.34	1	\$37.34
Coupon Books	50103-001	\$4.00	6	\$24.00
Copies	50120-001	\$0.15		\$0.00
Copies - Color	50120-001	\$0.32		\$0.00
Envelopes	50120-001	\$0.10		\$0.00
Welcome Packets - Initial Sale & Resale	50120-001	\$10.00	6	\$60.00
Vendor 1099's	50120-001	\$10.00		\$0.00

Subtotal	\$122.60
Taxable	\$0.00
Tax rate	
Tax due	\$0.00
Other	\$0.00
<b>TOTAL Due</b>	<b>\$122.60</b>

## OTHER COMMENTS

Funds are drafted through ACH

If you have any questions about this invoice, please contact your Community Association Manager.