



FirstService
RESIDENTIAL

KINGS PARK CONDOMINIUM GARDEN APARTMENTS

RESIDENT PACKAGE

For period ending March 31, 2023

RESIDENT PACKAGE - 4BCS

March 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

March 31, 2023

TOTAL CASH

Operating	\$190,436
Other	-
Reserves	\$263,577
Security Deposits	\$11,500
Special Assessment	\$268,677
Total Cash	\$734,189

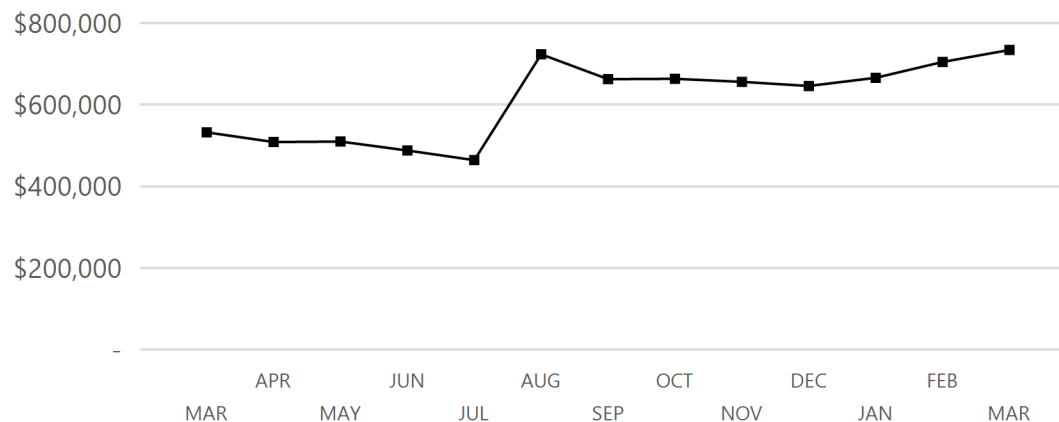
OPERATING CASH

Beginning Cash	\$176,508
Change in Cash	\$13,928
Ending Cash	\$190,436
Less: Accruals	\$34,220
Less: Current Accounts Payable	-
Adjusted Operating Cash	\$156,215

ACCOUNTS RECEIVABLE SUMMARY

Receivable Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
BC Return Check Fees	\$30	-	-	-	\$30
LF Late Fees	\$190	\$50	-	-	\$240
MM Maintenance Fees	(\$20,720)	(\$2,879)	(\$16,590)	(\$1,627)	(\$41,816)
S2 Special Assessment	(\$80)	(\$4,965)	(\$945)	(\$3,678)	(\$9,668)
SM Special Assessment	(\$456)	\$574	(\$80)	(\$2,768)	(\$2,729)
UD Demand/30 Day Collection Notice	\$144	-	-	-	\$144
UF Reminder Collection Cost	-	\$11	-	-	\$11
TOTAL	(\$20,893)	(\$7,209)	(\$17,614)	(\$8,073)	(\$53,789)

Total Cash Trend



Executive Summary

March 31, 2023

INCOME STATEMENT SUMMARY

Income Recap

Account	Mar Actual	Mar Budget	Mar Variance	YTD Actual	YTD Budget	YTD Variance	2023 Total Budget	2023 Budget Remaining
TOTAL REVENUE	\$102,592	\$71,808	\$30,784	\$298,691	\$215,424	\$83,267	\$861,701	(\$563,010)
TOTAL EXPENSES	\$95,363	\$71,807	(\$23,556)	\$262,674	\$215,421	(\$47,253)	\$861,701	\$599,027
NET INCOME/(LOSS)	\$7,229	\$1	\$7,228	\$36,017	\$3	\$36,014	-	\$36,017

