



# **Financial Report Package**

**July 2019**

**Prepared for**

**Kingsley Creek Homeowners Association, Inc.**

**By**

**Evergreen Lifestyles Management**



**Balance Sheet**

Kingsley Creek Homeowners Association, Inc.  
End Date: 07/31/2019

Date: 8/17/2019  
Time: 12:31 am  
Page: 1

	Operating	Reserve	Total
<b>Assets</b>			
<b>Assets</b>			
1010 Cash-Operating-Popular 3042	\$1,865.00	\$0.00	\$1,865.00
1355 Due to Reserve from Operating	\$0.00	\$7,000.00	\$7,000.00
1910 Utility Deposits	\$220.00	\$0.00	\$220.00
<b>Total: Assets</b>	<b>\$2,085.00</b>	<b>\$7,000.00</b>	<b>\$9,085.00</b>
<b>Total: Assets</b>	<b>\$2,085.00</b>	<b>\$7,000.00</b>	<b>\$9,085.00</b>
<b>Liabilities &amp; Equity</b>			
<b>Liabilities</b>			
2210 Accounts Payable	\$10,528.70	\$0.00	\$10,528.70
2215 Accounts Payable-Other	\$500.00	\$0.00	\$500.00
2240 Deferred Revenue	\$555.61	\$0.00	\$555.61
2250 Due to Reserve from Operating	\$7,000.00	\$0.00	\$7,000.00
<b>Total: Liabilities</b>	<b>\$18,584.31</b>	<b>\$0.00</b>	<b>\$18,584.31</b>
<b>Reserves</b>			
3020 Reserves - Pooled	\$0.00	\$7,000.00	\$7,000.00
<b>Total: Reserves</b>	<b>\$0.00</b>	<b>\$7,000.00</b>	<b>\$7,000.00</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	(\$13,624.31)	\$0.00	(\$13,624.31)
<b>Total: Liabilities &amp; Equity</b>	<b>\$2,085.00</b>	<b>\$7,000.00</b>	<b>\$9,085.00</b>



**Income Statement - Operating**  
 Kingsley Creek Homeowners Association, Inc.  
 07/31/2019

Date: 8/17/2019  
 Time: 12:31 am  
 Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>Income</b>							
4010-000 Assessments	\$277.80	\$15,120.00	(\$14,842.20)	\$277.80	\$105,840.00	(\$105,562.20)	\$181,440.00
4025-000 Capital Contributions	1,500.00	-	1,500.00	1,500.00	-	1,500.00	-
4410-000 Bank Interest-Operating	0.01	-	0.01	0.01	-	0.01	-
<b>Total Income</b>	<b>\$1,777.81</b>	<b>\$15,120.00</b>	<b>(\$13,342.19)</b>	<b>\$1,777.81</b>	<b>\$105,840.00</b>	<b>(\$104,062.19)</b>	<b>\$181,440.00</b>
<b>Total OPERATING INCOME</b>	<b>\$1,777.81</b>	<b>\$15,120.00</b>	<b>(\$13,342.19)</b>	<b>\$1,777.81</b>	<b>\$105,840.00</b>	<b>(\$104,062.19)</b>	<b>\$181,440.00</b>
<b>OPERATING EXPENSE</b>							
<b>Administrative</b>							
6013-000 Meeting & Community	-	-	-	-	-	-	250.00
6015-000 Postage & Copies	34.00	100.00	66.00	94.60	700.00	605.40	2,523.00
6020-000 Bank Charges	-	-	-	-	50.00	50.00	50.00
6025-000 CPA Services	250.00	-	(250.00)	250.00	1,500.00	1,250.00	1,500.00
6040-000 Legal	-	150.00	150.00	-	1,050.00	1,050.00	1,800.00
6045-000 Bad Debt Expense	-	400.00	400.00	-	2,800.00	2,800.00	4,800.00
6055-000 Insurance	-	500.00	500.00	-	3,500.00	3,500.00	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>\$284.00</b>	<b>\$1,150.00</b>	<b>\$866.00</b>	<b>\$544.60</b>	<b>\$10,050.00</b>	<b>\$9,505.40</b>	<b>\$18,098.00</b>
<b>Maintenance &amp; Labor</b>							
7110-000 Common Area Maintenance	-	500.00	500.00	-	3,500.00	3,500.00	6,000.00
7115-000 Backflow Inspection	-	-	-	-	500.00	500.00	500.00
7120-000 Buildings R & M	-	300.00	300.00	-	2,100.00	2,100.00	3,600.00
7135-000 Irrigation Repairs	-	100.00	100.00	-	700.00	700.00	1,200.00
7140-000 Pool Repairs & Maintenance	-	250.00	250.00	-	1,750.00	1,750.00	3,000.00
<b>Total Maintenance &amp; Labor</b>	<b>\$-</b>	<b>\$1,150.00</b>	<b>\$1,150.00</b>	<b>\$-</b>	<b>\$8,550.00</b>	<b>\$8,550.00</b>	<b>\$14,300.00</b>
<b>Utilities</b>							
7240-000 Electric	374.10	500.00	125.90	1,172.52	3,500.00	2,327.48	6,000.00
7245-000 Electric-Street Lights	-	1,000.00	1,000.00	-	7,000.00	7,000.00	12,000.00
7250-000 Water & Sewer	-	1,000.00	1,000.00	-	7,000.00	7,000.00	12,000.00
7265-000 Telephone & Internet	-	150.00	150.00	-	1,050.00	1,050.00	1,800.00
<b>Total Utilities</b>	<b>\$374.10</b>	<b>\$2,650.00</b>	<b>\$2,275.90</b>	<b>\$1,172.52</b>	<b>\$18,550.00</b>	<b>\$17,377.48</b>	<b>\$31,800.00</b>
<b>Contract Services</b>							
7820-000 Pool Contract	-	1,200.00	1,200.00	-	8,400.00	8,400.00	14,400.00
7835-000 Janitorial Contract	-	800.00	800.00	-	5,600.00	5,600.00	9,600.00
7840-000 Landscape Contract	-	5,000.00	5,000.00	-	35,000.00	35,000.00	60,000.00
7845-000 Aquatic Contract	-	500.00	500.00	-	3,500.00	3,500.00	6,000.00
7850-000 Termite Bond	-	-	-	-	500.00	500.00	500.00
7865-000 Management Contract	955.00	1,228.50	273.50	6,685.00	8,599.50	1,914.50	14,742.00
<b>Total Contract Services</b>	<b>\$955.00</b>	<b>\$8,728.50</b>	<b>\$7,773.50</b>	<b>\$6,685.00</b>	<b>\$61,599.50</b>	<b>\$54,914.50</b>	<b>\$105,242.00</b>
<b>Reserves Transfers</b>							
9120-000 Reserve Transfer-Pooled	1,000.00	1,000.00	-	7,000.00	7,000.00	-	12,000.00
<b>Total Reserves Transfers</b>	<b>\$1,000.00</b>	<b>\$1,000.00</b>	<b>\$-</b>	<b>\$7,000.00</b>	<b>\$7,000.00</b>	<b>\$0.00</b>	<b>\$12,000.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$2,613.10</b>	<b>\$14,678.50</b>	<b>\$12,065.40</b>	<b>\$15,402.12</b>	<b>\$105,749.50</b>	<b>\$90,347.38</b>	<b>\$181,440.00</b>
<b>Net Income:</b>	<b>(\$835.29)</b>	<b>\$441.50</b>	<b>(\$1,276.79)</b>	<b>(\$13,624.31)</b>	<b>\$90.50</b>	<b>(\$13,714.81)</b>	<b>\$0.00</b>