



FirstService
RESIDENTIAL

KINGS PARK CONDOMINIUM GARDEN APARTMENTS

RESIDENT PACKAGE

For period ending April 30, 2023

RESIDENT PACKAGE - 4BCS

April 30, 2023

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Disclosures:

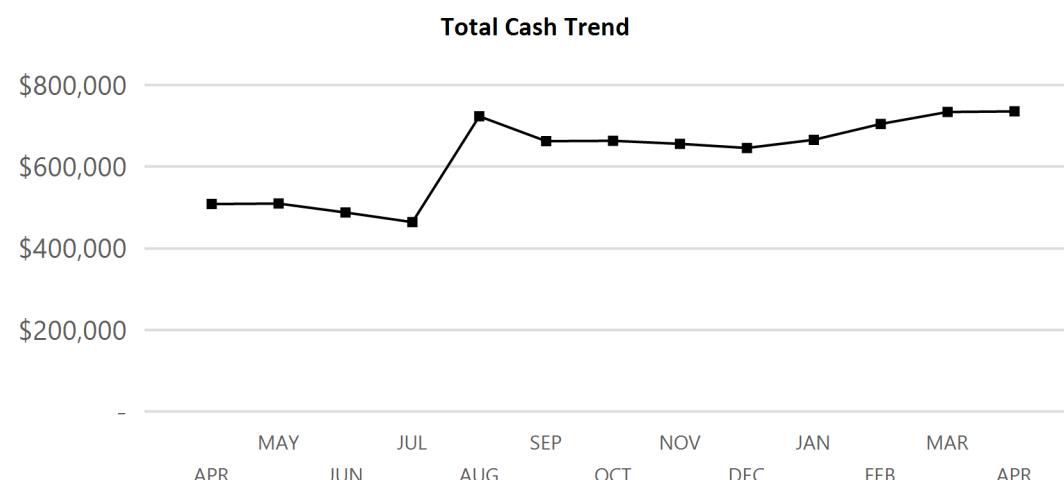
1. Please note that effective January 1, 2013 - for all accounts, FDIC coverage is \$250,000 per depositor at FDIC insured institutions.
2. Financial information is provided for owners who are members of this association only. The information is believed to be accurate as of the date the documents are posted. Any owner receiving this information shall not use the information in any way which is inconsistent with the requirements of governing state or federal law.

Executive Summary

April 30, 2023

TOTAL CASH

Operating	\$193,991
Other	-
Reserves	\$267,836
Security Deposits	\$11,500
Special Assessment	\$262,326
Total Cash	\$735,653


OPERATING CASH

Beginning Cash	\$190,454
Change in Cash	\$3,537
Ending Cash	\$193,991
<i>Less: Accruals</i>	\$45,855
<i>Less: Current Accounts Payable</i>	-
Adjusted Operating Cash	\$148,136

ACCOUNTS RECEIVABLE SUMMARY

Receivable Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
LF Late Fees	\$200	\$50	\$50	-	\$300
MM Maintenance Fees	(\$15,468)	(\$4,542)	(\$460)	(\$14,068)	(\$34,538)
S2 Special Assessment	\$385	(\$815)	(\$5,090)	(\$3,674)	(\$9,194)
SM Special Assessment	(\$718)	(\$31)	\$120	(\$2,437)	(\$3,065)
UD Demand/30 Day Collection Notice	\$72	\$36	-	-	\$108
UF Reminder Collection Cost	\$22	(\$11)	\$11	-	\$22
TOTAL	(\$15,507)	(\$5,312)	(\$5,369)	(\$20,179)	(\$46,367)

Executive Summary

April 30, 2023

INCOME STATEMENT SUMMARY

Income Recap

Account	Apr Actual	Apr Budget	Apr Variance	YTD Actual	YTD Budget	YTD Variance	2023 Total Budget	2023 Budget Remaining
TOTAL REVENUE	\$88,961	\$71,808	\$17,153	\$387,652	\$287,232	\$100,420	\$861,701	(\$474,049)
TOTAL EXPENSES	\$78,854	\$71,807	(\$7,047)	\$341,510	\$287,228	(\$54,282)	\$861,701	\$520,191
NET INCOME/(LOSS)	\$10,107	\$1	\$10,106	\$46,143	\$4	\$46,139	-	\$46,143