Expense Summary

Account	Mar Actual	Mar Budget	Mar Variance	YTD Actual	YTD Budget	YTD Variance	2023 Total Budget	2023 Budget Remaining
ADMINISTRATIVE	\$1,708	\$2,062	\$354	\$5,079	\$6,186	\$1,107	\$24,769	\$19,690
PROPERTY INSURANCE	\$29,794	\$30,083	\$289	\$86,500	\$90,249	\$3,749	\$361,000	\$274,500
UTILITIES	\$12,392	\$13,632	\$1,240	\$37,120	\$40,896	\$3,776	\$163,586	\$126,466
CONTRACTS	\$7,999	\$9,517	\$1,518	\$24,316	\$28,551	\$4,235	\$114,200	\$89,884
SALARIES & BENEFITS	\$8,396	\$8,055	(\$341)	\$24,175	\$24,165	(\$10)	\$96,653	\$72,478
REPAIRS/MAINTENANCE	\$3,545	\$4,792	\$1,247	\$5,638	\$14,376	\$8,738	\$57,500	\$51,862
SPECIAL PROJECTS	\$1,500	-	(\$1,500)	\$3,177	-	(\$3,177)	-	(\$3,177)
SPECIAL ASSESSMENT	\$25,759	-	(\$25,759)	\$63,945	-	(\$63,945)	-	(\$63,945)
RESERVE TRANSFERS	\$4,270	\$3,666	(\$604)	\$12,724	\$10,998	(\$1,726)	\$43,993	\$31,269

Executive Summary

March 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	\$16,134	\$98,885	\$101,721	\$13,298
OPR2 - TRUIST Bank OPR Ckg	Operating - TRUIST Bank OPR Ckg	\$160,374	\$100,391	\$83,627	\$177,138
Total Operating		\$176,508	\$199,276	\$185,348	\$190,436
Reserves					
RSV1 - TRUIST Bank RSV MM	Reserves - TRUIST Bank RSV MM	\$259,307	\$4,270	-	\$263,577
Total Reserves		\$259,307	\$4,270	-	\$263,577
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	\$251,176	\$17,802	\$18,603	\$250,375
SPA1 - City National Bank SPA Click	Special Assessment - City National Bank SPA Click	\$6,367	\$29,778	\$17,844	\$18,301
Total Special Assessment		\$257,544	\$47,580	\$36,447	\$268,677
Total Cash		\$704,859	\$251,125	\$221,795	\$734,189



KINGS PARK CONDOMINIUM GARDEN APARTMENTS INC

Balance Sheet

As of March 31, 2023

Account	Description	Current Month March	Prior Month February	Month Inc / (Dec)	Current Year March	Prior Year March	Year Inc / (Dec)
4BCS - KINGS PARK CONDOMINIUM GARDEN APARTMENTS INC							
ASSETS							
**CURRENT ASSETS							
10010 22	Cash-Operating - 22 City National Bank	13,298	16,134	(2,836)	13,298	11,750	1,548
10010 25	Cash-Operating - 25 Truist Bank	177,138	160,374	16,764	177,138	128,129	49,009
10202	Due (To)/From Special Assessment	(389)	(2,651)	2,262	(389)	61,013	(61,402)
10300	Accounts Receivable	3,295	2,923	372	3,295	1,502	1,793
10310	Special Assessment Receivable	5,329	6,426	(1,097)	5,329	2,317	3,012
10390	Allowance/Bad Debts	(1,450)	(1,367)	(83)	(1,450)	(375)	(1,075)
10500	Prepaid Insurance	62,113	91,907	(29,794)	62,113	37,644	24,469
10505	Prepaid Expenses	1,529	2,281	(752)	1,529	1,060	469
10549	A/P Clearing	0	0	0	0	36,995	(36,995)
10550	A/R Clearing	0	0	0	0	(1,032)	1,032
10005	Petty Cash	200	200	0	200	200	0
12090 28	Cash-Deposits - 28 Truist Bank	11,500	11,500	0	11,500	10,478	1,022
**TOTAL CURRENT ASSETS		\$272,563	\$287,727	(\$15,164)	\$272,563	\$289,681	(\$17,118)
**RESTRICTED FUNDS							
12010 25	Cash-Reserves - 25 Truist Bank	263,577	259,307	4,270	263,577	222,766	40,811
12049	Due (To)/From Special Assessment	389	2,651	(2,262)	389	(61,013)	61,402
12050 22	Cash-Spec Assess - 22 City National Bank	18,301	6,367	11,934	18,301	3,552	14,749
12050 25	Cash-Spec Assess - 25 Truist Bank	250,375	251,176	(801)	250,375	155,806	94,569
**TOTAL RESTRICTED FUNDS		\$532,643	\$519,502	\$13,141	\$532,643	\$321,112	\$211,531
**OTHER ASSETS							
10800	Unbilled Special Assessment	427,175	452,931	(25,756)	427,175	0	427,175
19010	Utility Deposits	515	515	0	515	515	0

