

**Kingsway Estates Homeowners Association, Inc.**

**Balance Sheet**

**4/30/2021**

**Assets**

Cash - Operating

10100 - AAB - Operating \$107,517.00

Cash - Operating Total \$107,517.00

Cash - Reserves

10200 - AAB - Reserves \$27,455.99

Cash - Reserves Total \$27,455.99

Accounts Receivable

11100 - A/R - Mx. Receivable \$4,688.76

11200 - A/R - Assessments \$19,299.74

Accounts Receivable Total \$23,988.50

Allowance for Bad Debt

12000 - Allowance for Bad Debt (\$7,503.81)

Allowance for Bad Debt Total (\$7,503.81)

Current Asset

14100 - PPD Package/ Umbrella 12/21 \$5,013.75

Current Asset Total \$5,013.75

*Assets Total*

\$156,471.43

**Liabilities and Equity**

Current Liability

22000 - Accounts Payable \$47,242.59

22100 - Prepaid Owner Assessments \$27,460.64

22400 - Accrued Expenses \$2,793.00

22900 - Insurance Prem Finance \$4,302.53

Current Liability Total \$81,798.76

Reserves

30000 - Reserves \$27,448.10

33600 - Reserves- Interest \$7.89

Reserves Total \$27,455.99

Retained Earnings

\$24,276.50

Net Income

\$22,940.18

*Liabilities & Equity Total*

\$156,471.43

**Kingsway Estates Homeowners Association, Inc.**  
**Income Statement**  
**4/1/2021 - 4/30/2021**

4/1/2021 - 4/30/2021      1/1/2021 - 4/30/2021

Accounts	Actual	Budget	Variance	YTD Actual	YTD Budget	YTD Variance	Annual Budget
<b>Income</b>							
<u>Income</u>							
40000 - Assessment Income	\$19,294.47	\$19,295.57	(\$1.10)	\$77,177.88	\$77,182.28	(\$4.40)	\$231,546.80
41150 - Application Fees	\$0.00	\$0.00	\$0.00	\$450.00	\$0.00	\$450.00	\$0.00
41200 - Interest - Delinquent Accounts	\$274.70	\$0.00	\$274.70	\$1,090.06	\$0.00	\$1,090.06	\$0.00
41900 - Interest Income - Operating	\$2.19	\$0.00	\$2.19	\$12.15	\$0.00	\$12.15	\$0.00
42000 - Interest Income- Reserves	\$2.14	\$0.00	\$2.14	\$7.89	\$0.00	\$7.89	\$0.00
42100 - Allocated Interest on Reserves	(\$2.14)	\$0.00	(\$2.14)	(\$7.89)	\$0.00	(\$7.89)	\$0.00
<b>Total Income</b>	<b>\$19,571.36</b>	<b>\$19,295.57</b>	<b>\$275.79</b>	<b>\$78,730.09</b>	<b>\$77,182.28</b>	<b>\$1,547.81</b>	<b>\$231,546.80</b>
<b>Total Income</b>	<b>\$19,571.36</b>	<b>\$19,295.57</b>	<b>\$275.79</b>	<b>\$78,730.09</b>	<b>\$77,182.28</b>	<b>\$1,547.81</b>	<b>\$231,546.80</b>
<b>Expense</b>							
<u>General &amp; Administrative</u>							
60150 - Management Fees	\$1,943.50	\$1,937.00	(\$6.50)	\$7,774.00	\$7,748.00	(\$26.00)	\$23,244.00
60300 - Accounting Fees & Tax Prep	\$0.00	\$20.83	\$20.83	\$0.00	\$83.32	\$83.32	\$250.00
60350 - Legal Fees	\$520.00	\$1,000.00	\$480.00	\$1,625.00	\$4,000.00	\$2,375.00	\$12,000.00
60400 - Legal - Chargeback	(\$70.00)	\$0.00	\$70.00	(\$520.00)	\$0.00	\$520.00	\$0.00
60450 - Payment Coupons	\$6.00	\$174.42	\$168.42	\$2,268.50	\$697.68	(\$1,570.82)	\$2,093.00
60500 - AP Expense	\$20.00	\$20.00	\$0.00	\$80.00	\$80.00	\$0.00	\$240.00
60600 - Postage	\$101.70	\$208.33	\$106.63	\$936.41	\$833.32	(\$103.09)	\$2,500.00
