



**Financial Report Package**

**August 2019**

**Prepared for**

**Kingsley Creek Homeowners Association, Inc.**

**By**

**Evergreen Lifestyles Management**



**Balance Sheet**

Kingsley Creek Homeowners Association, Inc.  
End Date: 08/31/2019

Date: 9/16/2019  
Time: 10:06 pm  
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	Operating	Reserve	Total
<b>Assets</b>			
<b>Assets</b>			
1010 Cash-Operating-Popular 3042	\$3,949.25	\$0.00	\$3,949.25
1355 Due to Reserve from Operating	\$0.00	\$8,000.00	\$8,000.00
1910 Utility Deposits	\$220.00	\$0.00	\$220.00
<b>Total: Assets</b>	<b>\$4,169.25</b>	<b>\$8,000.00</b>	<b>\$12,169.25</b>
<b>Total: Assets</b>	<b>\$4,169.25</b>	<b>\$8,000.00</b>	<b>\$12,169.25</b>
<b>Liabilities &amp; Equity</b>			
<b>Liabilities</b>			
2210 Accounts Payable	\$12,975.03	\$0.00	\$12,975.03
2216 Due to ELM-Estoppel Fees	\$300.00	\$0.00	\$300.00
2230 Prepaid Assessments	\$480.00	\$0.00	\$480.00
2240 Deferred Revenue	\$616.96	\$0.00	\$616.96
2250 Due to Reserve from Operating	\$8,000.00	\$0.00	\$8,000.00
<b>Total: Liabilities</b>	<b>\$22,371.99</b>	<b>\$0.00</b>	<b>\$22,371.99</b>
<b>Reserves</b>			
3020 Reserves - Pooled	\$0.00	\$8,000.00	\$8,000.00
<b>Total: Reserves</b>	<b>\$0.00</b>	<b>\$8,000.00</b>	<b>\$8,000.00</b>
<b>Equity</b>			
3510 Operating Fund Balance	(\$2,875.00)	\$0.00	(\$2,875.00)
<b>Total: Equity</b>	<b>(\$2,875.00)</b>	<b>\$0.00</b>	<b>(\$2,875.00)</b>
Net Income Gain/Loss	(\$15,327.74)	\$0.00	(\$15,327.74)
<b>Total: Liabilities &amp; Equity</b>	<b>\$4,169.25</b>	<b>\$8,000.00</b>	<b>\$12,169.25</b>



