



FirstService
RESIDENTIAL

KINGS PARK CONDOMINIUM GARDEN APARTMENTS

RESIDENT PACKAGE

For period ending September 30, 2023

RESIDENT PACKAGE - FRO

September 30, 2023

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Disclosures:

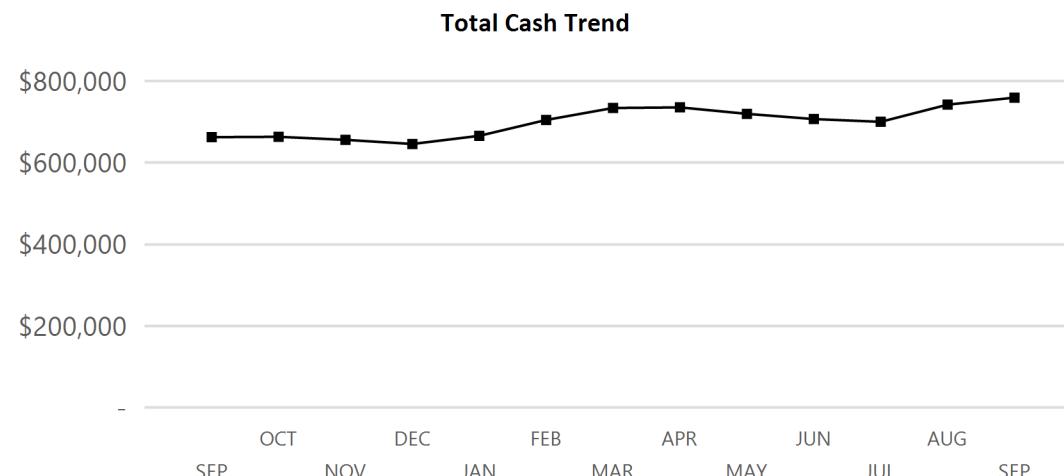
1. Please note that effective January 1, 2013 - for all accounts, FDIC coverage is \$250,000 per depositor at FDIC insured institutions.
2. Financial information is provided for owners who are members of this association only. The information is believed to be accurate as of the date the documents are 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

September 30, 2023

TOTAL CASH

Operating	\$232,638
Other	-
Reserves	\$289,338
Security Deposits	\$14,500
Special Assessment	\$223,075
Total Cash	\$759,550


OPERATING CASH

Beginning Cash	\$125,459
Change in Cash	\$107,179
Ending Cash	\$232,638
<i>Less: Accruals</i>	\$23,498
<i>Less: Current Accounts Payable</i>	-
Adjusted Operating Cash	\$209,139

ACCOUNTS RECEIVABLE SUMMARY

Receivable Type	Current	Over 30 Days	Over 60 Days	Over 90 Days	Balance
LF Late Fees	\$250	\$25	-	(\$25)	\$250
MM Maintenance Fees	(\$18,774)	(\$6,439)	(\$1,689)	(\$7,430)	(\$34,331)
S2 Special Assessment	(\$902)	(\$3,120)	(\$1,065)	(\$7,929)	(\$13,017)
S3 Special Assessment	\$2,249	(\$10,030)	-	-	(\$7,781)
SM Special Assessment	(\$2,241)	(\$4,293)	(\$176)	(\$2,417)	(\$9,126)
UD Demand/30 Day Collection Notice	\$72	-	-	-	\$72
UF Reminder Collection Cost	\$66	\$11	-	(\$11)	\$66
TOTAL	(\$19,279)	(\$23,845)	(\$2,931)	(\$17,812)	(\$63,867)

Executive Summary

September 30, 2023

INCOME STATEMENT SUMMARY

Income Recap

Account	Sep Actual	Sep Budget	Sep Variance	YTD Actual	YTD Budget	YTD Variance	2023 Total Budget	2023 Budget Remaining
TOTAL REVENUE	\$133,525	\$71,808	\$61,717	\$931,059	\$646,272	\$284,787	\$861,701	\$69,358
TOTAL EXPENSES	\$152,833	\$71,807	(\$81,026)	\$901,260	\$646,263	(\$254,997)	\$861,701	(\$39,559)
NET INCOME/(LOSS)	(\$19,308)	\$1	(\$19,309)	\$29,799	\$9	\$29,790	-	\$29,799