Expense Summary

Account	Apr Actual	Apr Budget	Apr Variance	YTD Actual	YTD Budget	YTD Variance	2023 Total Budget	2023 Budget Remaining
ADMINISTRATIVE	\$1,116	\$2,062	\$946	\$6,177	\$8,248	\$2,071	\$24,769	\$18,592
PROPERTY INSURANCE	\$28,833	\$30,083	\$1,250	\$115,333	\$120,332	\$4,999	\$361,000	\$245,667
UTILITIES	\$11,420	\$13,632	\$2,212	\$48,540	\$54,528	\$5,988	\$163,586	\$115,046
CONTRACTS	\$8,719	\$9,517	\$798	\$33,035	\$38,068	\$5,033	\$114,200	\$81,165
SALARIES & BENEFITS	\$8,257	\$8,055	(\$202)	\$32,431	\$32,220	(\$211)	\$96,653	\$64,222
REPAIRS/MAINTENANCE	\$3,629	\$4,792	\$1,163	\$9,267	\$19,168	\$9,901	\$57,500	\$48,233
SPECIAL PROJECTS	-	-	-	\$3,177	-	(\$3,177)	-	(\$3,177)
SPECIAL ASSESSMENT	\$12,620	-	(\$12,620)	\$76,566	-	(\$76,566)	-	(\$76,566)
RESERVE TRANSFERS	\$4,259	\$3,666	(\$593)	\$16,983	\$14,664	(\$2,319)	\$43,993	\$27,010

Executive Summary

April 30, 2023

CASH SUMMARY

Bank Code/Bank Name	Account Description	Beginning Balance	Increases	Decreases	Ending Balance
Operating					
OPR1 - City National Bank OPR Click	Operating Account - City National Bank OPR Click	\$13,298	\$67,656	\$70,375	\$10,579
OPR2 - TRUIST Bank OPR Ckg	Operating - TRUIST Bank OPR Ckg	\$177,156	\$70,327	\$64,071	\$183,411
Total Operating		\$190,454	\$137,983	\$134,446	\$193,991
Reserves					
RSV1 - TRUIST Bank RSV MM	Reserves - TRUIST Bank RSV MM	\$263,577	\$4,259	-	\$267,836
Total Reserves		\$263,577	\$4,259	-	\$267,836
Security Deposits					
SEC1 - TRUIST Bank Sec Dep	Security Deposits - TRUIST Bank Sec Dep	\$11,500	-	-	\$11,500
Total Security Deposits		\$11,500	-	-	\$11,500
Special Assessment					
SPA2 - TRUIST Bank SPA	Special Assessment Account - TRUIST Bank SPA	\$250,375	\$27,002	\$18,603	\$258,774
SPA1 - City National Bank SPA Click	Special Assessment - City National Bank SPA Click	\$18,301	\$12,251	\$27,000	\$3,552
Total Special Assessment		\$268,677	\$39,253	\$45,603	\$262,326
Total Cash		\$734,207	\$181,495	\$180,049	\$735,653

KINGS PARK CONDOMINIUM GARDEN APARTMENTS INC

Balance Sheet

As of April 30, 2023

Account	Description	Current Month April	Prior Month March	Month Inc / (Dec)	Current Year April	Prior Year April	Year Inc / (Dec)
4BCS - KINGS PARK CONDOMINIUM GARDEN APARTMENTS INC							
ASSETS							
**CURRENT ASSETS							
10010 22	Cash-Operating - 22 City National Bank	10,579	13,298	(2,719)	10,579	12,560	(1,981)
10010 25	Cash-Operating - 25 Truist Bank	183,411	177,156	6,255	183,411	145,279	38,132
10202	Due (To)/From Special Assessment	(618)	(389)	(229)	(618)	12,531	(13,149)
10300	Accounts Receivable	2,879	3,295	(416)	2,879	1,416	1,463
10310	Special Assessment Receivable	4,546	5,329	(783)	4,546	2,162	2,384
10390	Allowance/Bad Debts	(1,533)	(1,450)	(83)	(1,533)	(500)	(1,033)
10500	Prepaid Insurance	33,279	62,113	(28,834)	33,279	19,901	13,378
10505	Prepaid Expenses	315	1,529	(1,214)	315	873	(558)
10549	A/P Clearing	10,383	0	10,383	10,383	35,533	(25,150)
10550	A/R Clearing	0	0	0	0	(390)	390
10005	Petty Cash	200	200	0	200	200	0
12090 28	Cash-Deposits - 28 Truist Bank	11,500	11,500	0	11,500	11,478	22
**TOTAL CURRENT ASSETS		\$254,941	\$272,581	(\$17,640)	\$254,941	\$241,044	\$13,897
**RESTRICTED FUNDS							
12010 25	Cash-Reserves - 25 Truist Bank	267,836	263,577	4,259	267,836	227,409	40,427
12049	Due (To)/From Special Assessment	618	389	229	618	(12,531)	13,149
12050 22	Cash-Spec Assess - 22 City National Bank	3,552	18,301	(14,749)	3,552	14,814	(11,262)
12050 25	Cash-Spec Assess - 25 Truist Bank	258,774	250,375	8,399	258,774	97,236	161,538
**TOTAL RESTRICTED FUNDS		\$530,781	\$532,643	(\$1,862)	\$530,781	\$326,928	\$203,853
**OTHER ASSETS							
10800	Unbilled Special Assessment	414,557	427,175	(12,618)	414,557	0	414,557
19010	Utility Deposits	515	515	0	515	515	0