**Income Statement - Operating**  
 Kingsley Creek Homeowners Association, Inc.  
 08/31/2019

Date: 9/16/2019  
 Time: 10:06 pm  
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>Income</b>							
4010-000 Assessments	\$616.96	\$15,120.00	(\$14,503.04)	\$894.76	\$120,960.00	(\$120,065.24)	\$181,440.00
4025-000 Capital Contributions	1,500.00	-	1,500.00	3,000.00	-	3,000.00	-
4410-000 Bank Interest-Operating	0.04	-	0.04	0.05	-	0.05	-
<b>Total Income</b>	<b>\$2,117.00</b>	<b>\$15,120.00</b>	<b>(\$13,003.00)</b>	<b>\$3,894.81</b>	<b>\$120,960.00</b>	<b>(\$117,065.19)</b>	<b>\$181,440.00</b>
<b>Total OPERATING INCOME</b>	<b>\$2,117.00</b>	<b>\$15,120.00</b>	<b>(\$13,003.00)</b>	<b>\$3,894.81</b>	<b>\$120,960.00</b>	<b>(\$117,065.19)</b>	<b>\$181,440.00</b>
<b>OPERATING EXPENSE</b>							
<b>Administrative</b>							
6013-000 Meeting & Community	-	-	-	-	-	-	250.00
6015-000 Postage & Copies	48.60	100.00	51.40	143.20	800.00	656.80	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	-	1,200.00	1,200.00	1,800.00
6045-000 Bad Debt Expense	-	400.00	400.00	-	3,200.00	3,200.00	4,800.00
6055-000 Insurance	-	500.00	500.00	-	4,000.00	4,000.00	6,000.00
6080-000 Taxes, Licenses & Fees	-	-	-	200.00	450.00	250.00	450.00
6085-000 Season Decorations	-	-	-	-	-	-	725.00
<b>Total Administrative</b>	<b>\$48.60</b>	<b>\$1,150.00</b>	<b>\$1,101.40</b>	<b>\$593.20</b>	<b>\$11,200.00</b>	<b>\$10,606.80</b>	<b>\$18,098.00</b>
<b>Maintenance &amp; Labor</b>							
7110-000 Common Area Maintenance	-	500.00	500.00	-	4,000.00	4,000.00	6,000.00
7115-000 Backflow Inspection	-	-	-	-	500.00	500.00	500.00
7120-000 Buildings R & M	-	300.00	300.00	-	2,400.00	2,400.00	3,600.00
7135-000 Irrigation Repairs	-	100.00	100.00	-	800.00	800.00	1,200.00
7140-000 Pool Repairs & Maintenance	-	250.00	250.00	-	2,000.00	2,000.00	3,000.00
<b>Total Maintenance &amp; Labor</b>	<b>\$-</b>	<b>\$1,150.00</b>	<b>\$1,150.00</b>	<b>\$-</b>	<b>\$9,700.00</b>	<b>\$9,700.00</b>	<b>\$14,300.00</b>
<b>Utilities</b>							
7240-000 Electric	196.83	500.00	303.17	1,369.35	4,000.00	2,630.65	6,000.00
7245-000 Electric-Street Lights	-	1,000.00	1,000.00	-	8,000.00	8,000.00	12,000.00
7250-000 Water & Sewer	-	1,000.00	1,000.00	-	8,000.00	8,000.00	12,000.00
7265-000 Telephone & Internet	-	150.00	150.00	-	1,200.00	1,200.00	1,800.00
<b>Total Utilities</b>	<b>\$196.83</b>	<b>\$2,650.00</b>	<b>\$2,453.17</b>	<b>\$1,369.35</b>	<b>\$21,200.00</b>	<b>\$19,830.65</b>	<b>\$31,800.00</b>
<b>Contract Services</b>							
7820-000 Pool Contract	-	1,200.00	1,200.00	-	9,600.00	9,600.00	14,400.00
7835-000 Janitorial Contract	-	800.00	800.00	-	6,400.00	6,400.00	9,600.00
7840-000 Landscape Contract	1,620.00	5,000.00	3,380.00	1,620.00	40,000.00	38,380.00	60,000.00
7845-000 Aquatic Contract	-	500.00	500.00	-	4,000.00	4,000.00	6,000.00
7850-000 Termite Bond	-	-	-	-	500.00	500.00	500.00
7865-000 Management Contract	955.00	1,228.50	273.50	7,640.00	9,828.00	2,188.00	14,742.00
<b>Total Contract Services</b>	<b>\$2,575.00</b>	<b>\$8,728.50</b>	<b>\$6,153.50</b>	<b>\$9,260.00</b>	<b>\$70,328.00</b>	<b>\$61,068.00</b>	<b>\$105,242.00</b>
<b>Reserves Transfers</b>							
9120-000 Reserve Transfer-Pooled	1,000.00	1,000.00	-	8,000.00	8,000.00	-	12,000.00
<b>Total Reserves Transfers</b>	<b>\$1,000.00</b>	<b>\$1,000.00</b>	<b>\$-</b>	<b>\$8,000.00</b>	<b>\$8,000.00</b>	<b>\$0.00</b>	<b>\$12,000.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$3,820.43</b>	<b>\$14,678.50</b>	<b>\$10,858.07</b>	<b>\$19,222.55</b>	<b>\$120,428.00</b>	<b>\$101,205.45</b>	<b>\$181,440.00</b>
<b>Net Income:</b>	<b>(\$1,703.43)</b>	<b>\$441.50</b>	<b>(\$2,144.93)</b>	<b>(\$15,327.74)</b>	<b>\$532.00</b>	<b>(\$15,859.74)</b>	<b>\$0.00</b>