



Financial Report Package

November 2019

Prepared for

Kingsley Creek Homeowners Association, Inc.

By

Evergreen Lifestyles Management



Balance Sheet
 Kingsley Creek Homeowners Association, Inc.
 End Date: 11/30/2019

Date: 12/15/2019
 Time: 7:31 pm
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	Operating	Reserve	Total
Assets			
Assets			
1010 Cash-Operating-Popular 3042	\$8,052.61	\$0.00	\$8,052.61
1120 Cash-Reserves-Popular 3059	\$0.00	\$10,000.38	\$10,000.38
1355 Due to Reserve from Operating	\$0.00	\$1,000.00	\$1,000.00
1910 Utility Deposits	\$220.00	\$0.00	\$220.00
Total: Assets	\$8,272.61	\$11,000.38	\$19,272.99
Total: Assets	\$8,272.61	\$11,000.38	\$19,272.99
Liabilities & Equity			
Liabilities			
2210 Accounts Payable	\$2,804.90	\$0.00	\$2,804.90
2220 Accrued Expenses	\$189.55	\$0.00	\$189.55
2230 Prepaid Assessments	\$1,060.00	\$0.00	\$1,060.00
2240 Deferred Revenue	\$1,006.95	\$0.00	\$1,006.95
2250 Due to Reserve from Operating	\$1,000.00	\$0.00	\$1,000.00
Total: Liabilities	\$6,061.40	\$0.00	\$6,061.40
Reserves			
3009 Reserves - Interest	\$0.00	\$0.38	\$0.38
3020 Reserves - Pooled	\$0.00	\$11,000.00	\$11,000.00
Total: Reserves	\$0.00	\$11,000.38	\$11,000.38
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	\$5,086.21	\$0.00	\$5,086.21
Total: Liabilities & Equity	\$8,272.61	\$11,000.38	\$19,272.99



Income Statement - Operating
 Kingsley Creek Homeowners Association, Inc.
 11/30/2019

Date: 12/15/2019
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4010-000 Assessments	\$1,006.95	\$15,120.00	(\$14,113.05)	\$3,491.71	\$166,320.00	(\$162,828.29)	\$181,440.00
4025-000 Capital Contributions	1,500.00	-	1,500.00	6,500.00	-	6,500.00	-
4112-000 Developer Subsidy	20,873.61	-	20,873.61	20,873.61	-	20,873.61	-
4410-000 Bank Interest-Operating	0.16	-	0.16	0.33	-	0.33	-
Total Income	\$23,380.72	\$15,120.00	\$8,260.72	\$30,865.65	\$166,320.00	(\$135,454.35)	\$181,440.00
Total OPERATING INCOME	\$23,380.72	\$15,120.00	\$8,260.72	\$30,865.65	\$166,320.00	(\$135,454.35)	\$181,440.00
OPERATING EXPENSE							
Administrative							
6013-000 Meeting & Community	-	-	-	-	250.00	250.00	250.00
6015-000 Postage & Copies	42.31	1,045.00	1,002.69	248.10	2,423.00	2,174.90	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	-	1,650.00	1,650.00	1,800.00
6045-000 Bad Debt Expense	-	400.00	400.00	-	4,400.00	4,400.00	4,800.00
6055-000 Insurance	-	500.00	500.00	-	5,500.00	5,500.00	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	\$2,095.00	\$2,052.69	\$698.10	\$16,948.00	\$16,249.90	\$18,098.00
Maintenance & Labor							
7110-000 Common Area Maintenance	-	500.00	500.00	-	5,500.00	5,500.00	6,000.00
7115-000 Backflow Inspection	-	-	-	-	500.00	500.00	500.00
7120-000 Buildings R & M	-	300.00	300.00	-	3,300.00	3,300.00	3,600.00
7135-000 Irrigation Repairs	-	100.00	100.00	-	1,100.00	1,100.00	1,200.00
7140-000 Pool Repairs & Maintenance	-	250.00	250.00	-	2,750.00	2,750.00	3,000.00
Total Maintenance & Labor	\$-	\$1,150.00	\$1,150.00	\$-	\$13,150.00	\$13,150.00	\$14,300.00
Utilities							
7240-000 Electric	194.55	500.00	305.45	1,956.34	5,500.00	3,543.66	6,000.00
7245-000 Electric-Street Lights	-	1,000.00	1,000.00	-	11,000.00	11,000.00	12,000.00
7250-000 Water & Sewer	-	1,000.00	1,000.00	-	11,000.00	11,000.00	12,000.00
7265-000 Telephone & Internet	-	150.00	150.00	-	1,650.00	1,650.00	1,800.00
Total Utilities	\$194.55	\$2,650.00	\$2,455.45	\$1,956.34	\$29,150.00	\$27,193.66	\$31,800.00
Contract Services							
7820-000 Pool Contract	-	1,200.00	1,200.00	-	13,200.00	13,200.00	14,400.00
7835-000 Janitorial Contract	-	800.00	800.00	-	8,800.00	8,800.00	9,600.00
7840-000 Landscape Contract	-	5,000.00	5,000.00	1,620.00	55,000.00	53,380.00	60,000.00
7845-000 Aquatic Contract	-	500.00	500.00	-	5,500.00	5,500.00	6,000.00
7850-000 Termite Bond	-	-	-	-	500.00	500.00	500.00
7865-000 Management Contract	955.00	1,228.50	273.50	10,505.00	13,513.50	3,008.50	14,742.00
Total Contract Services	\$955.00	\$8,728.50	\$7,773.50	\$12,125.00	\$96,513.50	\$84,388.50	\$105,242.00
Reserves Transfers							
9120-000 Reserve Transfer-Pooled	1,000.00	1,000.00	-	11,000.00	11,000.00	-	12,000.00
Total Reserves Transfers	\$1,000.00	\$1,000.00	\$-	\$11,000.00	\$11,000.00	\$0.00	\$12,000.00
Total OPERATING EXPENSE	\$2,191.86	\$15,623.50	\$13,431.64	\$25,779.44	\$166,761.50	\$140,982.06	\$181,440.00
Net Income:	\$21,188.86	(\$503.50)	\$21,692.36	\$5,086.21	(\$441.50)	\$5,527.71	\$0.00