Expense Summary

Account	Sep Actual	Sep Budget	Sep Variance	YTD Actual	YTD Budget	YTD Variance	2023 Total Budget	2023 Budget Remaining
ADMINISTRATIVE	\$1,995	\$2,062	\$67	\$16,443	\$18,558	\$2,115	\$24,769	\$8,326
PROPERTY INSURANCE	\$48,194	\$30,083	(\$18,111)	\$337,711	\$270,747	(\$66,964)	\$361,000	\$23,289
UTILITIES	\$12,895	\$13,632	\$737	\$112,067	\$122,688	\$10,621	\$163,586	\$51,519
CONTRACTS	\$7,221	\$9,517	\$2,296	\$66,093	\$85,653	\$19,560	\$114,200	\$48,107
SALARIES & BENEFITS	\$7,772	\$8,055	\$283	\$72,333	\$72,495	\$162	\$96,653	\$24,320
REPAIRS/MAINTENANCE	\$10,786	\$4,792	(\$5,994)	\$39,946	\$43,128	\$3,182	\$57,500	\$17,554
SPECIAL PROJECTS	-	-	-	\$8,756	-	(\$8,756)	-	(\$8,756)
SPECIAL ASSESSMENT	\$59,664	-	(\$59,664)	\$209,426	-	(\$209,426)	-	(\$209,426)
RESERVE TRANSFERS	\$4,307	\$3,666	(\$641)	\$38,485	\$32,994	(\$5,491)	\$43,993	\$5,508

Executive Summary

September 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	\$12,583	\$67,265	\$68,548	\$11,299
OPR2 - TRUIST Bank OPR Ckg	Operating - TRUIST Bank OPR Ckg	\$112,876	\$329,112	\$220,650	\$221,338
Total Operating		\$125,459	\$396,377	\$289,198	\$232,638
Reserves					
RSV1 - TRUIST Bank RSV MM	Reserves - TRUIST Bank RSV MM	\$285,031	\$4,307	-	\$289,338
Total Reserves		\$285,031	\$4,307	-	\$289,338
Security Deposits					
SEC1 - TRUIST Bank Sec Dep	Security Deposits - TRUIST Bank Sec Dep	\$14,500	-	-	\$14,500
Total Security Deposits		\$14,500	-	-	\$14,500
Special Assessment					
SPA2 - TRUIST Bank SPA	Special Assessment Account - TRUIST Bank SPA	\$308,932	\$190,100	\$279,045	\$219,987
SPA1 - City National Bank SPA Click	Special Assessment - City National Bank SPA Click	\$8,406	\$55,216	\$60,534	\$3,088
Total Special Assessment		\$317,338	\$245,316	\$339,579	\$223,075
Total Cash		\$742,327	\$646,000	\$628,777	\$759,550

KINGS PARK CONDOMINIUM GARDEN APARTMENTS INC

Balance Sheet

As of September 30, 2023

Account	Description	Current Month September	Prior Month August	Month Inc / (Dec)	Current Year September	Prior Year September	Year Inc / (Dec)
ASSETS							
**CURRENT ASSETS							
10010 22	Cash-Operating - 22 City National Bank	11,299	12,583	(1,283)	11,299	11,301	(2)
10010 25	Cash-Operating - 25 Truist Bank	221,338	112,876	108,462	221,338	88,363	132,975
10050	Cash In Transit - Oper	434	0	434	434	0	434
10202	Due (To)/From Special Assessment	(93,382)	48,705	(142,086)	(93,382)	8,152	(101,534)
10300	Accounts Receivable	3,187	2,795	392	3,187	4,954	(1,767)
10310	Special Assessment Receivable	9,716	8,224	1,493	9,716	9,472	245
10330 00	Other Receivables - 00	0	0	0	0	185	(185)
10390	Allowance/Bad Debts	(1,950)	(1,867)	(83)	(1,950)	(825)	(1,125)
10500	Prepaid Insurance	398,863	447,057	(48,194)	398,863	237,035	161,828
10505	Prepaid Expenses	2,996	3,330	(333)	2,996	1,052	1,944
10550	A/R Clearing	0	0	0	0	1,232	(1,232)
10005	Petty Cash	200	200	0	200	200	0
12090 28	Cash-Deposits - 28 Truist Bank	14,500	14,500	0	14,500	10,478	4,022
**TOTAL CURRENT ASSETS		\$567,203	\$648,401	(\$81,199)	\$567,203	\$371,600	\$195,603
**RESTRICTED FUNDS							
12010 25	Cash-Reserves - 25 Truist Bank	289,338	285,031	4,307	289,338	250,689	38,649
12049	Due (To)/From Special Assessment	93,382	(48,705)	142,086	93,382	(8,152)	101,534
12050 22	Cash-Spec Assess - 22 City National Bank	3,088	8,406	(5,318)	3,088	37,135	(34,047)
12050 25	Cash-Spec Assess - 25 Truist Bank	219,987	308,932	(88,945)	219,987	264,763	(44,777)
12061	Cash in Transit Special Assessment	1,609	1,098	511	1,609	0	1,609
**TOTAL RESTRICTED FUNDS		\$607,404	\$554,763	\$52,641	\$607,404	\$544,435	\$62,968
**OTHER ASSETS							
10800	Unbilled Special Assessment	281,708	341,370	(59,662)	281,708	0	281,708

