EVERGREEN
LIFESTYLES MANAGEMENT

Financial Report Package

09/30/2022

Prepared for

Kingsley Creek Homeowners Association, Inc.
By

Evergreen Lifestyles Management

Kingsley Creek Homeowners Association, Inc.

Balance Sheet as of 9/30/2022

	Operating	Reserve	Total
Assets			
Asset			
10-1000-000 - Cash-Operating-CIT (CABanc) 4187	$9,106.24		$9,106.24
10-1025-000 - Cash-Refundable Deposits-CIT (CABanc) 3498	$6,250.00		$6,250.00
10-1050-000 - Cash-Reserves-CIT (CABanc) 9097		$52,254.00	$52,254.00
10-1210-000 - Accounts Receivable	$166.75		$166.75
10-1225-000 - Allowance for Bad Debt	($166.75)		($166.75)
10-1355-000 - Due to Reserve from Operating		$4,012.80	$4,012.80
10-1910-000 - Utility Deposits	$5,921.61		$5,921.61
Total Asset	**$21,277.85**	**$56,266.80**	**$77,544.65**
Total Assets	**$21,277.85**	**$56,266.80**	**$77,544.65**
Liabilities / Equity			
Liability			
20-2210-000 - Accounts Payable	$1,922.69		$1,922.69
20-2220-000 - Accrued Expenses	$3,325.00		$3,325.00
20-2230-000 - Prepaid Assessments	$11,189.45		$11,189.45
20-2236-000 - Deficit Funding-Taylor Morrison	$42,033.86		$42,033.86
20-2245-000 - Refundable Deposits	$6,250.00		$6,250.00
20-2250-000 - Due to Reserve from Operating	$4,012.80		$4,012.80
Total Liability	**$68,733.80**		**$68,733.80**
Reserves			
30-3009-000 - Reserves - Interest		$126.57	$126.57
30-3020-000 - Reserves - Pooled		$56,140.23	$56,140.23
Total Reserves		**$56,266.80**	**$56,266.80**
Equity			
31-3509-000 - Prior Period Adjustments	($7,700.00)		($7,700.00)
31-3510-000 - Operating Fund Balance	($45,821.29)		($45,821.29)
31-3800-000 - Net Income (Loss)	$6,065.34		$6,065.34
Total Equity	**($47,455.95)**		**($47,455.95)**
Total Liabilities / Equity	**$21,277.85**	**$56,266.80**	**$77,544.65**

Kingsley Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 9/1/2022 - 9/30/2022

