EVERGREEN
LIFESTYLES MANAGEMENT

Financial Report Package

09/30/2021

Prepared for

Kingsley Creek Homeowners Association, Inc.
By

Evergreen Lifestyles Management

Kingsley Creek Homeowners Association, Inc.

Balance Sheet as of 9/30/2021

Asset	Operating	Reserve	Total
Asset			
10-1000-000 - Cash-Operating-CIT (CABanc) 4187	$4,470.08		$4,470.08
10-1050-000 - Cash-Reserves-CIT (CABanc) 9097		$41,769.02	$41,769.02
10-1210-000 - Accounts Receivable	$358.27		$358.27
10-1910-000 - Utility Deposits	$5,389.61		$5,389.61
Total Asset	**$10,217.96**	**$41,769.02**	**$51,986.98**
Total Asset	**$10,217.96**	**$41,769.02**	**$51,986.98**

Liability / Equity	Operating	Reserve	Total
Liability			
20-2210-000 - Accounts Payable	$4,732.69		$4,732.69
20-2220-000 - Accrued Expenses	$2,000.00		$2,000.00
20-2230-000 - Prepaid Assessments	$6,951.07		$6,951.07
20-2236-000 - Deficit Funding-Taylor Morrison	$42,033.86		$42,033.86
Total Liability	**$55,717.62**		**$55,717.62**
Reserves			
30-3009-000 - Reserves - Interest		$49.41	$49.41
30-3020-000 - Reserves - Pooled		$41,719.61	$41,719.61
Total Reserves		**$41,769.02**	**$41,769.02**
Equity			
31-3510-000 - Operating Fund Balance	($75.72)		($75.72)
31-3800-000 - Net Income (Loss)	($45,423.94)		($45,423.94)
Total Equity	**($45,499.66)**		**($45,499.66)**
Total Liability / Equity	**$10,217.96**	**$41,769.02**	**$51,986.98**

Kingsley Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 9/1/2021 - 9/30/2021

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Income							
40-4010-000 - Assessments	6,053.65	16,428.38	(10,374.73)	47,558.81	147,855.36	(100,296.55)	197,140.50
40-4025-000 - Initial Capital Contribution	-	-	-	13,000.00	-	13,000.00	-
40-4114-000 - Late Fees	-	-	-	400.00	-	400.00	-
40-4117-000 - ARC Application Fees	-	-	-	50.00	-	50.00	-
40-4120-000 - Returned Payment Fees Reimbursed	-	-	-	(25.00)	-	(25.00)	-
40-4220-000 - Re-billing Fees	(120.00)	-	(120.00)	-	-	-	-
40-4230-000 - Demand Letter Fees	(50.00)	-	(50.00)	-	-	-	-
40-4410-000 - Bank Interest-Operating	.43	-	.43	5.22	-	5.22	-
40-4411-000 - Interest-Delinquent Owners	3.91	-	3.91	68.72	-	68.72	-
40-4991-002 - Fee-Income Lot Mowing	-	-	-	(32.20)	-	(32.20)	-
Total Income	**5,887.99**	**16,428.38**	**(10,540.39)**	**61,025.55**	**147,855.36**	**(86,829.81)**	**197,140.50**
Total Income	**5,887.99**	**16,428.38**	**(10,540.39)**	**61,025.55**	**147,855.36**	**(86,829.81)**	**197,140.50**
Operating Expense							
Administrative							
60-6013-000 - Meeting & Community	-	-	-	-	-	-	350.00
60-6015-000 - Postage & Copies	39.39	100.00	60.61	613.90	900.00	286.10	2,523.00
60-6020-000 - Bank Charges	-	-	-	-	50.00	50.00	50.00
60-6025-000 - CPA Services	-	-	-	3,825.00	1,500.00	(2,325.00)	1,500.00
60-6040-000 - Legal	-	150.00	150.00	-	1,350.00	1,350.00	1,800.00
60-6045-000 - Bad Debt Expense	-	-	-	(799.81)	-	799.81	-
60-6055-000 - Insurance	-	500.00	500.00	-	4,500.00	4,500.00	6,000.00
60-6080-000 - Taxes, Licenses & Fees	-	-	-	-	450.00	450.00	450.00
60-6085-000 - Season Decorations	-	-	-	1,120.00	-	(1,120.00)	1,500.50
Total Administrative	**39.39**	**750.00**	**710.61**	**4,759.09**	**8,750.00**	**3,990.91**	**14,173.50**
Maintenance & Labor							
70-7110-000 - Common Area Maintenance	160.00	500.00	340.00	2,182.05	4,500.00	2,317.95	6,000.00
70-7115-000 - Backflow Inspection	-	-	-	-	500.00	500.00	500.00
70-7120-000 - Buildings R & M	-	300.00	300.00	2,150.00	2,700.00	550.00	3,600.00
70-7135-000 - Irrigation Repairs	-	100.00	100.00	1,240.00	900.00	(340.00)	1,200.00
70-7140-000 - Pool Repairs & Maintenance	-	250.00	250.00	160.00	2,250.00	2,090.00	3,000.00
Total Maintenance & Labor	**160.00**	**1,150.00**	**990.00**	**5,732.05**	**10,850.00**	**5,117.95**	**14,300.00**