Entity: 4BCS

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Balance Sheet

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Balance Sheet

As of March 31, 2023

Account	Description	Current Month March	Prior Month February	Month Inc / (Dec)	Current Year March	Prior Year March	Year Inc / (Dec)
**TOTAL OTHER ASSETS		\$427,690	\$453,446	(\$25,756)	\$427,690	\$515	\$427,175
**TOTAL ASSETS		\$1,232,895	\$1,260,675	(\$27,780)	\$1,232,895	\$611,307	\$621,588
LIABILITIES							
**CURRENT LIABILITIES							
20000	Accounts Payable	0	(175)	175	0	(66)	66
20010	Accrued Expenses	34,220	29,924	4,296	34,220	56,409	(22,189)
20030	Insurance Payable	51,829	77,744	(25,915)	51,829	16,374	35,455
20080	Security Deposits	11,500	11,500	0	11,500	10,500	1,000
20100	Prepaid Assessments	44,687	39,836	4,851	44,687	32,851	11,836
20110	Prepaid Spec Assess	17,727	17,107	620	17,727	8,829	8,898
20152	Deferred Inc. - Cable	4,097	4,222	(125)	4,097	5,587	(1,490)
20159	Deferred Revenue - Sp Assmt-Insurance	8,622	12,610	(3,988)	8,622	0	8,622
**TOTAL CURRENT LIABILITIES		\$172,682	\$192,767	(\$20,085)	\$172,682	\$130,484	\$42,198
**OTHER LIABILITIES							
24001	Loan Payable	0	0	0	0	1,113,571	(1,113,571)
**TOTAL OTHER LIABILITIES		\$0	\$0	\$0	\$0	\$1,113,571	(\$1,113,571)
**SPECIAL ASSESSMENT LIABILITIES							
21000 00	S/A Liability-Billed - 00	1,821,631	1,821,631	0	1,821,631	996,997	824,634
21002	S/A Loan Proceeds	1,146,080	1,159,848	(13,768)	1,146,080	0	1,146,080
21005	S/A Interest Income	41	39	2	41	12	29
21010 00	S/A Liability-Spent - 00	(2,283,909)	(2,279,073)	(4,836)	(2,283,909)	(2,018,446)	(265,463)