Entity: 4BCS

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Balance Sheet

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KINGS PARK CONDOMINIUM GARDEN APARTMENTS INC

Balance Sheet

As of April 30, 2023

Account	Description	Current Month April	Prior Month March	Month Inc / (Dec)	Current Year April	Prior Year April	Year Inc / (Dec)
**TOTAL OTHER ASSETS		\$415,072	\$427,690	(\$12,618)	\$415,072	\$515	\$414,557
**TOTAL ASSETS		\$1,200,793	\$1,232,913	(\$32,120)	\$1,200,793	\$568,487	\$632,306
LIABILITIES							
**CURRENT LIABILITIES							
20010	Accrued Expenses	45,855	34,220	11,635	45,855	24,274	21,581
20030	Insurance Payable	25,915	51,829	(25,914)	25,915	0	25,915
20080	Security Deposits	11,500	11,500	0	11,500	11,500	0
20100	Prepaid Assessments	36,987	44,687	(7,700)	36,987	31,967	5,020
20110	Prepaid Spec Assess	16,805	17,727	(922)	16,805	19,456	(2,651)
20152	Deferred Inc. - Cable	3,973	4,097	(124)	3,973	5,463	(1,490)
20159	Deferred Revenue - Sp Assmt-Insurance	4,762	8,622	(3,860)	4,762	0	4,762
**TOTAL CURRENT LIABILITIES		\$145,797	\$172,682	(\$26,885)	\$145,797	\$92,660	\$53,137
**OTHER LIABILITIES							
24001	Loan Payable	0	0	0	0	1,131,944	(1,131,944)
**TOTAL OTHER LIABILITIES		\$0	\$0	\$0	\$0	\$1,131,944	(\$1,131,944)
**SPECIAL ASSESSMENT LIABILITIES							
21000 00	S/A Liability-Billed - 00	1,821,631	1,821,631	0	1,821,631	1,005,244	816,387
21002	S/A Loan Proceeds	1,131,888	1,146,080	(14,192)	1,131,888	0	1,131,888
21005	S/A Interest Income	43	41	2	43	13	30
21010 00	S/A Liability-Spent - 00	(2,288,321)	(2,283,909)	(4,412)	(2,288,321)	(2,054,975)	(233,346)
**TOTAL SPECIAL ASSESSMENT LIABILITIES		\$665,242	\$683,843	(\$18,601)	\$665,242	(\$1,049,719)	\$1,714,961