Entity: 4BCS

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Balance Sheet

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KINGS PARK CONDOMINIUM GARDEN APARTMENTS INC

Balance Sheet

As of September 30, 2023

Account	Description	Current Month September	Prior Month August	Month Inc / (Dec)	Current Year September	Prior Year September	Year Inc / (Dec)
19010	Utility Deposits	515	515	0	515	515	0
**TOTAL OTHER ASSETS		\$282,223	\$341,885	(\$59,662)	\$282,223	\$515	\$281,708
**TOTAL ASSETS		\$1,456,829	\$1,545,049	(\$88,220)	\$1,456,829	\$916,549	\$540,280
LIABILITIES							
**CURRENT LIABILITIES							
20010	Accrued Expenses	23,498	23,040	458	23,498	23,941	(442)
20030	Insurance Payable	373,944	419,485	(45,541)	373,944	207,316	166,628
20080	Security Deposits	14,500	14,500	0	14,500	10,500	4,000
20100	Prepaid Assessments	37,131	43,557	(6,426)	37,131	35,646	1,485
20110	Prepaid Spec Assess	39,639	42,178	(2,539)	39,639	50,747	(11,108)
20152	Deferred Inc. - Cable	3,352	3,477	(124)	3,352	4,842	(1,490)
**TOTAL CURRENT LIABILITIES		\$492,065	\$546,236	(\$54,171)	\$492,065	\$332,992	\$159,073
**SPECIAL ASSESSMENT LIABILITIES							
21000 00	S/A Liability-Billed - 00	1,821,631	1,821,631	0	1,821,631	1,273,303	548,328
21002	S/A Loan Proceeds	1,061,577	1,075,674	(14,097)	1,061,577	1,228,527	(166,950)
21005	S/A Interest Income	55	52	3	55	19	36
21010 00	S/A Liability-Spent - 00	(2,313,411)	(2,308,457)	(4,953)	(2,313,411)	(2,249,378)	(64,032)
**TOTAL SPECIAL ASSESSMENT LIABILITIES		\$569,852	\$588,900	(\$19,048)	\$569,852	\$252,472	\$317,381
**SPECIAL ASSESSMENT II LIABILITIES							
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)
21030 62	S/A II Liab - Spent - 62 Allow. Bad Debts	(1)	(1)	0	(1)	0	(1)