Kingsley Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 9/1/2021 - 9/30/2021

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Utilities							
72-7240-000 - Electric	797.69	583.33	(214.36)	7,382.42	5,250.01	(2,132.41)	7,000.00
72-7245-000 - Electric-Street Lights	-	1,166.66	1,166.66	-	10,500.02	10,500.02	14,000.00
72-7250-000 - Water & Sewer	698.74	1,000.00	301.26	5,367.28	9,000.00	3,632.72	12,000.00
72-7265-000 - Telephone & Internet	439.57	166.67	(272.90)	943.55	1,499.99	556.44	2,000.00
Total Utilities	**1,936.00**	**2,916.66**	**980.66**	**13,693.25**	**26,250.02**	**12,556.77**	**35,000.00**
Contract Services							
78-7820-000 - Pool Contract	1,150.00	1,400.00	250.00	9,750.00	12,600.00	2,850.00	16,800.00
78-7835-000 - Janitorial Contract	-	800.00	800.00	1,200.00	7,200.00	6,000.00	9,600.00
78-7840-000 - Landscape Contract	3,765.00	5,100.00	1,335.00	41,601.35	45,900.00	4,298.65	61,200.00
78-7845-000 - Aquatic Contract	425.00	600.00	175.00	3,400.00	5,400.00	2,000.00	7,200.00
78-7850-000 - Termite Bond	-	-	-	-	500.00	500.00	500.00
78-7865-000 - Management Contract	955.00	1,228.50	273.50	8,595.00	11,056.50	2,461.50	14,742.00
Total Contract Services	**6,295.00**	**9,128.50**	**2,833.50**	**64,546.35**	**82,656.50**	**18,110.15**	**110,042.00**
Reserves Transfers							
90-9120-000 - Reserve Transfer-Pooled	1,968.75	1,968.75	-	17,718.75	17,718.75	-	23,625.00
Total Reserves Transfers	**1,968.75**	**1,968.75**	**-**	**17,718.75**	**17,718.75**	**-**	**23,625.00**
Total Expense	**10,399.14**	**15,913.91**	**5,514.77**	**106,449.49**	**146,225.27**	**39,775.78**	**197,140.50**
Operating Net Total	**(4,511.15)**	**514.47**	**(5,025.62)**	**(45,423.94)**	**1,630.09**	**(47,054.03)**	**-**
Net Total	**(4,511.15)**	**514.47**	**(5,025.62)**	**(45,423.94)**	**1,630.09**	**(47,054.03)**	**-**