



FirstService
RESIDENTIAL

KINGS PARK CONDOMINIUM GARDEN APTS

RESIDENT PACKAGE

For period ending January 31, 2023



KINGS PARK CONDOMINIUM GARDEN APARTMENTS INC

RESIDENT PACKAGE - 4BCS

January 31, 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

January 31, 2023

TOTAL CASH

Operating	\$143,479
Other	-
Reserves	\$256,073
Security Deposits	\$11,500
Special Assessment	\$254,998
Total Cash	\$666,050

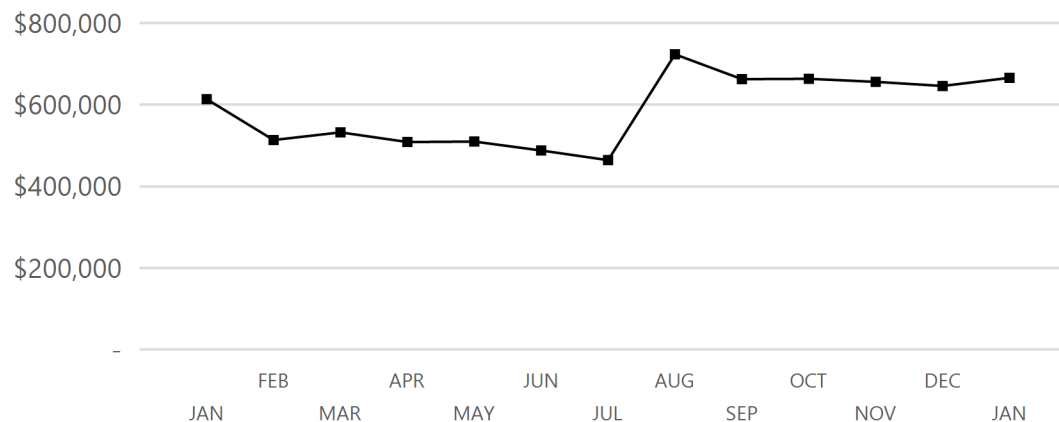
OPERATING CASH

Beginning Cash	\$119,297
Change in Cash	\$24,182
Ending Cash	\$143,479
Less: Accruals	\$19,843
Less: Current Accounts Payable	-
Adjusted Operating Cash	\$123,637

ACCOUNTS RECEIVABLE SUMMARY

Receivable Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
LF Late Fees	\$450	\$75	\$50	\$75	\$650
MM Maintenance Fees	(\$34,403)	(\$5,526)	(\$1,282)	(\$177)	(\$41,389)
S2 Special Assessment	\$2,606	\$773	\$129	(\$2,532)	\$976
SM Special Assessment	(\$459)	(\$842)	(\$58)	(\$3,164)	(\$4,524)
UD Demand/30 Day Collection Notice	\$108	\$36	\$36	\$36	\$216
UF Reminder Collection Cost	\$66	\$11	-	(\$11)	\$66
TOTAL	(\$31,634)	(\$5,473)	(\$1,126)	(\$5,773)	(\$44,005)

Total Cash Trend



Executive Summary

January 31, 2023

INCOME STATEMENT SUMMARY

Income Recap

Account	Jan Actual	Jan Budget	Jan Variance	YTD Actual	YTD Budget	YTD Variance	2023 Total Budget	2023 Budget Remaining
TOTAL REVENUE	\$101,132	\$71,808	\$29,324	\$101,132	\$71,808	\$29,324	\$861,701	(\$760,569)
TOTAL EXPENSES	\$89,310	\$71,807	(\$17,503)	\$89,310	\$71,807	(\$17,503)	\$861,701	\$772,391
NET INCOME/(LOSS)	\$11,822	\$1	\$11,821	\$11,822	\$1	\$11,821	-	\$11,822