KINGS PARK CONDOMINIUM GARDEN APARTMENTS INC

Balance Sheet

As of March 31, 2023

Account	Description	Current Month March	Prior Month February	Month Inc / (Dec)	Current Year March	Prior Year March	Year Inc / (Dec)
**TOTAL SPECIAL ASSESSMENT LIABILITIES		\$683,843	\$702,445	(\$18,602)	\$683,843	(\$1,021,437)	\$1,705,280
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	89,502	89,430	72	89,502	88,464	1,038
30000 189d	Reserves - 189d Repairs/Replacement	6,817	6,441	376	6,817	1,423	5,394
30000 39	Reserves - 39 Other	6,000	6,000	0	6,000	6,000	0
30000 45	Reserves - 45 Pool	1,552	1,467	85	1,552	324	1,228
30000 50	Reserves - 50 Paving	5,668	5,569	99	5,668	4,233	1,435
30000 60	Reserves - 60 Roof	114,239	112,354	1,885	114,239	87,145	27,094
30000 76a	Reserves - 76a Termite Control	1,987	1,076	911	1,987	3,453	(1,466)
30000 93	Reserves - 93 Painting	33,533	33,295	238	33,533	30,110	3,423
30080	Reserve-Interest	4,278	3,675	603	4,278	1,615	2,663
**TOTAL RESERVE LIABILITIES		\$263,577	\$259,307	\$4,270	\$263,577	\$222,766	\$40,811
**TOTAL LIABILITIES		\$1,120,102	\$1,154,519	(\$34,417)	\$1,120,102	\$445,384	\$674,718

****MEMBERS EQUITY**

38020 00	Prior Year Adjustment - 00	(1,787)	(1,195)	(592)	(1,787)	0	(1,787)
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)
Current Year Net Income/ (Loss)		36,017	28,788	7,229	36,017	(17,218)	53,235

Entity: 4BCS
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Balance Sheet
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KINGS PARK CONDOMINIUM GARDEN APARTMENTS INC

Balance Sheet

As of March 31, 2023

Account	Description	Current Month March	Prior Month February	Month Inc / (Dec)	Current Year March	Prior Year March	Year Inc / (Dec)
**TOTAL MEMBERS EQUITY		\$112,793	\$106,156	\$6,637	\$112,793	\$165,923	(\$53,130)
**TOTAL LIABILITIES & EQUITY		\$1,232,895	\$1,260,675	(\$27,780)	\$1,232,895	\$611,307	\$621,588

Income Statement

March 31, 2023

Account	Description	Mar Actual	Mar Budget	Mar Variance	Mar 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%	202,932	201,654	1,278	0.6%	806,618	(603,686)
40002	Reserve Income	3,666	3,666	0	0.0%	10,998	10,998	0	0.0%	43,993	(32,995)
40004	Special Assessment Fees	25,757	0	25,757	0.0%	63,939	0	63,939	0.0%	0	63,939
40011	Late Fee Income	450	0	450	0.0%	1,750	0	1,750	0.0%	0	1,750
40025	Returned Check Fees	90	0	90	0.0%	180	0	180	0.0%	0	180
40030	Screening Fees	0	0	0	0.0%	165	0	165	0.0%	0	165
40050	Laundry Income	0	800	(800)	0.0%	4,248	2,400	1,848	77.0%	9,600	(5,352)
40080	Interest Income	1	0	1	0.0%	4	0	4	0.0%	0	4
40081	Reserve Interest	603	0	603	0.0%	1,725	0	1,725	0.0%	0	1,725
40082	Spec Assess Interest	2	0	2	0.0%	6	0	6	0.0%	0	6
40087	Insurance Income	3,988	0	3,988	0.0%	11,579	0	11,579	0.0%	0	11,579
40090	Miscellaneous Income	20	0	20	0.0%	20	0	20	0.0%	0	20
40115	Administrative Fee	245	0	245	0.0%	771	0	771	0.0%	0	771
42020	Cable Income	124	124	0	0.1%	372	372	0	0.1%	1,490	(1,118)
REVENUE TOTAL:		\$102,592	\$71,808	\$30,784	42.9%	\$298,691	\$215,424	\$83,267	38.7%	\$861,701	(\$563,010)
TOTAL REVENUE:		\$102,592	\$71,808	\$30,784	42.9%	\$298,691	\$215,424	\$83,267	38.7%	\$861,701	(\$563,010)
EXPENSES											
ADMINISTRATIVE											
50005	Accounting Fees	458	458	0	-0.1%	1,375	1,374	(1)	-0.1%	5,500	4,125
50012	Bad Debts	83	83	0	-0.4%	250	249	(1)	-0.4%	1,000	750
50015	Bank Charges	25	4	(21)	-525.0%	100	12	(88)	-733.3%	50	(50)
50045	Legal Fees	0	583	583	0.0%	650	1,749	1,099	62.8%	7,000	6,350
50048	Annual Condo Fees	50	50	0	0.7%	149	150	1	0.7%	596	447
50050	License, Taxes, Permit	0	183	183	0.0%	0	549	549	0.0%	2,200	2,200
50053	Corporate Annual Rep	5	10	5	48.9%	15	30	15	49.0%	123	108

