



Financial Report Package

October 2019

Prepared for

Kingsley Creek Homeowners Association, Inc.

By

Evergreen Lifestyles Management



Balance Sheet

Kingsley Creek Homeowners Association, Inc.
End Date: 10/31/2019

Date: 11/20/2019
Time: 1:16 pm
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	Operating	Reserve	Total
Assets			
Assets			
1010 Cash-Operating-Popular 3042	\$4,571.09	\$0.00	\$4,571.09
1120 Cash-Reserves-Popular 3059	\$0.00	\$2,000.12	\$2,000.12
1355 Due to Reserve from Operating	\$0.00	\$8,000.00	\$8,000.00
1910 Utility Deposits	\$220.00	\$0.00	\$220.00
Total: Assets	\$4,791.09	\$10,000.12	\$14,791.21
Total: Assets	\$4,791.09	\$10,000.12	\$14,791.21
Liabilities & Equity			
Liabilities			
2210 Accounts Payable	\$13,927.01	\$0.00	\$13,927.01
2230 Prepaid Assessments	\$240.00	\$0.00	\$240.00
2240 Deferred Revenue	\$1,601.73	\$0.00	\$1,601.73
2250 Due to Reserve from Operating	\$8,000.00	\$0.00	\$8,000.00
Total: Liabilities	\$23,768.74	\$0.00	\$23,768.74
Reserves			
3009 Reserves - Interest	\$0.00	\$0.12	\$0.12
3020 Reserves - Pooled	\$0.00	\$10,000.00	\$10,000.00
Total: Reserves	\$0.00	\$10,000.12	\$10,000.12
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	(\$16,102.65)	\$0.00	(\$16,102.65)
Total: Liabilities & Equity	\$4,791.09	\$10,000.12	\$14,791.21



Income Statement - Operating
 Kingsley Creek Homeowners Association, Inc.
 10/31/2019

Date: 11/20/2019
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4010-000 Assessments	\$800.87	\$15,120.00	(\$14,319.13)	\$2,484.76	\$151,200.00	(\$148,715.24)	\$181,440.00
4025-000 Capital Contributions	1,500.00	-	1,500.00	5,000.00	-	5,000.00	-
4410-000 Bank Interest-Operating	0.06	-	0.06	0.17	-	0.17	-
Total Income	\$2,300.93	\$15,120.00	(\$12,819.07)	\$7,484.93	\$151,200.00	(\$143,715.07)	\$181,440.00
Total OPERATING INCOME	\$2,300.93	\$15,120.00	(\$12,819.07)	\$7,484.93	\$151,200.00	(\$143,715.07)	\$181,440.00
OPERATING EXPENSE							
Administrative							
6013-000 Meeting & Community	-	250.00	250.00	-	250.00	250.00	250.00
6015-000 Postage & Copies	31.69	478.00	446.31	205.79	1,378.00	1,172.21	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	-	1,500.00	1,500.00	1,800.00
6045-000 Bad Debt Expense	-	400.00	400.00	-	4,000.00	4,000.00	4,800.00
6055-000 Insurance	-	500.00	500.00	-	5,000.00	5,000.00	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	725.00	725.00
Total Administrative	\$31.69	\$2,503.00	\$2,471.31	\$655.79	\$14,853.00	\$14,197.21	\$18,098.00
Maintenance & Labor							
7110-000 Common Area Maintenance	-	500.00	500.00	-	5,000.00	5,000.00	6,000.00
7115-000 Backflow Inspection	-	-	-	-	500.00	500.00	500.00
7120-000 Buildings R & M	-	300.00	300.00	-	3,000.00	3,000.00	3,600.00
7135-000 Irrigation Repairs	-	100.00	100.00	-	1,000.00	1,000.00	1,200.00
7140-000 Pool Repairs & Maintenance	-	250.00	250.00	-	2,500.00	2,500.00	3,000.00
Total Maintenance & Labor	\$-	\$1,150.00	\$1,150.00	\$-	\$12,000.00	\$12,000.00	\$14,300.00
Utilities							
7240-000 Electric	196.22	500.00	303.78	1,761.79	5,000.00	3,238.21	6,000.00
7245-000 Electric-Street Lights	-	1,000.00	1,000.00	-	10,000.00	10,000.00	12,000.00
7250-000 Water & Sewer	-	1,000.00	1,000.00	-	10,000.00	10,000.00	12,000.00
7265-000 Telephone & Internet	-	150.00	150.00	-	1,500.00	1,500.00	1,800.00
Total Utilities	\$196.22	\$2,650.00	\$2,453.78	\$1,761.79	\$26,500.00	\$24,738.21	\$31,800.00
Contract Services							
7820-000 Pool Contract	-	1,200.00	1,200.00	-	12,000.00	12,000.00	14,400.00
7835-000 Janitorial Contract	-	800.00	800.00	-	8,000.00	8,000.00	9,600.00
7840-000 Landscape Contract	-	5,000.00	5,000.00	1,620.00	50,000.00	48,380.00	60,000.00
7845-000 Aquatic Contract	-	500.00	500.00	-	5,000.00	5,000.00	6,000.00
7850-000 Termite Bond	-	-	-	-	500.00	500.00	500.00
7865-000 Management Contract	955.00	1,228.50	273.50	9,550.00	12,285.00	2,735.00	14,742.00
Total Contract Services	\$955.00	\$8,728.50	\$7,773.50	\$11,170.00	\$87,785.00	\$76,615.00	\$105,242.00
Reserves Transfers							
9120-000 Reserve Transfer-Pooled	1,000.00	1,000.00	-	10,000.00	10,000.00	-	12,000.00
Total Reserves Transfers	\$1,000.00	\$1,000.00	\$-	\$10,000.00	\$10,000.00	\$0.00	\$12,000.00
Total OPERATING EXPENSE	\$2,182.91	\$16,031.50	\$13,848.59	\$23,587.58	\$151,138.00	\$127,550.42	\$181,440.00
Net Income:	\$118.02	(\$911.50)	\$1,029.52	(\$16,102.65)	\$62.00	(\$16,164.65)	\$0.00