KINGS PARK CONDOMINIUM GARDEN APARTMENTS INC

Balance Sheet

As of September 30, 2023

Account	Description	Current Month September	Prior Month August	Month Inc / (Dec)	Current Year September	Prior Year September	Year Inc / (Dec)
21032	Unbilled Special Assessments	491,114	491,114	0	491,114	0	491,114
**TOTAL SPECIAL ASSESSMENT II LIABILITIES		(\$1)	(\$1)	\$0	(\$1)	\$0	(\$1)
**RESERVE LIABILITIES							
30000 05j	Reserves - 05j Hallway Carpeting	567	504	63	567	0	567
30000 113br	Reserves - 113br Bldg 2 Roof	18,747	16,664	2,083	18,747	0	18,747
30000 113g	Reserves - 113g Bldg 1 Roofing	1,251	1,112	139	1,251	0	1,251
30000 11a	Reserves - 11a Drainage	747	664	83	747	0	747
30000 15	Reserves - 15 Elevator	90,042	89,958	84	90,042	89,012	1,030
30000 189d	Reserves - 189d Repairs/Replacement	9,605	9,170	435	9,605	4,268	5,337
30000 39	Reserves - 39 Other	6,000	6,000	0	6,000	6,000	0
30000 45	Reserves - 45 Pool	3,141	2,936	205	3,141	972	2,169
30000 50	Reserves - 50 Paving	6,404	6,289	115	6,404	4,990	1,414
30000 60	Reserves - 60 Roof	109,351	109,266	85	109,351	101,438	7,913
30000 76a	Reserves - 76a Termite Control	(78)	(152)	74	(78)	10,359	(10,437)
30000 93	Reserves - 93 Painting	35,519	35,219	300	35,519	31,916	3,603
30080	Reserve-Interest	8,043	7,402	641	8,043	1,733	6,310
**TOTAL RESERVE LIABILITIES		\$289,338	\$285,031	\$4,307	\$289,338	\$250,689	\$38,649
**TOTAL LIABILITIES		\$1,351,254	\$1,420,166	(\$68,912)	\$1,351,254	\$836,152	\$515,102

****MEMBERS EQUITY**

38020 00	Prior Year Adjustment - 00	(2,787)	(2,787)	0	(2,787)	(1,195)	(1,592)
38020 05	Prior Year Adjustment - 05 Beginning Bal Set Up	(206)	(206)	0	(206)	(206)	0
38880	Fund Balance	78,769	78,769	0	78,769	183,141	(104,372)
Current Year Net Income/ (Loss)		29,799	49,107	(19,308)	29,799	(101,342)	131,142

Entity: 4BCS

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Balance Sheet

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KINGS PARK CONDOMINIUM GARDEN APARTMENTS INC

Balance Sheet

As of September 30, 2023

Account	Description	Current Month September	Prior Month August	Month Inc / (Dec)	Current Year September	Prior Year September	Year Inc / (Dec)
**TOTAL MEMBERS EQUITY		\$105,575	\$124,883	(\$19,308)	\$105,575	\$80,398	\$25,177
**TOTAL LIABILITIES & EQUITY		\$1,456,829	\$1,545,049	(\$88,220)	\$1,456,829	\$916,549	\$540,280

Income Statement

September 30, 2023

Account	Description	Sep Actual	Sep Budget	Sep Variance	Sep 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%	608,797	604,962	3,835	0.6%	806,618	(197,821)
40002	Reserve Income	3,666	3,666	0	0.0%	32,995	32,994	1	0.0%	43,993	(10,998)
40003	Special Assess Contribution to Insurance	0	0	0	0.0%	38,346	0	38,346	0.0%	0	38,346
40004	Special Assessment Fees	59,662	0	59,662	0.0%	209,406	0	209,406	0.0%	0	209,406
40011	Late Fee Income	775	0	775	0.0%	4,050	0	4,050	0.0%	0	4,050
40025	Returned Check Fees	0	0	0	0.0%	210	0	210	0.0%	0	210
40030	Screening Fees	98	0	98	0.0%	954	0	954	0.0%	0	954
40050	Laundry Income	716	800	(84)	-10.5%	7,790	7,200	590	8.2%	9,600	(1,810)
40080	Interest Income	1	0	1	0.0%	11	0	11	0.0%	0	11
40081	Reserve Interest	641	0	641	0.0%	5,490	0	5,490	0.0%	0	5,490
40082	Spec Assess Interest	3	0	3	0.0%	20	0	20	0.0%	0	20
40087	Insurance Income	0	0	0	0.0%	20,201	0	20,201	0.0%	0	20,201
40090	Miscellaneous Income	0	0	0	0.0%	20	0	20	0.0%	0	20
40115	Administrative Fee	195	0	195	0.0%	1,653	0	1,653	0.0%	0	1,653
42020	Cable Income	124	124	0	0.1%	1,117	1,116	1	0.1%	1,490	(373)
REVENUE TOTAL:		\$133,525	\$71,808	\$61,717	85.9%	\$931,059	\$646,272	\$284,787	44.1%	\$861,701	\$69,358