Income Statement

March 31, 2023

Account	Description	Mar Actual	Mar Budget	Mar Variance	Mar Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2023 Total Budget	2023 Budget Remaining
50054	Administrative Collection Fee	532	0	(532)	0.0%	891	0	(891)	0.0%	0	(891)
50059	Social Events	0	83	83	0.0%	0	249	249	0.0%	1,000	1,000
50064	Administrative	400	400	0	0.0%	1,200	1,200	0	0.0%	4,800	3,600
50075	Office Supplies	155	208	53	25.4%	449	624	175	28.0%	2,500	2,051
ADMINISTRATIVE TOTAL:		\$1,708	\$2,062	\$354	17.2%	\$5,079	\$6,186	\$1,107	17.9%	\$24,769	\$19,690
PROPERTY INSURANCE											
52030	Multiperil Insurance	29,794	30,083	289	1.0%	86,500	90,249	3,749	4.2%	361,000	274,500
PROPERTY INSURANCE TOTAL:		\$29,794	\$30,083	\$289	1.0%	\$86,500	\$90,249	\$3,749	4.2%	\$361,000	\$274,500
UTILITIES											
54050	Electricity	1,876	1,810	(66)	-3.6%	5,665	5,430	(235)	-4.3%	21,720	16,055
54070	Water & Sewer	10,054	11,397	1,343	11.8%	29,998	34,191	4,193	12.3%	136,766	106,768
54100	Telephone	462	425	(37)	-8.8%	1,458	1,275	(183)	-14.3%	5,100	3,642
UTILITIES TOTAL:		\$12,392	\$13,632	\$1,240	9.1%	\$37,120	\$40,896	\$3,776	9.2%	\$163,586	\$126,466
CONTRACTS											
60035	Elevator Contract	1,072	1,093	21	1.9%	3,534	3,279	(255)	-7.8%	13,119	9,585
60050	Fire Alarm System	137	137	0	0.0%	411	411	0	0.0%	1,644	1,233
60074	HVAC System	0	23	23	0.0%	0	69	69	0.0%	275	275
60075	Janitorial/ Matintenance	1,960	1,960	0	0.0%	5,880	5,880	0	0.0%	23,520	17,640
60090	Lawn	1,440	2,160	720	33.3%	4,320	6,480	2,160	33.3%	25,920	21,600
61000	Management Services	1,799	1,835	36	2.0%	5,397	5,505	108	2.0%	22,020	16,623
61010	Pest Control	145	335	190	56.7%	435	1,005	570	56.7%	4,020	3,585
61012	Lawn Pest Control	190	393	203	51.7%	570	1,179	609	51.7%	4,710	4,140
61020	Pool Contract	300	300	0	0.0%	900	900	0	0.0%	3,600	2,700
61036	Roof Contract	0	404	404	0.0%	0	1,212	1,212	0.0%	4,848	4,848
61045	Security Services - Cameras	68	69	1	1.1%	205	207	2	1.1%	828	623

