



## **Financial Report Package**

**June 2019**

**Prepared for**

**Kingsley Creek Homeowners Association, Inc.**

**By**

**Evergreen Lifestyles Management**



**Balance Sheet**  
 Kingsley Creek Homeowners Association, Inc.  
 End Date: 06/30/2019

Date: 7/15/2019  
 Time: 10:51 am  
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	Operating	Reserve	Total
<b>Assets</b>			
<b>Assets</b>			
1355 Due to Reserve from Operating	\$0.00	\$6,000.00	\$6,000.00
1910 Utility Deposits	\$220.00	\$0.00	\$220.00
<b>Total: Assets</b>	<b>\$220.00</b>	<b>\$6,000.00</b>	<b>\$6,220.00</b>
<b>Total: Assets</b>	<b>\$220.00</b>	<b>\$6,000.00</b>	<b>\$6,220.00</b>
<b>Liabilities &amp; Equity</b>			
<b>Liabilities</b>			
2210 Accounts Payable	\$9,884.02	\$0.00	\$9,884.02
2250 Due to Reserve from Operating	\$6,000.00	\$0.00	\$6,000.00
<b>Total: Liabilities</b>	<b>\$15,884.02</b>	<b>\$0.00</b>	<b>\$15,884.02</b>
<b>Reserves</b>			
3020 Reserves - Pooled	\$0.00	\$6,000.00	\$6,000.00
<b>Total: Reserves</b>	<b>\$0.00</b>	<b>\$6,000.00</b>	<b>\$6,000.00</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	(\$12,789.02)	\$0.00	(\$12,789.02)
<b>Total: Liabilities &amp; Equity</b>	<b>\$220.00</b>	<b>\$6,000.00</b>	<b>\$6,220.00</b>



**Income Statement - Operating**  
 Kingsley Creek Homeowners Association, Inc.  
 06/30/2019

Date: 7/15/2019  
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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	\$-	\$15,120.00	(\$15,120.00)	\$-	\$90,720.00	(\$90,720.00)	\$181,440.00
<b>Total Income</b>	<b>\$-</b>	<b>\$15,120.00</b>	<b>(\$15,120.00)</b>	<b>\$-</b>	<b>\$90,720.00</b>	<b>(\$90,720.00)</b>	<b>\$181,440.00</b>
<b>Total OPERATING INCOME</b>	<b>\$0.00</b>	<b>\$15,120.00</b>	<b>(\$15,120.00)</b>	<b>\$-</b>	<b>\$90,720.00</b>	<b>(\$90,720.00)</b>	<b>\$181,440.00</b>
<b>OPERATING EXPENSE</b>							
<b>Administrative</b>							
6013-000 Meeting & Community	-	-	-	-	-	-	250.00
6015-000 Postage & Copies	10.00	100.00	90.00	60.60	600.00	539.40	2,523.00
6020-000 Bank Charges	-	-	-	-	50.00	50.00	50.00
6025-000 CPA Services	-	-	-	-	1,500.00	1,500.00	1,500.00
6040-000 Legal	-	150.00	150.00	-	900.00	900.00	1,800.00
6045-000 Bad Debt Expense	-	400.00	400.00	-	2,400.00	2,400.00	4,800.00
6055-000 Insurance	-	500.00	500.00	-	3,000.00	3,000.00	6,000.00
6080-000 Taxes, Licenses & Fees	-	350.00	350.00	200.00	450.00	250.00	450.00
6085-000 Season Decorations	-	-	-	-	-	-	725.00
<b>Total Administrative</b>	<b>\$10.00</b>	<b>\$1,500.00</b>	<b>\$1,490.00</b>	<b>\$260.60</b>	<b>\$8,900.00</b>	<b>\$8,639.40</b>	<b>\$18,098.00</b>
<b>Maintenance &amp; Labor</b>							
7110-000 Common Area Maintenance	-	500.00	500.00	-	3,000.00	3,000.00	6,000.00
7115-000 Backflow Inspection	-	-	-	-	500.00	500.00	500.00
7120-000 Buildings R & M	-	300.00	300.00	-	1,800.00	1,800.00	3,600.00
7135-000 Irrigation Repairs	-	100.00	100.00	-	600.00	600.00	1,200.00
7140-000 Pool Repairs & Maintenance	-	250.00	250.00	-	1,500.00	1,500.00	3,000.00
<b>Total Maintenance &amp; Labor</b>	<b>\$-</b>	<b>\$1,150.00</b>	<b>\$1,150.00</b>	<b>\$-</b>	<b>\$7,400.00</b>	<b>\$7,400.00</b>	<b>\$14,300.00</b>
<b>Utilities</b>							
7240-000 Electric	798.42	500.00	(298.42)	798.42	3,000.00	2,201.58	6,000.00
7245-000 Electric-Street Lights	-	1,000.00	1,000.00	-	6,000.00	6,000.00	12,000.00
7250-000 Water & Sewer	-	1,000.00	1,000.00	-	6,000.00	6,000.00	12,000.00
7265-000 Telephone & Internet	-	150.00	150.00	-	900.00	900.00	1,800.00
<b>Total Utilities</b>	<b>\$798.42</b>	<b>\$2,650.00</b>	<b>\$1,851.58</b>	<b>\$798.42</b>	<b>\$15,900.00</b>	<b>\$15,101.58</b>	<b>\$31,800.00</b>
<b>Contract Services</b>							
7820-000 Pool Contract	-	1,200.00	1,200.00	-	7,200.00	7,200.00	14,400.00
7835-000 Janitorial Contract	-	800.00	800.00	-	4,800.00	4,800.00	9,600.00
7840-000 Landscape Contract	-	5,000.00	5,000.00	-	30,000.00	30,000.00	60,000.00
7845-000 Aquatic Contract	-	500.00	500.00	-	3,000.00	3,000.00	6,000.00
7850-000 Termite Bond	-	-	-	-	500.00	500.00	500.00
7865-000 Management Contract	955.00	1,228.50	273.50	5,730.00	7,371.00	1,641.00	14,742.00
<b>Total Contract Services</b>	<b>\$955.00</b>	<b>\$8,728.50</b>	<b>\$7,773.50</b>	<b>\$5,730.00</b>	<b>\$52,871.00</b>	<b>\$47,141.00</b>	<b>\$105,242.00</b>
<b>Reserves Transfers</b>							
9120-000 Reserve Transfer-Pooled	1,000.00	1,000.00	-	6,000.00	6,000.00	-	12,000.00
<b>Total Reserves Transfers</b>	<b>\$1,000.00</b>	<b>\$1,000.00</b>	<b>\$-</b>	<b>\$6,000.00</b>	<b>\$6,000.00</b>	<b>\$0.00</b>	<b>\$12,000.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$2,763.42</b>	<b>\$15,028.50</b>	<b>\$12,265.08</b>	<b>\$12,789.02</b>	<b>\$91,071.00</b>	<b>\$78,281.98</b>	<b>\$181,440.00</b>
<b>Net Income:</b>	<b>(\$2,763.42)</b>	<b>\$91.50</b>	<b>(\$2,854.92)</b>	<b>(\$12,789.02)</b>	<b>(\$351.00)</b>	<b>(\$12,438.02)</b>	<b>\$0.00</b>