Expense Summary

Account	Jan Actual	Jan Budget	Jan Variance	YTD Actual	YTD Budget	YTD Variance	2023 Total Budget	2023 Budget Remaining
ADMINISTRATIVE	\$1,057	\$2,062	\$1,005	\$1,057	\$2,062	\$1,005	\$24,769	\$23,712
PROPERTY INSURANCE	\$29,794	\$30,083	\$289	\$29,794	\$30,083	\$289	\$361,000	\$331,206
UTILITIES	\$13,669	\$13,632	(\$37)	\$13,669	\$13,632	(\$37)	\$163,586	\$149,917
CONTRACTS	\$8,719	\$9,517	\$798	\$8,719	\$9,517	\$798	\$114,200	\$105,481
SALARIES & BENEFITS	\$8,337	\$8,055	(\$282)	\$8,337	\$8,055	(\$282)	\$96,653	\$88,316
REPAIRS/MAINTENANCE	\$204	\$4,792	\$4,588	\$204	\$4,792	\$4,588	\$57,500	\$57,296
SPECIAL PROJECTS	\$1,677	-	(\$1,677)	\$1,677	-	(\$1,677)	-	(\$1,677)
SPECIAL ASSESSMENT	\$21,601	-	(\$21,601)	\$21,601	-	(\$21,601)	-	(\$21,601)
RESERVE TRANSFERS	\$4,251	\$3,666	(\$585)	\$4,251	\$3,666	(\$585)	\$43,993	\$39,742

Executive Summary

January 31, 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	\$14,156	\$113,823	\$110,653	\$17,326
OPR2 - TRUIST Bank OPR Ckg	Operating - TRUIST Bank OPR Ckg	\$105,141	\$136,417	\$115,404	\$126,153
Total Operating		\$119,297	\$250,239	\$226,057	\$143,479
Reserves					
RSV1 - TRUIST Bank RSV MM	Reserves - TRUIST Bank RSV MM	\$250,853	\$5,805	\$585	\$256,073
Total Reserves		\$250,853	\$5,805	\$585	\$256,073
Security Deposits					
SEC1 - TRUIST Bank Sec Dep	Security Deposits - TRUIST Bank Sec Dep	\$11,478	\$22	-	\$11,500
Total Security Deposits		\$11,478	\$22	-	\$11,500
Special Assessment					
SPA2 - TRUIST Bank SPA	Special Assessment Account - TRUIST Bank SPA	\$258,117	\$42,460	\$50,499	\$250,078
SPA1 - City National Bank SPA Click	Special Assessment - City National Bank SPA Click	\$6,280	\$27,734	\$29,093	\$4,921
Total Special Assessment		\$264,397	\$70,194	\$79,593	\$254,998
Total Cash		\$646,026	\$326,259	\$306,235	\$666,050

Balance Sheet

As of January 31, 2023

Account	Description	Current Month January	Prior Month December	Month Inc / (Dec)	Current Year January	Prior Year January	Year Inc / (Dec)
4BCS - KINGS PARK CONDOMINIUM GARDEN APARTMENTS INC							
ASSETS							
**CURRENT ASSETS							
10010 22	Cash-Operating - 22 City National Bank	17,326	14,156	3,170	17,326	12,988	4,338
10010 25	Cash-Operating - 25 Truist Bank	126,153	105,141	21,012	126,153	179,407	(53,254)
10200	Due (to) /From Reserves	968	0	968	968	0	968
10202	Due (To)/From Special Assessment	(80)	13,746	(13,826)	(80)	124,314	(124,394)
10300	Accounts Receivable	5,085	5,209	(124)	5,085	1,870	3,215
10310	Special Assessment Receivable	9,504	8,547	957	9,504	1,646	7,858
10390	Allowance/Bad Debts	(1,283)	(1,200)	(83)	(1,283)	(125)	(1,158)
10500	Prepaid Insurance	118,818	148,613	(29,795)	118,818	72,539	46,279
10505	Prepaid Expenses	2,554	1,988	566	2,554	1,076	1,478
10549	A/P Clearing	8,535	8,535	0	8,535	37,105	(28,570)
10550	A/R Clearing	0	0	0	0	(702)	702
10005	Petty Cash	200	200	0	200	200	0
12090 28	Cash-Deposits - 28 Truist Bank	11,500	11,478	22	11,500	10,478	1,022
**TOTAL CURRENT ASSETS		\$299,281	\$316,412	(\$17,131)	\$299,281	\$440,795	(\$141,514)
**RESTRICTED FUNDS							
12010 25	Cash-Reserves - 25 Truist Bank	256,073	250,853	5,220	256,073	213,481	42,592
12045	Due (To) From Operating	(968)	0	(968)	(968)	0	(968)
12049	Due (To)/From Special Assessment	80	(13,746)	13,826	80	(124,314)	124,394
12050 22	Cash-Spec Assess - 22 City National Bank	4,921	6,280	(1,359)	4,921	3,869	1,052
12050 25	Cash-Spec Assess - 25 Truist Bank	250,078	258,117	(8,039)	250,078	193,395	56,683
12061	Cash in Transit Special Assessment	0	6,999	(6,999)	0	0	0
**TOTAL RESTRICTED FUNDS		\$510,183	\$508,504	\$1,679	\$510,183	\$286,431	\$223,752