KINGS PARK CONDOMINIUM GARDEN APARTMENTS INC

Balance Sheet

As of April 30, 2023

Account	Description	Current Month April	Prior Month March	Month Inc / (Dec)	Current Year April	Prior Year April	Year Inc / (Dec)
21020	S/A II Liab - Billed	266,215	266,215	0	266,215	0	266,215
21030 00	S/A II Liab - Spent - 00	(757,329)	(757,329)	0	(757,329)	0	(757,329)
21032	Unbilled Special Assessments	491,114	491,114	0	491,114	0	491,114
**TOTAL SPECIAL ASSESSMENT II LIABILITIES		\$0	\$0	\$0	\$0	\$0	\$0
**RESERVE LIABILITIES							
30000 05j	Reserves - 05j Hallway Carpeting	252	0	252	252	0	252
30000 113br	Reserves - 113br Bldg 2 Roof	8,332	0	8,332	8,332	0	8,332
30000 113g	Reserves - 113g Bldg 1 Roofing	556	0	556	556	0	556
30000 11a	Reserves - 11a Drainage	332	0	332	332	0	332
30000 15	Reserves - 15 Elevator	89,622	89,502	120	89,622	88,556	1,066
30000 189d	Reserves - 189d Repairs/Replacement	7,430	6,817	613	7,430	1,897	5,533
30000 39	Reserves - 39 Other	6,000	6,000	0	6,000	6,000	0
30000 45	Reserves - 45 Pool	2,116	1,552	564	2,116	432	1,684
30000 50	Reserves - 50 Paving	5,829	5,668	161	5,829	4,359	1,470
30000 60	Reserves - 60 Roof	108,926	114,239	(5,313)	108,926	89,527	19,399
30000 76a	Reserves - 76a Termite Control	(449)	1,987	(2,436)	(449)	4,604	(5,053)
30000 93	Reserves - 93 Painting	34,019	33,533	486	34,019	30,411	3,608
30080	Reserve-Interest	4,871	4,278	593	4,871	1,624	3,247
**TOTAL RESERVE LIABILITIES		\$267,836	\$263,577	\$4,259	\$267,836	\$227,409	\$40,427
**TOTAL LIABILITIES		\$1,078,875	\$1,120,102	(\$41,227)	\$1,078,875	\$402,295	\$676,580
**MEMBERS EQUITY							
38020 00	Prior Year Adjustment - 00	(2,787)	(1,787)	(1,000)	(2,787)	0	(2,787)
38020 05	Prior Year Adjustment - 05 Beginning Bal Set Up	(206)	(206)	0	(206)	0	(206)
38880	Fund Balance	78,769	78,769	0	78,769	183,141	(104,372)

Entity: 4BCS

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Balance Sheet

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KINGS PARK CONDOMINIUM GARDEN APARTMENTS INC

Balance Sheet

As of April 30, 2023

Account	Description	Current Month April	Prior Month March	Month Inc / (Dec)	Current Year April	Prior Year April	Year Inc / (Dec)
Current Year							
Net Income/ (Loss)		46,143	36,035	10,108	46,143	(16,950)	63,093
**TOTAL MEMBERS EQUITY		\$121,918	\$112,811	\$9,107	\$121,918	\$166,192	(\$44,274)
**TOTAL LIABILITIES & EQUITY		\$1,200,793	\$1,232,913	(\$32,120)	\$1,200,793	\$568,487	\$632,306

Income Statement

April 30, 2023

Account	Description	Apr Actual	Apr Budget	Apr Variance	Apr Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2023 Total Budget	2023 Budget Remaining
REVENUE											
40000	Owner Assessments	67,644	67,218	426	0.6%	270,576	268,872	1,704	0.6%	806,618	(536,042)
40002	Reserve Income	3,666	3,666	0	0.0%	14,664	14,664	0	0.0%	43,993	(29,329)
40004	Special Assessment Fees	12,618	0	12,618	0.0%	76,557	0	76,557	0.0%	0	76,557
40011	Late Fee Income	225	0	225	0.0%	1,975	0	1,975	0.0%	0	1,975
40025	Returned Check Fees	0	0	0	0.0%	180	0	180	0.0%	0	180
40030	Screening Fees	147	0	147	0.0%	313	0	313	0.0%	0	313
40050	Laundry Income	0	800	(800)	0.0%	4,248	3,200	1,048	32.7%	9,600	(5,352)
40080	Interest Income	2	0	2	0.0%	5	0	5	0.0%	0	5
40081	Reserve Interest	593	0	593	0.0%	2,319	0	2,319	0.0%	0	2,319
40082	Spec Assess Interest	2	0	2	0.0%	9	0	9	0.0%	0	9
40087	Insurance Income	3,860	0	3,860	0.0%	15,439	0	15,439	0.0%	0	15,439
40090	Miscellaneous Income	0	0	0	0.0%	20	0	20	0.0%	0	20
40115	Administrative Fee	80	0	80	0.0%	851	0	851	0.0%	0	851
42020	Cable Income	124	124	0	0.1%	497	496	1	0.1%	1,490	(993)
REVENUE TOTAL:		\$88,961	\$71,808	\$17,153	23.9%	\$387,652	\$287,232	\$100,420	35.0%	\$861,701	(\$474,049)
TOTAL REVENUE:		\$88,961	\$71,808	\$17,153	23.9%	\$387,652	\$287,232	\$100,420	35.0%	\$861,701	(\$474,049)