EXPENSES
ADMINISTRATIVE

50005	Accounting Fees	458	458	0	0.0%	4,122	4,122	0	0.0%	5,500	1,378
50012	Bad Debts	83	83	0	-0.4%	750	747	(3)	-0.4%	1,000	250
50015	Bank Charges	25	4	(21)	<-100%	200	36	(164)	<-100%	50	(150)
50045	Legal Fees	0	583	583	100.0%	1,300	5,247	3,947	75.2%	7,000	5,700
50048	Annual Condo Fees	55	50	(5)	-9.3%	492	450	(42)	-9.3%	596	104
50050	License, Taxes, Permit	162	183	21	11.4%	329	1,647	1,318	80.0%	2,200	1,871
50053	Corporate Annual Rep	5	10	5	49.0%	46	90	44	49.0%	123	77

Income Statement

September 30, 2023

Account	Description	Sep Actual	Sep Budget	Sep Variance	Sep Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2023 Total Budget	2023 Budget Remaining
50054	Administrative Collection Fee	116	0	(116)	0.0%	1,703	0	(1,703)	0.0%	0	(1,703)
50059	Social Events	691	83	(608)	<-100%	691	747	56	7.5%	1,000	309
50064	Administrative Mgmt & Accounting	400	400	0	0.0%	3,600	3,600	0	0.0%	4,800	1,200
50075	Office Supplies	0	208	208	100.0%	1,111	1,872	761	40.7%	2,500	1,389
50090	Professional Fees	0	0	0	0.0%	2,100	0	(2,100)	0.0%	0	(2,100)
ADMINISTRATIVE TOTAL:		\$1,995	\$2,062	\$67	3.2%	\$16,443	\$18,558	\$2,115	11.4%	\$24,769	\$8,326
PROPERTY INSURANCE											
52030	Multiperil Insurance	48,194	30,083	(18,111)	-60.2%	337,711	270,747	(66,964)	-24.7%	361,000	23,289
PROPERTY INSURANCE TOTAL:		\$48,194	\$30,083	(\$18,111)	-60.2%	\$337,711	\$270,747	(\$66,964)	-24.7%	\$361,000	\$23,289
UTILITIES											
54050	Electricity	1,394	1,810	416	23.0%	14,519	16,290	1,771	10.9%	21,720	7,201
54070	Water & Sewer	11,037	11,397	360	3.2%	93,312	102,573	9,261	9.0%	136,766	43,454
54100	Telephone	464	425	(39)	-9.2%	4,236	3,825	(411)	-10.8%	5,100	864
UTILITIES TOTAL:		\$12,895	\$13,632	\$737	5.4%	\$112,067	\$122,688	\$10,621	8.7%	\$163,586	\$51,519
CONTRACTS											
60035	Elevator Contract	1,136	1,093	(43)	-4.0%	10,094	9,837	(257)	-2.6%	13,119	3,025
60050	Fire Alarm System	137	137	0	0.0%	1,233	1,233	0	0.0%	1,644	411
60074	HVAC System	0	23	23	100.0%	0	207	207	100.0%	275	275
60075	Janitorial/ Matintenance	325	1,960	1,635	83.4%	6,530	17,640	11,110	63.0%	23,520	16,990
60090	Lawn	2,160	2,160	0	0.0%	17,280	19,440	2,160	11.1%	25,920	8,640
61000	Management Services	1,871	1,835	(36)	-2.0%	16,479	16,515	36	0.2%	22,020	5,541
61010	Pest Control	335	335	0	0.0%	2,065	3,015	950	31.5%	4,020	1,955
61012	Lawn Pest Control	0	393	393	100.0%	1,105	3,537	2,432	68.8%	4,710	3,605
61020	Pool Contract	300	300	0	0.0%	2,700	2,700	0	0.0%	3,600	900
61036	Roof Contract	0	404	404	100.0%	0	3,636	3,636	100.0%	4,848	4,848
61045	Security Services - Cameras	68	69	1	1.1%	614	621	7	1.1%	828	214