Balance Sheet

As of January 31, 2023

Account	Description	Current Month January	Prior Month December	Month Inc / (Dec)	Current Year January	Prior Year January	Year Inc / (Dec)
**OTHER ASSETS							
10800	Unbilled Special Assessment	469,515	491,114	(21,599)	469,515	0	469,515
19010	Utility Deposits	515	515	0	515	515	0
**TOTAL OTHER ASSETS		\$470,030	\$491,629	(\$21,599)	\$470,030	\$515	\$469,515
**TOTAL ASSETS		\$1,279,494	\$1,316,544	(\$37,050)	\$1,279,494	\$727,741	\$551,753
LIABILITIES							
**CURRENT LIABILITIES							
20000	Accounts Payable	0	10,575	(10,575)	0	111,748	(111,748)
20010	Accrued Expenses	19,843	28,853	(9,010)	19,843	54,431	(34,588)
20030	Insurance Payable	103,658	129,573	(25,915)	103,658	49,105	54,553
20080	Security Deposits	11,500	11,500	0	11,500	10,500	1,000
20100	Prepaid Assessments	45,543	25,840	19,703	45,543	26,726	18,817
20110	Prepaid Spec Assess	13,052	14,684	(1,632)	13,052	8,736	4,316
20152	Deferred Inc. - Cable	4,346	4,470	(124)	4,346	5,836	(1,490)
20159	Deferred Revenue - Sp Assmt-Insurance	16,213	20,201	(3,988)	16,213	0	16,213
**TOTAL CURRENT LIABILITIES		\$214,153	\$245,696	(\$31,543)	\$214,153	\$267,081	(\$52,928)
**OTHER LIABILITIES							
24001	Loan Payable	0	0	0	0	898,421	(898,421)
**TOTAL OTHER LIABILITIES		\$0	\$0	\$0	\$0	\$898,421	(\$898,421)
**SPECIAL ASSESSMENT LIABILITIES							
21000 00	S/A Liability-Billed - 00	1,821,631	1,821,631	0	1,821,631	967,368	854,263
21002	S/A Loan Proceeds	1,173,569	1,187,375	(13,806)	1,173,569	0	1,173,569

