Kingsley Creek Homeowners Association, Inc.

Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

Operating Fund

	Month Ending 10/31/2024				YTD 10/31/2024				Budget		
	$ Actual	$ Budget	$ Variance	Var %	$ Actual	$ Budget	$ Variance	Var %	$ Annual	$ Remaining	Rem %
Revenues											
Assessments											
Assessments	19,614.61	16,846.17	2,768.44	16%	171,250.57	168,461.70	2,788.87	2%	202,154.00	30,903.43	15%
Reserve Assessment	0.00	2,362.50	(2,362.50)	(100%)	21,242.34	23,625.00	(2,382.66)	(10%)	28,350.00	7,107.66	25%
Initial Capital Contribution	500.00	0.00	500.00	100%	4,000.00	0.00	4,000.00	100%	0.00	(4,000.00)	0%
Assessment Allocation											
Reserves	(2,362.50)	(2,362.50)	0.00	0%	(23,604.84)	(23,625.00)	20.16	0%	(28,350.00)	(4,745.16)	17%
TOTAL Assessment Allocation	(2,362.50)	(2,362.50)	0.00	0%	(23,604.84)	(23,625.00)	20.16	0%	(28,350.00)	(4,745.16)	17%
TOTAL Assessments	17,752.11	16,846.17	905.94	5%	172,888.07	168,461.70	4,426.37	3%	202,154.00	29,265.93	14%
Other Income											
Late Fees & Interest	1,007.16	0.00	1,007.16	100%	2,929.97	0.00	2,929.97	100%	0.00	(2,929.97)	0%
Late Payment Charges Waived	0.00	0.00	0.00	0%	(25.00)	0.00	(25.00)	(100%)	0.00	25.00	100%
Bank Interest	3.04	0.00	3.04	100%	26.59	0.00	26.59	100%	0.00	(26.59)	0%
Finance Fees	(4.57)	0.00	(4.57)	(100%)	(4.57)	0.00	(4.57)	(100%)	0.00	4.57	100%
TOTAL Other Income	1,005.63	0.00	1,005.63	100%	2,926.99	0.00	2,926.99	100%	0.00	(2,926.99)	0%
TOTAL Revenues	18,757.74	16,846.17	1,911.57	11%	175,815.06	168,461.70	7,353.36	4%	202,154.00	26,338.94	13%
Expenses											
Operating Expenses											
Administrative											
CPA Services	0.00	150.00	150.00	100%	1,250.00	1,500.00	250.00	17%	1,800.00	550.00	31%
Professional Fees - Legal	0.00	316.67	316.67	100%	12,194.00	3,166.70	(9,027.30)	(285%)	3,800.00	(8,394.00)	(221%)
Bad Debt Expense	(0.28)	166.67	166.95	100%	(11,564.32)	1,666.70	13,231.02	794%	2,000.00	13,564.32	678%
Bank Charges/Coupons Books	0.00	83.33	83.33	100%	554.00	833.30	279.30	34%	1,000.00	446.00	45%
Holiday/Amenity Decoration	0.00	83.33	83.33	100%	0.00	833.30	833.30	100%	1,000.00	1,000.00	100%
Meeting and Community	0.00	250.00	250.00	100%	0.00	2,500.00	2,500.00	100%	3,000.00	3,000.00	100%
Website Management	150.00	150.00	0.00	0%	1,500.00	1,500.00	0.00	0%	1,800.00	300.00	17%
Insurance	1,182.32	1,666.67	484.35	29%	13,062.03	16,666.70	3,604.67	22%	20,000.00	6,937.97	35%
Postage/Copies/Supplies	10.00	250.00	240.00	96%	1,117.37	2,500.00	1,382.63	55%	3,000.00	1,882.63	63%
Taxes, Licenses & Fees	0.00	37.50	37.50	100%	200.00	375.00	175.00	47%	450.00	250.00	56%
TOTAL Administrative Expenses	1,342.04	3,154.17	1,812.13	57%	18,313.08	31,541.70	13,228.62	42%	37,850.00	19,536.92	52%
Contract Service											
Aquatic Contract	714.48	687.00	(27.48)	(4%)	7,007.40	6,870.00	(137.40)	(2%)	8,244.00	1,236.60	15%
Janitorial Contract	1,200.00	900.00	(300.00)	(33%)	6,000.00	9,000.00	3,000.00	33%	10,800.00	4,800.00	44%
Landscape Contract	4,691.26	4,583.33	(107.93)	(2%)	46,582.56	45,833.30	(749.26)	(2%)	55,000.00	8,417.44	15%

Kingsley Creek Homeowners Association, Inc.

Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

Operating Fund

	Month Ending 10/31/2024				YTD 10/31/2024				Budget		
	$ Actual	$ Budget	$ Variance	Var %	$ Actual	$ Budget	$ Variance	Var %	$ Annual	$ Remaining	Rem %
Pool Contract	1,150.00	1,322.50	172.50	13%	11,500.00	13,225.00	1,725.00	13%	15,870.00	4,370.00	28%
Termite Bond	0.00	53.33	53.33	100%	0.00	533.30	533.30	100%	640.00	640.00	100%
HOA Management Fees	1,512.00	2,500.00	988.00	40%	15,130.00	25,000.00	9,870.00	39%	30,000.00	14,870.00	50%
TOTAL Repair/Maint - Contract	9,267.74	10,046.16	778.42	8%	86,219.96	100,461.60	14,241.64	14%	120,554.00	34,334.04	28%
Maintenance											
Irrigation Repairs	0.00	62.50	62.50	100%	150.00	625.00	475.00	76%	750.00	600.00	80%
Repairs & Maintenance - Pool	0.00	416.67	416.67	100%	4,471.42	4,166.70	(304.72)	(7%)	5,000.00	528.58	11%
Backflow Inspections	0.00	41.67	41.67	100%	1,663.51	416.70	(1,246.81)	(299%)	500.00	(1,163.51)	(233%)
Repairs & Maintenance - Buildings	660.52	83.33	(577.19)	(693%)	1,769.58	833.30	(936.28)	(112%)	1,000.00	(769.58)	(77%)
Repairs & Maintenance - Common Area	3,669.00	500.00	(3,169.00)	(634%)	12,806.55	5,000.00	(7,806.55)	(156%)	6,000.00	(6,806.55)	(113%)
TOTAL Common Area Maintenance	4,329.52	1,104.17	(3,225.35)	(292%)	20,861.06	11,041.70	(9,819.36)	(89%)	13,250.00	(7,611.06)	(57%)
Utilities											
Electric - Common	412.59	666.67	254.08	38%	2,836.30	6,666.70	3,830.40	57%	8,000.00	5,163.70	65%
Electric - Streetlights	854.95	1,083.33	228.38	21%	8,669.31	10,833.30	2,163.99	20%	13,000.00	4,330.69	33%
Telephone & Internet	160.50	166.67	6.17	4%	1,614.63	1,666.70	52.07	3%	2,000.00	385.37	19%
Water & Sewer	131.12	625.00	493.88	79%	3,795.84	6,250.00	2,454.16	39%	7,500.00	3,704.16	49%
TOTAL Utilities	1,559.16	2,541.67	982.51	39%	16,916.08	25,416.70	8,500.62	33%	30,500.00	13,583.92	45%
TOTAL Expenses	16,498.46	16,846.17	347.71	2%	142,310.18	168,461.70	26,151.52	16%	202,154.00	59,843.82	30%
NET SURPLUS (DEFICIT)	2,259.28	0.00	2,259.28	100%	33,504.88	0.00	33,504.88	100%	0.00	(33,504.88)	0%