Income Statement

March 31, 2023

Account	Description	Mar Actual	Mar Budget	Mar Variance	Mar 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%	2,664	2,424	(240)	-9.9%	9,696	7,032
	CONTRACTS TOTAL:	\$7,999	\$9,517	\$1,518	15.9%	\$24,316	\$28,551	\$4,235	14.8%	\$114,200	\$89,884
SALARIES & BENEFITS											
65000	Salaries	8,047	7,697	(350)	-4.5%	23,302	23,091	(211)	-0.9%	92,363	69,061
65040	Medical Insurance	349	358	9	2.5%	873	1,074	202	18.8%	4,290	3,418
	SALARIES & BENEFITS TOTAL:	\$8,396	\$8,055	(\$341)	-4.2%	\$24,175	\$24,165	(\$10)	0.0%	\$96,653	\$72,478
REPAIRS/MAINTENANCE											
70040	R&M-Elevator	0	83	83	0.0%	0	249	249	0.0%	1,000	1,000
70045	R&M-Electrical	308	208	(100)	-47.9%	346	624	278	44.5%	2,500	2,154
70048	R&M Equipment Fire System	254	417	163	39.1%	254	1,251	997	79.7%	5,000	4,746
70060	R&M-General	2,800	1,167	(1,633)	-139.9%	3,288	3,501	213	6.1%	14,000	10,712
70076	Maintenance Supplies	125	125	0	-0.2%	530	375	(155)	-41.2%	1,500	970
70090	R&M-Plumbing	0	1,000	1,000	0.0%	610	3,000	2,390	79.7%	12,000	11,390
70095	R&M-Pool/Spa/Fountain	58	125	67	53.8%	459	375	(84)	-22.3%	1,500	1,041
70110	R&M-Roof	0	417	417	0.0%	0	1,251	1,251	0.0%	5,000	5,000
70135	Landscaping	0	250	250	0.0%	0	750	750	0.0%	3,000	3,000
70137	Irrigation	0	167	167	0.0%	0	501	501	0.0%	2,000	2,000
70138	Tree Trim/Replace	0	583	583	0.0%	0	1,749	1,749	0.0%	7,000	7,000
70211	Pest Control	0	125	125	0.0%	0	375	375	0.0%	1,500	1,500
70216	R&M Janitorial Supplies	0	125	125	0.0%	152	375	223	59.5%	1,500	1,348
	REPAIRS/MAINTENANCE TOTAL:	\$3,545	\$4,792	\$1,247	26.0%	\$5,638	\$14,376	\$8,738	60.8%	\$57,500	\$51,862
SPECIAL PROJECTS											
74005	Special Projects	1,500	0	(1,500)	0.0%	3,177	0	(3,177)	0.0%	0	(3,177)
	SPECIAL PROJECTS TOTAL:	\$1,500	\$0	(\$1,500)	0.0%	\$3,177	\$0	(\$3,177)	0.0%	\$0	(\$3,177)

Income Statement

March 31, 2023

Account	Description	Mar Actual	Mar Budget	Mar Variance	Mar Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2023 Total Budget	2023 Budget Remaining
SPECIAL ASSESSMENT											
73000	Special Assess Transfer	25,757	0	(25,757)	0.0%	63,939	0	(63,939)	0.0%	0	(63,939)
73001	Spec Assess-Interest	2	0	(2)	0.0%	6	0	(6)	0.0%	0	(6)
	SPECIAL ASSESSMENT TOTAL:	\$25,759	\$0	(\$25,759)	0.0%	\$63,945	\$0	(\$63,945)	0.0%	\$0	(\$63,945)
RESERVE TRANSFERS											
80000	Reserve Transfers	3,666	3,666	0	0.0%	10,998	10,998	0	0.0%	43,993	32,995
80001	Reserve Interest	603	0	(603)	0.0%	1,725	0	(1,725)	0.0%	0	(1,725)
	RESERVE TRANSFERS TOTAL:	\$4,270	\$3,666	(\$604)	-16.5%	\$12,724	\$10,998	(\$1,726)	-15.7%	\$43,993	\$31,269
	TOTAL EXPENSES:	\$95,363	\$71,807	(\$23,556)	-32.8%	\$262,674	\$215,421	(\$47,253)	-21.9%	\$861,701	\$599,027
	NET INCOME/(LOSS):	7,229	1	\$7,228	722770.0%	36,017	3	36,014	1200468.0%	0	36,017