Balance Sheet

As of January 31, 2023

Account	Description	Current Month January	Prior Month December	Month Inc / (Dec)	Current Year January	Prior Year January	Year Inc / (Dec)
21005	S/A Interest Income	37	35	2	37	10	27
21010 00	S/A Liability-Spent - 00	(2,274,191)	(2,266,414)	(7,777)	(2,274,191)	(1,799,938)	(474,253)
**TOTAL SPECIAL ASSESSMENT LIABILITIES		\$721,046	\$742,627	(\$21,581)	\$721,046	(\$832,560)	\$1,553,606
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 15	Reserves - 15 Elevator	89,358	89,286	72	89,358	88,282	1,076
30000 189d	Reserves - 189d Repairs/Replacement	6,066	5,691	375	6,066	474	5,592
30000 39	Reserves - 39 Other	6,000	6,000	0	6,000	6,000	0
30000 45	Reserves - 45 Pool	1,381	1,296	85	1,381	108	1,273
30000 50	Reserves - 50 Paving	5,469	5,369	100	5,469	3,980	1,489
30000 60	Reserves - 60 Roof	110,470	108,585	1,885	110,470	82,380	28,090
30000 76a	Reserves - 76a Termite Control	166	(745)	911	166	1,151	(985)
30000 93	Reserves - 93 Painting	33,057	32,819	238	33,057	29,508	3,549
30080	Reserve-Interest	3,138	2,553	585	3,138	1,597	1,541
**TOTAL RESERVE LIABILITIES		\$255,105	\$250,853	\$4,252	\$255,105	\$213,481	\$41,624
**TOTAL LIABILITIES		\$1,190,304	\$1,239,176	(\$48,872)	\$1,190,304	\$546,422	\$643,882

****MEMBERS EQUITY**

38020 00	Prior Year Adjustment - 00	(1,195)	(1,195)	0	(1,195)	0	(1,195)
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 January 31, 2023

Account	Description	Current Month January	Prior Month December	Month Inc / (Dec)	Current Year January	Prior Year January	Year Inc / (Dec)
Current Year Net Income/ (Loss)		11,822	0	11,822	11,822	(1,823)	13,645
**TOTAL MEMBERS EQUITY		\$89,190	\$77,368	\$11,822	\$89,190	\$181,318	(\$92,128)
**TOTAL LIABILITIES & EQUITY		\$1,279,494	\$1,316,544	(\$37,050)	\$1,279,494	\$727,741	\$551,753

Income Statement

January 31, 2023

Account	Description	Jan Actual	Jan Budget	Jan Variance	Jan 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%	67,644	67,218	426	0.6%	806,618	(738,974)
40002	Reserve Income	3,666	3,666	0	0.0%	3,666	3,666	0	0.0%	43,993	(40,327)
40004	Special Assessment Fees	21,598	0	21,598	0.0%	21,598	0	21,598	0.0%	0	21,598
40011	Late Fee Income	775	0	775	0.0%	775	0	775	0.0%	0	775
40025	Returned Check Fees	60	0	60	0.0%	60	0	60	0.0%	0	60
40030	Screening Fees	165	0	165	0.0%	165	0	165	0.0%	0	165
40050	Laundry Income	2,238	800	1,438	179.8%	2,238	800	1,438	179.8%	9,600	(7,362)
40080	Interest Income	1	0	1	0.0%	1	0	1	0.0%	0	1
40081	Reserve Interest	585	0	585	0.0%	585	0	585	0.0%	0	585
40082	Spec Assess Interest	2	0	2	0.0%	2	0	2	0.0%	0	2
40087	Insurance Income	3,988	0	3,988	0.0%	3,988	0	3,988	0.0%	0	3,988
40115	Administrative Fee	283	0	283	0.0%	283	0	283	0.0%	0	283
42020	Cable Income	124	124	0	0.1%	124	124	0	0.1%	1,490	(1,366)
REVENUE TOTAL:		\$101,132	\$71,808	\$29,324	40.8%	\$101,132	\$71,808	\$29,324	40.8%	\$861,701	(\$760,569)
TOTAL REVENUE:		\$101,132	\$71,808	\$29,324	40.8%	\$101,132	\$71,808	\$29,324	40.8%	\$861,701	(\$760,569)
EXPENSES											
ADMINISTRATIVE											
50005	Accounting Fees	458	458	0	-0.1%	458	458	0	-0.1%	5,500	5,042
50012	Bad Debts	83	83	0	-0.4%	83	83	0	-0.4%	1,000	917
50015	Bank Charges	25	4	(21)	-525.0%	25	4	(21)	-525.0%	50	25
50045	Legal Fees	0	583	583	0.0%	0	583	583	0.0%	7,000	7,000
50048	Annual Condo Fees	50	50	0	0.7%	50	50	0	0.7%	596	546
50050	License, Taxes, Permit	0	183	183	0.0%	0	183	183	0.0%	2,200	2,200
50053	Corporate Annual Rep	5	10	5	49.0%	5	10	5	49.0%	123	118
50054	Administrative Collection Fee	36	0	(36)	0.0%	36	0	(36)	0.0%	0	(36)
50059	Social Events	0	83	83	0.0%	0	83	83	0.0%	1,000	1,000

