



Financial Report Package

December 2019

Prepared for

Kingsley Creek Homeowners Association, Inc.

By

Evergreen Lifestyles Management



Balance Sheet

Kingsley Creek Homeowners Association, Inc.
End Date: 12/31/2019

Date: 1/27/2020
Time: 10:26 pm
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	Operating	Reserve	Total
Assets			
Assets			
1010 Cash-Operating-Popular 3042	\$2,189.22	\$0.00	\$2,189.22
1120 Cash-Reserves-Popular 3059	\$0.00	\$12,000.86	\$12,000.86
1910 Utility Deposits	\$220.00	\$0.00	\$220.00
Total: Assets	\$2,409.22	\$12,000.86	\$14,410.08
Total: Assets	\$2,409.22	\$12,000.86	\$14,410.08
Liabilities & Equity			
Liabilities			
2220 Accrued Expenses	\$385.77	\$0.00	\$385.77
2230 Prepaid Assessments	\$1,540.00	\$0.00	\$1,540.00
Total: Liabilities	\$1,925.77	\$0.00	\$1,925.77
Reserves			
3020 Reserves - Pooled	\$0.00	\$12,000.86	\$12,000.86
Total: Reserves	\$0.00	\$12,000.86	\$12,000.86
Equity			
3510 Operating Fund Balance	(\$2,875.00)	\$0.00	(\$2,875.00)
Total: Equity	(\$2,875.00)	\$0.00	(\$2,875.00)
Net Income Gain/Loss	\$3,358.45	\$0.00	\$3,358.45
Total: Liabilities & Equity	\$2,409.22	\$12,000.86	\$14,410.08



Income Statement - Operating
 Kingsley Creek Homeowners Association, Inc.
 12/31/2019

Date: 1/27/2020
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4010-000 Assessments	\$1,215.65	\$15,120.00	(\$13,904.35)	\$4,707.36	\$181,440.00	(\$176,732.64)	\$181,440.00
4025-000 Capital Contributions	1,000.00	-	1,000.00	7,500.00	-	7,500.00	-
4112-000 Developer Subsidy	-	-	-	20,873.61	-	20,873.61	-
4410-000 Bank Interest-Operating	0.12	-	0.12	0.45	-	0.45	-
Total Income	\$2,215.77	\$15,120.00	(\$12,904.23)	\$33,081.42	\$181,440.00	(\$148,358.58)	\$181,440.00
Total OPERATING INCOME	\$2,215.77	\$15,120.00	(\$12,904.23)	\$33,081.42	\$181,440.00	(\$148,358.58)	\$181,440.00
OPERATING EXPENSE							
Administrative							
6013-000 Meeting & Community	-	-	-	-	250.00	250.00	250.00
6015-000 Postage & Copies	42.31	100.00	57.69	290.41	2,523.00	2,232.59	2,523.00
6020-000 Bank Charges	-	-	-	-	50.00	50.00	50.00
6025-000 CPA Services	-	-	-	250.00	1,500.00	1,250.00	1,500.00
6040-000 Legal	-	150.00	150.00	-	1,800.00	1,800.00	1,800.00
6045-000 Bad Debt Expense	-	400.00	400.00	-	4,800.00	4,800.00	4,800.00
6055-000 Insurance	-	500.00	500.00	-	6,000.00	6,000.00	6,000.00
6080-000 Taxes, Licenses & Fees	-	-	-	200.00	450.00	250.00	450.00
6085-000 Season Decorations	-	-	-	-	725.00	725.00	725.00
Total Administrative	\$42.31	\$1,150.00	\$1,107.69	\$740.41	\$18,098.00	\$17,357.59	\$18,098.00
Maintenance & Labor							
7110-000 Common Area Maintenance	-	500.00	500.00	-	6,000.00	6,000.00	6,000.00
7115-000 Backflow Inspection	-	-	-	-	500.00	500.00	500.00
7120-000 Buildings R & M	-	300.00	300.00	-	3,600.00	3,600.00	3,600.00
7135-000 Irrigation Repairs	-	100.00	100.00	-	1,200.00	1,200.00	1,200.00
7140-000 Pool Repairs & Maintenance	-	250.00	250.00	-	3,000.00	3,000.00	3,000.00
Total Maintenance & Labor	\$-	\$1,150.00	\$1,150.00	\$-	\$14,300.00	\$14,300.00	\$14,300.00
Utilities							
7240-000 Electric	196.22	500.00	303.78	2,152.56	6,000.00	3,847.44	6,000.00
7245-000 Electric-Street Lights	-	1,000.00	1,000.00	-	12,000.00	12,000.00	12,000.00
7250-000 Water & Sewer	-	1,000.00	1,000.00	-	12,000.00	12,000.00	12,000.00
7265-000 Telephone & Internet	-	150.00	150.00	-	1,800.00	1,800.00	1,800.00
Total Utilities	\$196.22	\$2,650.00	\$2,453.78	\$2,152.56	\$31,800.00	\$29,647.44	\$31,800.00
Contract Services							
7820-000 Pool Contract	-	1,200.00	1,200.00	-	14,400.00	14,400.00	14,400.00
7835-000 Janitorial Contract	-	800.00	800.00	-	9,600.00	9,600.00	9,600.00
7840-000 Landscape Contract	1,750.00	5,000.00	3,250.00	3,370.00	60,000.00	56,630.00	60,000.00
7845-000 Aquatic Contract	-	500.00	500.00	-	6,000.00	6,000.00	6,000.00
7850-000 Termite Bond	-	-	-	-	500.00	500.00	500.00
7865-000 Management Contract	955.00	1,228.50	273.50	11,460.00	14,742.00	3,282.00	14,742.00
Total Contract Services	\$2,705.00	\$8,728.50	\$6,023.50	\$14,830.00	\$105,242.00	\$90,412.00	\$105,242.00
Reserves Transfers							
9120-000 Reserve Transfer-Pooled	1,000.00	1,000.00	-	12,000.00	12,000.00	-	12,000.00
Total Reserves Transfers	\$1,000.00	\$1,000.00	\$-	\$12,000.00	\$12,000.00	\$0.00	\$12,000.00
Total OPERATING EXPENSE	\$3,943.53	\$14,678.50	\$10,734.97	\$29,722.97	\$181,440.00	\$151,717.03	\$181,440.00
Net Income:	(\$1,727.76)	\$441.50	(\$2,169.26)	\$3,358.45	\$0.00	\$3,358.45	\$0.00