Income Statement

September 30, 2023

Account	Description	Sep Actual	Sep Budget	Sep Variance	Sep 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%	7,992	7,272	(720)	-9.9%	9,696	1,704
	CONTRACTS TOTAL:	\$7,221	\$9,517	\$2,296	24.1%	\$66,093	\$85,653	\$19,560	22.8%	\$114,200	\$48,107
SALARIES & BENEFITS											
65000	Salaries	7,423	7,697	274	3.6%	69,367	69,273	(94)	-0.1%	92,363	22,996
65040	Medical Insurance	349	358	9	2.5%	2,967	3,222	256	7.9%	4,290	1,324
	SALARIES & BENEFITS TOTAL:	\$7,772	\$8,055	\$283	3.5%	\$72,333	\$72,495	\$162	0.2%	\$96,653	\$24,320
REPAIRS/MAINTENANCE											
70040	R&M-Elevator	0	83	83	100.0%	1,476	747	(729)	-97.6%	1,000	(476)
70045	R&M-Electrical	0	208	208	100.0%	1,100	1,872	772	41.2%	2,500	1,400
70048	R&M Equipment Fire System	9,775	417	(9,358)	<-100%	11,555	3,753	(7,802)	<-100%	5,000	(6,555)
70060	R&M-General	0	1,167	1,167	100.0%	15,245	10,503	(4,742)	-45.1%	14,000	(1,245)
70076	Maintenance Supplies	561	125	(436)	<-100%	2,179	1,125	(1,054)	-93.7%	1,500	(679)
70090	R&M-Plumbing	450	1,000	550	55.0%	4,534	9,000	4,467	49.6%	12,000	7,467
70095	R&M- Pool/Spa/Fountain	0	125	125	100.0%	880	1,125	245	21.7%	1,500	620
70110	R&M-Roof	0	417	417	100.0%	2,080	3,753	1,673	44.6%	5,000	2,920
70135	Landscaping	0	250	250	100.0%	150	2,250	2,100	93.3%	3,000	2,850
70137	Irrigation	0	167	167	100.0%	0	1,503	1,503	100.0%	2,000	2,000
70138	Tree Trim/Replace	0	583	583	100.0%	25	5,247	5,222	99.5%	7,000	6,975
70211	Pest Control	0	125	125	100.0%	125	1,125	1,000	88.9%	1,500	1,375
70216	R&M Janitorial Supplies	0	125	125	100.0%	597	1,125	528	46.9%	1,500	903
	REPAIRS/MAINTENANCE TOTAL:	\$10,786	\$4,792	(\$5,994)	<-100%	\$39,946	\$43,128	\$3,182	7.4%	\$57,500	\$17,554
SPECIAL PROJECTS											
74005	Special Projects	0	0	0	0.0%	8,756	0	(8,756)	0.0%	0	(8,756)
	SPECIAL PROJECTS TOTAL:	\$0	\$0	\$0	0.0%	\$8,756	\$0	(\$8,756)	0.0%	\$0	(\$8,756)

Income Statement

September 30, 2023

Account	Description	Sep Actual	Sep Budget	Sep Variance	Sep Pct Var	YTD Actual	YTD Budget	YTD Variance	YTD Pct Var	2023 Total Budget	2023 Budget Remaining
SPECIAL ASSESSMENT											
73000	Special Assess Transfer	59,662	0	(59,662)	0.0%	209,406	0	(209,406)	0.0%	0	(209,406)
73001	Spec Assess-Interest	3	0	(3)	0.0%	20	0	(20)	0.0%	0	(20)
	SPECIAL ASSESSMENT TOTAL:	\$59,664	\$0	(\$59,664)	0.0%	\$209,426	\$0	(\$209,426)	0.0%	\$0	(\$209,426)
RESERVE TRANSFERS											
80000	Reserve Transfers	3,666	3,666	0	0.0%	32,995	32,994	(1)	0.0%	43,993	10,998
80001	Reserve Interest	641	0	(641)	0.0%	5,490	0	(5,490)	0.0%	0	(5,490)
	RESERVE TRANSFERS TOTAL:	\$4,307	\$3,666	(\$641)	-17.5%	\$38,485	\$32,994	(\$5,491)	-16.6%	\$43,993	\$5,508
	TOTAL EXPENSES:	\$152,833	\$71,807	(\$81,026)	<-100%	\$901,260	\$646,263	(\$254,997)	-39.5%	\$861,701	(\$39,559)
	NET INCOME/ (LOSS):	(19,308)	1	(\$19,309)	<-100%	29,799	9	29,790	100%	0	29,799