Income Statement

January 31, 2023

Account	Description	Jan Actual	Jan Budget	Jan Variance	Jan Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2023 Total Budget	2023 Budget Remaining
50064	Administrative	400	400	0	0.0%	400	400	0	0.0%	4,800	4,400
50075	Office Supplies	0	208	208	0.0%	0	208	208	0.0%	2,500	2,500
	ADMINISTRATIVE TOTAL:	\$1,057	\$2,062	\$1,005	48.7%	\$1,057	\$2,062	\$1,005	48.7%	\$24,769	\$23,712
PROPERTY INSURANCE											
52030	Multiperil Insurance	29,794	30,083	289	1.0%	29,794	30,083	289	1.0%	361,000	331,206
	PROPERTY INSURANCE TOTAL:	\$29,794	\$30,083	\$289	1.0%	\$29,794	\$30,083	\$289	1.0%	\$361,000	\$331,206
UTILITIES											
54050	Electricity	1,854	1,810	(44)	-2.4%	1,854	1,810	(44)	-2.4%	21,720	19,866
54070	Water & Sewer	11,381	11,397	16	0.1%	11,381	11,397	16	0.1%	136,766	125,385
54100	Telephone	434	425	(9)	-2.1%	434	425	(9)	-2.1%	5,100	4,666
	UTILITIES TOTAL:	\$13,669	\$13,632	(\$37)	-0.3%	\$13,669	\$13,632	(\$37)	-0.3%	\$163,586	\$149,917
CONTRACTS											
60035	Elevator Contract	1,072	1,093	21	1.9%	1,072	1,093	21	1.9%	13,119	12,047
60050	Fire Alarm System	137	137	0	0.0%	137	137	0	0.0%	1,644	1,507
60074	HVAC System	0	23	23	0.0%	0	23	23	0.0%	275	275
60075	Janitorial/ Matintenance	1,960	1,960	0	0.0%	1,960	1,960	0	0.0%	23,520	21,560
60090	Lawn	2,160	2,160	0	0.0%	2,160	2,160	0	0.0%	25,920	23,760
61000	Management Services	1,799	1,835	36	2.0%	1,799	1,835	36	2.0%	22,020	20,221
61010	Pest Control	145	335	190	56.7%	145	335	190	56.7%	4,020	3,875
61012	Lawn Pest Control	190	393	203	51.7%	190	393	203	51.7%	4,710	4,520
61020	Pool Contract	300	300	0	0.0%	300	300	0	0.0%	3,600	3,300
61036	Roof Contract	0	404	404	0.0%	0	404	404	0.0%	4,848	4,848
61045	Security Services - Cameras	68	69	1	1.1%	68	69	1	1.1%	828	760
61055	Trash Removal	888	808	(80)	-9.9%	888	808	(80)	-9.9%	9,696	8,808
	CONTRACTS TOTAL:	\$8,719	\$9,517	\$798	8.4%	\$8,719	\$9,517	\$798	8.4%	\$114,200	\$105,481
SALARIES & BENEFITS											