EXPENSES
ADMINISTRATIVE

50005	Accounting Fees	457	458	1	0.2%	1,832	1,832	0	0.0%	5,500	3,668
50012	Bad Debts	83	83	0	-0.4%	333	332	(1)	-0.4%	1,000	667
50015	Bank Charges	75	4	(71)	-1775.0%	175	16	(159)	-993.8%	50	(125)
50045	Legal Fees	0	583	583	0.0%	650	2,332	1,682	72.1%	7,000	6,350
50048	Annual Condo Fees	50	50	0	0.7%	199	200	1	0.7%	596	397
50050	License, Taxes, Permit	0	183	183	0.0%	0	732	732	0.0%	2,200	2,200
50053	Corporate Annual Rep	5	10	5	49.0%	20	40	20	49.0%	123	103

Income Statement

April 30, 2023

Account	Description	Apr Actual	Apr Budget	Apr Variance	Apr Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2023 Total Budget	2023 Budget Remaining
50054	Administrative Collection Fee	46	0	(46)	0.0%	937	0	(937)	0.0%	0	(937)
50059	Social Events	0	83	83	0.0%	0	332	332	0.0%	1,000	1,000
50064	Administrative	400	400	0	0.0%	1,600	1,600	0	0.0%	4,800	3,200
50075	Office Supplies	0	208	208	0.0%	431	832	401	48.2%	2,500	2,069
ADMINISTRATIVE TOTAL:		\$1,116	\$2,062	\$946	45.9%	\$6,177	\$8,248	\$2,071	25.1%	\$24,769	\$18,592
PROPERTY INSURANCE											
52030	Multiperil Insurance	28,833	30,083	1,250	4.2%	115,333	120,332	4,999	4.2%	361,000	245,667
PROPERTY INSURANCE TOTAL:		\$28,833	\$30,083	\$1,250	4.2%	\$115,333	\$120,332	\$4,999	4.2%	\$361,000	\$245,667
UTILITIES											
54050	Electricity	1,212	1,810	598	33.0%	6,877	7,240	363	5.0%	21,720	14,843
54070	Water & Sewer	9,746	11,397	1,651	14.5%	39,744	45,588	5,844	12.8%	136,766	97,022
54100	Telephone	462	425	(37)	-8.7%	1,920	1,700	(220)	-12.9%	5,100	3,180
UTILITIES TOTAL:		\$11,420	\$13,632	\$2,212	16.2%	\$48,540	\$54,528	\$5,988	11.0%	\$163,586	\$115,046
CONTRACTS											
60035	Elevator Contract	1,072	1,093	21	1.9%	4,606	4,372	(234)	-5.3%	13,119	8,513
60050	Fire Alarm System	137	137	0	0.0%	548	548	0	0.0%	1,644	1,096
60074	HVAC System	0	23	23	0.0%	0	92	92	0.0%	275	275
60075	Janitorial/ Matintenance	1,960	1,960	0	0.0%	7,840	7,840	0	0.0%	23,520	15,680
60090	Lawn	2,160	2,160	0	0.0%	6,480	8,640	2,160	25.0%	25,920	19,440
61000	Management Services	1,799	1,835	36	2.0%	7,196	7,340	144	2.0%	22,020	14,824
61010	Pest Control	145	335	190	56.7%	580	1,340	760	56.7%	4,020	3,440
61012	Lawn Pest Control	190	393	203	51.7%	760	1,572	812	51.7%	4,710	3,950
61020	Pool Contract	300	300	0	0.0%	1,200	1,200	0	0.0%	3,600	2,400
61036	Roof Contract	0	404	404	0.0%	0	1,616	1,616	0.0%	4,848	4,848
61045	Security Services - Cameras	68	69	1	1.1%	273	276	3	1.1%	828	555

