



Financial Report Package

February 2019

Prepared for

**Kingsley Creek Homeowners
Association, Inc.**

By

Evergreen Lifestyles Management



Balance Sheet
 Kingsley Creek Homeowners Association, Inc.
 End Date: 02/28/2019

Date: 4/15/2019
 Time: 6:45 pm
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	Operating	Reserve	Total
Assets			
Assets			
1355 Due to Reserve from Operating	\$0.00	\$2,000.00	\$2,000.00
Total: Assets	\$0.00	\$2,000.00	\$2,000.00
Total: Assets	\$0.00	\$2,000.00	\$2,000.00
Liabilities & Equity			
Liabilities			
2210 Accounts Payable	\$4,805.00	\$0.00	\$4,805.00
2250 Due to Reserve from Operating	\$2,000.00	\$0.00	\$2,000.00
Total: Liabilities	\$6,805.00	\$0.00	\$6,805.00
Reserves			
3020 Reserves - Pooled	\$0.00	\$2,000.00	\$2,000.00
Total: Reserves	\$0.00	\$2,000.00	\$2,000.00
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	(\$3,930.00)	\$0.00	(\$3,930.00)
Total: Liabilities & Equity	\$0.00	\$2,000.00	\$2,000.00



Income Statement - Operating
 Kingsley Creek Homeowners Association, Inc.
 02/28/2019

Date: 4/15/2019
 Time: 7:06 pm
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4010-000 Assessments	\$-	\$15,120.00	(\$15,120.00)	\$-	\$30,240.00	(\$30,240.00)	\$181,440.00
Total Income	\$-	\$15,120.00	(\$15,120.00)	\$-	\$30,240.00	(\$30,240.00)	\$181,440.00
Total OPERATING INCOME	\$0.00	\$15,120.00	(\$15,120.00)	\$-	\$30,240.00	(\$30,240.00)	\$181,440.00
OPERATING EXPENSE							
Administrative							
6013-000 Meeting & Community	-	-	-	-	-	-	250.00
6015-000 Postage & Copies	10.00	100.00	90.00	20.00	200.00	180.00	2,523.00
6020-000 Bank Charges	-	-	-	-	50.00	50.00	50.00
6025-000 CPA Services	-	-	-	-	-	-	1,500.00
6040-000 Legal	-	150.00	150.00	-	300.00	300.00	1,800.00
6045-000 Bad Debt Expense	-	400.00	400.00	-	800.00	800.00	4,800.00
6055-000 Insurance	-	500.00	500.00	-	1,000.00	1,000.00	6,000.00
6080-000 Taxes, Licenses & Fees	-	-	-	-	-	-	450.00
6085-000 Season Decorations	-	-	-	-	-	-	725.00
Total Administrative	\$10.00	\$1,150.00	\$1,140.00	\$20.00	\$2,350.00	\$2,330.00	\$18,098.00
Maintenance & Labor							
7110-000 Common Area Maintenance	-	500.00	500.00	-	1,000.00	1,000.00	6,000.00
7115-000 Backflow Inspection	-	-	-	-	-	-	500.00
7120-000 Buildings R & M	-	300.00	300.00	-	600.00	600.00	3,600.00
7135-000 Irrigation Repairs	-	100.00	100.00	-	200.00	200.00	1,200.00
7140-000 Pool Repairs & Maintenance	-	250.00	250.00	-	500.00	500.00	3,000.00
Total Maintenance & Labor	\$-	\$1,150.00	\$1,150.00	\$-	\$2,300.00	\$2,300.00	\$14,300.00
Utilities							
7240-000 Electric	-	500.00	500.00	-	1,000.00	1,000.00	6,000.00
7245-000 Electric-Street Lights	-	1,000.00	1,000.00	-	2,000.00	2,000.00	12,000.00
7250-000 Water & Sewer	-	1,000.00	1,000.00	-	2,000.00	2,000.00	12,000.00
7265-000 Telephone & Internet	-	150.00	150.00	-	300.00	300.00	1,800.00
Total Utilities	\$-	\$2,650.00	\$2,650.00	\$-	\$5,300.00	\$5,300.00	\$31,800.00
Contract Services							
7820-000 Pool Contract	-	1,200.00	1,200.00	-	2,400.00	2,400.00	14,400.00
7835-000 Janitorial Contract	-	800.00	800.00	-	1,600.00	1,600.00	9,600.00
7840-000 Landscape Contract	-	5,000.00	5,000.00	-	10,000.00	10,000.00	60,000.00
7845-000 Aquatic Contract	-	500.00	500.00	-	1,000.00	1,000.00	6,000.00
7850-000 Termite Bond	-	-	-	-	500.00	500.00	500.00
7865-000 Management Contract	955.00	1,228.50	273.50	1,910.00	2,457.00	547.00	14,742.00
Total Contract Services	\$955.00	\$8,728.50	\$7,773.50	\$1,910.00	\$17,957.00	\$16,047.00	\$105,242.00
Reserves Transfers							
9120-000 Reserve Transfer-Pooled	1,000.00	1,000.00	-	2,000.00	2,000.00	-	12,000.00
Total Reserves Transfers	\$1,000.00	\$1,000.00	\$-	\$2,000.00	\$2,000.00	\$0.00	\$12,000.00
Total OPERATING EXPENSE	\$1,965.00	\$14,678.50	\$12,713.50	\$3,930.00	\$29,907.00	\$25,977.00	\$181,440.00
Net Income:	(\$1,965.00)	\$441.50	(\$2,406.50)	(\$3,930.00)	\$333.00	(\$4,263.00)	\$0.00