Income Statement

January 31, 2023

Account	Description	Jan Actual	Jan Budget	Jan Variance	Jan Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2023 Total Budget	2023 Budget Remaining
65000	Salaries	7,988	7,697	(291)	-3.8%	7,988	7,697	(291)	-3.8%	92,363	84,375
65040	Medical Insurance	349	358	9	2.5%	349	358	9	2.5%	4,290	3,941
	SALARIES & BENEFITS TOTAL:	\$8,337	\$8,055	(\$282)	-3.5%	\$8,337	\$8,055	(\$282)	-3.5%	\$96,653	\$88,316
REPAIRS/MAINTENANCE											
70040	R&M-Elevator	0	83	83	0.0%	0	83	83	0.0%	1,000	1,000
70045	R&M-Electrical	0	208	208	0.0%	0	208	208	0.0%	2,500	2,500
70048	R&M Equipment Fire System	0	417	417	0.0%	0	417	417	0.0%	5,000	5,000
70060	R&M-General Maintenance	0	1,167	1,167	0.0%	0	1,167	1,167	0.0%	14,000	14,000
70076	Supplies	0	125	125	0.0%	0	125	125	0.0%	1,500	1,500
70090	R&M-Plumbing	0	1,000	1,000	0.0%	0	1,000	1,000	0.0%	12,000	12,000
70095	R&M-Pool/Spa/Fountain	204	125	(79)	-63.0%	204	125	(79)	-63.0%	1,500	1,296
70110	R&M-Roof	0	417	417	0.0%	0	417	417	0.0%	5,000	5,000
70135	Landscaping	0	250	250	0.0%	0	250	250	0.0%	3,000	3,000
70137	Irrigation	0	167	167	0.0%	0	167	167	0.0%	2,000	2,000
70138	Tree Trim/Replace	0	583	583	0.0%	0	583	583	0.0%	7,000	7,000
70211	Pest Control	0	125	125	0.0%	0	125	125	0.0%	1,500	1,500
70216	R&M Janitorial Supplies	0	125	125	0.0%	0	125	125	0.0%	1,500	1,500
	REPAIRS/MAINTENANCE TOTAL:	\$204	\$4,792	\$4,588	95.7%	\$204	\$4,792	\$4,588	95.7%	\$57,500	\$57,296
SPECIAL PROJECTS											
74005	Special Projects	1,677	0	(1,677)	0.0%	1,677	0	(1,677)	0.0%	0	(1,677)
	SPECIAL PROJECTS TOTAL:	\$1,677	\$0	(\$1,677)	0.0%	\$1,677	\$0	(\$1,677)	0.0%	\$0	(\$1,677)
SPECIAL ASSESSMENT											
73000	Special Assess Transfer	21,598	0	(21,598)	0.0%	21,598	0	(21,598)	0.0%	0	(21,598)

Income Statement

January 31, 2023

Account	Description	Jan Actual	Jan Budget	Jan Variance	Jan Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2023 Total Budget	2023 Budget Remaining
73001	Spec Assess-Interest	2	0	(2)	0.0%	2	0	(2)	0.0%	0	(2)
	SPECIAL ASSESSMENT	\$21,601	\$0	(\$21,601)	0.0%	\$21,601	\$0	(\$21,601)	0.0%	\$0	(\$21,601)
	TOTAL:										
RESERVE TRANSFERS											
80000	Reserve Transfers	3,666	3,666	0	0.0%	3,666	3,666	0	0.0%	43,993	40,327
80001	Reserve Interest	585	0	(585)	0.0%	585	0	(585)	0.0%	0	(585)
	RESERVE TRANSFERS TOTAL:	\$4,251	\$3,666	(\$585)	-16.0%	\$4,251	\$3,666	(\$585)	-16.0%	\$43,993	\$39,742
	TOTAL EXPENSES:	\$89,310	\$71,807	(\$17,503)	-24.4%	\$89,310	\$71,807	(\$17,503)	-24.4%	\$861,701	\$772,391
	NET INCOME/ (LOSS):	11,822	1	\$11,821	1182069.0%	11,822	1	11,821	1182069.0%	0	11,822