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Income							
40100-001 - Assessments	9,900.09	10,325.13	(425.04)	83,358.89	81,218.97	2,139.92	114,145.57
40101-001 - Reserve Assessment	1,000.16	1,058.33	(58.17)	8,514.37	8,325.00	189.37	11,700.00
40140-001 - Late Fees & Interest	1.64	-	1.64	1,160.89	-	1,160.89	-
40141-001 - Bank Interest-Operating	.65	-	.65	8.98	-	8.98	-
40142-001 - ARC Application Fee	-	-	-	1,250.00	-	1,250.00	-
40143-001 - Rebill Fee	(130.00)	-	(130.00)	20.00	-	20.00	-
40144-001 - Demand Fee	(150.00)	-	(150.00)	(.40)	-	(.40)	-
40151-001 - Initial Capital Contribution	1,000.00	2,000.00	(1,000.00)	18,500.00	18,000.00	500.00	24,000.00
40156-001 - Bank Interest-Reserves	12.89	-	12.89	73.80	-	73.80	-
40159-001 - Utility Deposit Interest Income	-	-	-	3.17	-	3.17	-
Total Income	**11,635.43**	**13,383.46**	**(1,748.03)**	**112,889.70**	**107,543.97**	**5,345.73**	**149,845.57**
Total Income	**11,635.43**	**13,383.46**	**(1,748.03)**	**112,889.70**	**107,543.97**	**5,345.73**	**149,845.57**
Operating Expense							
Administrative							
50100-001 - CPA Services	-	-	-	-	-	-	3,825.00
50102-001 - Bad Debt Expense	(456.11)	167.99	624.10	166.95	1,321.43	1,154.48	1,857.14
50103-001 - Bank Charges/Coupons Books	4.00	40.00	36.00	639.56	360.00	(279.56)	1,175.00
50110-001 - Taxes, Licenses & Fees	-	37.50	37.50	-	337.50	337.50	450.00
50112-001 - Meeting and Community	-	-	-	-	350.00	350.00	350.00
50120-001 - Postage/Copies/Supplies	238.00	210.25	(27.75)	2,473.50	1,892.25	(581.25)	2,523.00
50123-001 - Professional Fees - Legal	-	150.00	150.00	-	1,350.00	1,350.00	1,800.00
50135-001 - Holiday/Amenity Decorations	-	-	-	-	-	-	1,500.00
Total Administrative	**(214.11)**	**605.74**	**819.85**	**3,280.01**	**5,611.18**	**2,331.17**	**13,480.14**
Contract Services							
50205-001 - HOA Management Fees	847.00	889.00	42.00	7,314.00	6,993.00	(321.00)	9,828.00
50208-001 - Janitorial Contract	600.00	800.00	200.00	5,400.00	7,200.00	1,800.00	9,600.00
50209-001 - Landscape Contract	3,765.00	3,765.00	-	44,275.00	33,885.00	(10,390.00)	45,180.00
50210-001 - Aquatic Contract	425.00	425.00	-	3,825.00	3,825.00	-	5,100.00
50215-001 - Termite Bond	-	53.33	53.33	-	479.97	479.97	640.00
50229-001 - Pool Contract	1,150.00	1,150.00	-	9,280.28	10,350.00	1,069.72	13,800.00
Total Contract Services	**6,787.00**	**7,082.33**	**295.33**	**70,094.28**	**62,732.97**	**(7,361.31)**	**84,148.00**
Maintenance							
50301-001 - Repairs & Maintenance - Buildings	-	300.00	300.00	4,895.00	2,700.00	(2,195.00)	3,600.00
50319-001 - Repairs & Maintenance - Pool	330.92	250.00	(80.92)	1,209.27	2,250.00	1,040.73	3,000.00
50350-001 - Repairs & Maintenance - Common Area	300.00	500.00	200.00	4,210.00	4,500.00	290.00	6,000.00
50360-001 - Backflow Inspections	-	41.67	41.67	-	375.03	375.03	500.00
50501-001 - Irrigation Repairs	-	108.33	108.33	383.67	974.97	591.30	1,300.00

Kingsley Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 9/1/2022 - 9/30/2022

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Total Maintenance	**630.92**	**1,200.00**	**569.08**	**10,697.94**	**10,800.00**	**102.06**	**14,400.00**
Utilities							
50800-001 - Electric - Common	453.61	1,125.00	671.39	4,735.82	10,125.00	5,389.18	13,500.00
50803-001 - Telephone & Internet	128.40	541.67	413.27	1,310.42	4,875.03	3,564.61	6,500.00
50820-001 - Water & Sewer	545.52	1,208.33	662.81	3,932.35	10,874.97	6,942.62	14,500.00
50822-001 - Electric - Streetlights	469.08	1,750.00	1,280.92	4,185.37	15,750.00	11,564.63	21,000.00
Total Utilities	**1,596.61**	**4,625.00**	**3,028.39**	**14,163.96**	**41,625.00**	**27,461.04**	**55,500.00**
Reserves Transfers							
80100-001 - Reserves	1,000.16	975.00	(25.16)	8,514.37	8,775.00	260.63	11,700.00
80101-001 - Reserves Interest	12.89	-	(12.89)	73.80	-	(73.80)	-
Total Reserves Transfers	**1,013.05**	**975.00**	**(38.05)**	**8,588.17**	**8,775.00**	**186.83**	**11,700.00**
Total Expense	**9,813.47**	**14,488.07**	**4,674.60**	**106,824.36**	**129,544.15**	**22,719.79**	**179,228.14**
Operating Net Total	**1,821.96**	**(1,104.61)**	**2,926.57**	**6,065.34**	**(22,000.18)**	**28,065.52**	**(29,382.57)**
Net Total	**1,821.96**	**(1,104.61)**	**2,926.57**	**6,065.34**	**(22,000.18)**	**28,065.52**	**(29,382.57)**