



Financial Report Package

September 2019

Prepared for

Kingsley Creek Homeowners Association, Inc.

By

Evergreen Lifestyles Management



Balance Sheet

Kingsley Creek Homeowners Association, Inc.
End Date: 09/30/2019

Date: 10/13/2019
Time: 10:36 pm
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	Operating	Reserve	Total
Assets			
Assets			
1010 Cash-Operating-Popular 3042	\$1,384.65	\$0.00	\$1,384.65
1120 Cash-Reserves-Popular 3059	\$0.00	\$2,000.04	\$2,000.04
1355 Due to Reserve from Operating	\$0.00	\$7,000.00	\$7,000.00
1910 Utility Deposits	\$220.00	\$0.00	\$220.00
Total: Assets	\$1,604.65	\$9,000.04	\$10,604.69
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Liabilities & Equity			
Liabilities			
2210 Accounts Payable	\$12,719.42	\$0.00	\$12,719.42
2220 Accrued Expenses	\$20.90	\$0.00	\$20.90
2230 Prepaid Assessments	\$960.00	\$0.00	\$960.00
2250 Due to Reserve from Operating	\$7,000.00	\$0.00	\$7,000.00
Total: Liabilities	\$20,700.32	\$0.00	\$20,700.32
Reserves			
3009 Reserves - Interest	\$0.00	\$0.04	\$0.04
3020 Reserves - Pooled	\$0.00	\$9,000.00	\$9,000.00
Total: Reserves	\$0.00	\$9,000.04	\$9,000.04
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	(\$16,220.67)	\$0.00	(\$16,220.67)
Total: Liabilities & Equity	\$1,604.65	\$9,000.04	\$10,604.69



Income Statement - Operating
 Kingsley Creek Homeowners Association, Inc.
 09/30/2019

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4010-000 Assessments	\$789.13	\$15,120.00	(\$14,330.87)	\$1,683.89	\$136,080.00	(\$134,396.11)	\$181,440.00
4025-000 Capital Contributions	500.00	-	500.00	3,500.00	-	3,500.00	-
4410-000 Bank Interest-Operating	0.06	-	0.06	0.11	-	0.11	-
Total Income	\$1,289.19	\$15,120.00	(\$13,830.81)	\$5,184.00	\$136,080.00	(\$130,896.00)	\$181,440.00
Total OPERATING INCOME	\$1,289.19	\$15,120.00	(\$13,830.81)	\$5,184.00	\$136,080.00	(\$130,896.00)	\$181,440.00
OPERATING EXPENSE							
Administrative							
6013-000 Meeting & Community	-	-	-	-	-	-	250.00
6015-000 Postage & Copies	30.90	100.00	69.10	174.10	900.00	725.90	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	-	1,350.00	1,350.00	1,800.00
6045-000 Bad Debt Expense	-	400.00	400.00	-	3,600.00	3,600.00	4,800.00
6055-000 Insurance	-	500.00	500.00	-	4,500.00	4,500.00	6,000.00
6080-000 Taxes, Licenses & Fees	-	-	-	200.00	450.00	250.00	450.00
6085-000 Season Decorations	-	-	-	-	-	-	725.00
Total Administrative	\$30.90	\$1,150.00	\$1,119.10	\$624.10	\$12,350.00	\$11,725.90	\$18,098.00
Maintenance & Labor							
7110-000 Common Area Maintenance	-	500.00	500.00	-	4,500.00	4,500.00	6,000.00
7115-000 Backflow Inspection	-	-	-	-	500.00	500.00	500.00
7120-000 Buildings R & M	-	300.00	300.00	-	2,700.00	2,700.00	3,600.00
7135-000 Irrigation Repairs	-	100.00	100.00	-	900.00	900.00	1,200.00
7140-000 Pool Repairs & Maintenance	-	250.00	250.00	-	2,250.00	2,250.00	3,000.00
Total Maintenance & Labor	\$-	\$1,150.00	\$1,150.00	\$-	\$10,850.00	\$10,850.00	\$14,300.00
Utilities							
7240-000 Electric	196.22	500.00	303.78	1,565.57	4,500.00	2,934.43	6,000.00
7245-000 Electric-Street Lights	-	1,000.00	1,000.00	-	9,000.00	9,000.00	12,000.00
7250-000 Water & Sewer	-	1,000.00	1,000.00	-	9,000.00	9,000.00	12,000.00
7265-000 Telephone & Internet	-	150.00	150.00	-	1,350.00	1,350.00	1,800.00
Total Utilities	\$196.22	\$2,650.00	\$2,453.78	\$1,565.57	\$23,850.00	\$22,284.43	\$31,800.00
Contract Services							
7820-000 Pool Contract	-	1,200.00	1,200.00	-	10,800.00	10,800.00	14,400.00
7835-000 Janitorial Contract	-	800.00	800.00	-	7,200.00	7,200.00	9,600.00
7840-000 Landscape Contract	-	5,000.00	5,000.00	1,620.00	45,000.00	43,380.00	60,000.00
7845-000 Aquatic Contract	-	500.00	500.00	-	4,500.00	4,500.00	6,000.00
7850-000 Termite Bond	-	-	-	-	500.00	500.00	500.00
7865-000 Management Contract	955.00	1,228.50	273.50	8,595.00	11,056.50	2,461.50	14,742.00
Total Contract Services	\$955.00	\$8,728.50	\$7,773.50	\$10,215.00	\$79,056.50	\$68,841.50	\$105,242.00
Reserves Transfers							
9120-000 Reserve Transfer-Pooled	1,000.00	1,000.00	-	9,000.00	9,000.00	-	12,000.00
Total Reserves Transfers	\$1,000.00	\$1,000.00	\$-	\$9,000.00	\$9,000.00	\$0.00	\$12,000.00
Total OPERATING EXPENSE	\$2,182.12	\$14,678.50	\$12,496.38	\$21,404.67	\$135,106.50	\$113,701.83	\$181,440.00
Net Income:	(\$892.93)	\$441.50	(\$1,334.43)	(\$16,220.67)	\$973.50	(\$17,194.17)	\$0.00