Income Statement

April 30, 2023

Account	Description	Apr Actual	Apr Budget	Apr Variance	Apr Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2023 Total Budget	2023 Budget Remaining
61055	Trash Removal	888	808	(80)	-9.9%	3,552	3,232	(320)	-9.9%	9,696	6,144
	CONTRACTS TOTAL:	\$8,719	\$9,517	\$798	8.4%	\$33,035	\$38,068	\$5,033	13.2%	\$114,200	\$81,165
SALARIES & BENEFITS											
65000	Salaries	7,908	7,697	(211)	-2.7%	31,210	30,788	(422)	-1.4%	92,363	61,153
65040	Medical Insurance	349	358	9	2.5%	1,222	1,432	211	14.7%	4,290	3,069
	SALARIES & BENEFITS TOTAL:	\$8,257	\$8,055	(\$202)	-2.5%	\$32,431	\$32,220	(\$211)	-0.7%	\$96,653	\$64,222
REPAIRS/MAINTENANCE											
70040	R&M-Elevator	0	83	83	0.0%	0	332	332	0.0%	1,000	1,000
70045	R&M-Electrical	0	208	208	0.0%	346	832	486	58.4%	2,500	2,154
70048	R&M Equipment Fire System	0	417	417	0.0%	254	1,668	1,414	84.8%	5,000	4,746
70060	R&M-General	2,795	1,167	(1,628)	-139.5%	6,083	4,668	(1,415)	-30.3%	14,000	7,917
70076	Maintenance Supplies	0	125	125	0.0%	530	500	(30)	-5.9%	1,500	970
70090	R&M-Plumbing	0	1,000	1,000	0.0%	610	4,000	3,390	84.8%	12,000	11,390
70095	R&M- Pool/Spa/Fountain	152	125	(27)	-21.8%	611	500	(111)	-22.1%	1,500	889
70110	R&M-Roof	0	417	417	0.0%	0	1,668	1,668	0.0%	5,000	5,000
70135	Landscaping	0	250	250	0.0%	0	1,000	1,000	0.0%	3,000	3,000
70137	Irrigation	0	167	167	0.0%	0	668	668	0.0%	2,000	2,000
70138	Tree Trim/Replace	0	583	583	0.0%	0	2,332	2,332	0.0%	7,000	7,000
70211	Pest Control	0	125	125	0.0%	0	500	500	0.0%	1,500	1,500
70216	R&M Janitorial Supplies	681	125	(556)	-445.1%	833	500	(333)	-66.7%	1,500	667
	REPAIRS/MAINTENANCE TOTAL:	\$3,629	\$4,792	\$1,163	24.3%	\$9,267	\$19,168	\$9,901	51.7%	\$57,500	\$48,233
SPECIAL PROJECTS											
74005	Special Projects	0	0	0	0.0%	3,177	0	(3,177)	0.0%	0	(3,177)
	SPECIAL PROJECTS TOTAL:	\$0	\$0	\$0	0.0%	\$3,177	\$0	(\$3,177)	0.0%	\$0	(\$3,177)

Income Statement

April 30, 2023

Account	Description	Apr Actual	Apr Budget	Apr Variance	Apr Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2023 Total Budget	2023 Budget Remaining
SPECIAL ASSESSMENT											
73000	Special Assess Transfer	12,618	0	(12,618)	0.0%	76,557	0	(76,557)	0.0%	0	(76,557)
73001	Spec Assess-Interest	2	0	(2)	0.0%	9	0	(9)	0.0%	0	(9)
	SPECIAL ASSESSMENT TOTAL:	\$12,620	\$0	(\$12,620)	0.0%	\$76,566	\$0	(\$76,566)	0.0%	\$0	(\$76,566)
RESERVE TRANSFERS											
80000	Reserve Transfers	3,666	3,666	0	0.0%	14,664	14,664	0	0.0%	43,993	29,329
80001	Reserve Interest	593	0	(593)	0.0%	2,319	0	(2,319)	0.0%	0	(2,319)
	RESERVE TRANSFERS TOTAL:	\$4,259	\$3,666	(\$593)	-16.2%	\$16,983	\$14,664	(\$2,319)	-15.8%	\$43,993	\$27,010
	TOTAL EXPENSES:	\$78,854	\$71,807	(\$7,047)	-9.8%	\$341,510	\$287,228	(\$54,282)	-18.9%	\$861,701	\$520,191
	NET INCOME/ (LOSS):	10,107	1	\$10,106	1010631.0%	46,143	4	46,139	1153462.8%	0	46,143