60700 - Insurance Liability/Property/Umb	\$716.25	\$671.50	(\$44.75)	\$2,865.00	\$2,686.00	(\$179.00)	\$8,058.00
61000 - Income Tax	\$0.00	\$0.00	\$0.00	\$25.58	\$0.00	(\$25.58)	\$0.00
61100 - Office Expense	\$122.57	\$450.00	\$327.43	\$811.41	\$1,800.00	\$988.59	\$5,400.00
61150 - Website/Caliber Portal Service	\$85.00	\$80.00	(\$5.00)	\$340.00	\$320.00	(\$20.00)	\$960.00
61300 - Corporate Annual Report	\$0.00	\$5.17	\$5.17	\$0.00	\$20.68	\$20.68	\$62.00
61350 - Bad Debt	\$0.00	\$895.42	\$895.42	\$4,033.45	\$3,581.68	(\$451.77)	\$10,745.00
61500 - Storage Artemis	\$0.00	\$25.00	\$25.00	\$250.00	\$100.00	(\$150.00)	\$300.00
61600 - Miscellaneous	\$75.00	\$0.00	(\$75.00)	\$150.00	\$0.00	(\$150.00)	\$0.00
<b>Total General &amp; Administrative</b>	<b>\$3,520.02</b>	<b>\$5,487.67</b>	<b>\$1,967.65</b>	<b>\$20,639.35</b>	<b>\$21,950.68</b>	<b>\$1,311.33</b>	<b>\$65,852.00</b>
<u>Grounds</u>							
62000 - Contract Landscape	\$2,793.00	\$2,916.67	\$123.67	\$6,982.50	\$11,666.68	\$4,684.18	\$35,000.00
62400 - Landscaping Replacement	\$0.00	\$450.83	\$450.83	\$0.00	\$1,803.32	\$1,803.32	\$5,410.00
62500 - Annuals	\$0.00	\$333.33	\$333.33	\$0.00	\$1,333.32	\$1,333.32	\$4,000.00
62600 - Mulch	\$0.00	\$750.00	\$750.00	\$0.00	\$3,000.00	\$3,000.00	\$9,000.00
62700 - Tree Trimming & Removal	\$0.00	\$833.33	\$833.33	\$0.00	\$3,333.32	\$3,333.32	\$10,000.00
62800 - Irrigation Repairs	\$0.00	\$333.33	\$333.33	\$2,427.00	\$1,333.32	(\$1,093.68)	\$4,000.00
63100 - Back Flow Certification	\$0.00	\$24.92	\$24.92	\$0.00	\$99.68	\$99.68	\$299.00
63200 - Walls & Signs R&M	\$0.00	\$625.00	\$625.00	\$0.00	\$2,500.00	\$2,500.00	\$7,500.00
63600 - Lighting Repairs	\$0.00	\$25.00	\$25.00	\$0.00	\$100.00	\$100.00	\$300.00
63750 - Pressure Wash Cleaning	\$0.00	\$500.00	\$500.00	\$0.00	\$2,000.00	\$2,000.00	\$6,000.00
63800 - General R&M	\$500.00	\$391.67	(\$108.33)	\$2,095.00	\$1,566.68	(\$528.32)	\$4,700.00
64000 - Holiday Decorations	\$0.00	\$208.33	\$208.33	\$0.00	\$833.32	\$833.32	\$2,500.00
<b>Total Grounds</b>	<b>\$3,293.00</b>	<b>\$7,392.41</b>	<b>\$4,099.41</b>	<b>\$11,504.50</b>	<b>\$29,569.64</b>	<b>\$18,065.14</b>	<b>\$88,709.00</b>
<u>Recreational</u>							
65050 - Amenity Hardscape R&M	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
<b>Total Recreational</b>	<b>\$0.00</b>	<b>\$83.33</b>	<b>\$83.33</b>	<b>\$0.00</b>	<b>\$333.32</b>	<b>\$333.32</b>	<b>\$1,000.00</b>
<u>Utilities</u>							
78050 - Electric -Street Lights	\$3,437.08	\$4,890.48	\$1,453.40	\$17,879.38	\$19,561.92	\$1,682.54	\$58,685.80
<b>Total Utilities</b>	<b>\$3,437.08</b>	<b>\$4,890.48</b>	<b>\$1,453.40</b>	<b>\$17,879.38</b>	<b>\$19,561.92</b>	<b>\$1,682.54</b>	<b>\$58,685.80</b>
<b>Total Expense</b>	<b>\$10,250.10</b>	<b>\$17,853.89</b>	<b>\$7,603.79</b>	<b>\$50,023.23</b>	<b>\$71,415.56</b>	<b>\$21,392.33</b>	<b>\$214,246.80</b>
<b>Operating Net Income</b>	<b>\$9,321.26</b>	<b>\$1,441.68</b>	<b>\$7,879.58</b>	<b>\$28,706.86</b>	<b>\$5,766.72</b>	<b>\$22,940.14</b>	<b>\$17,300.00</b>
<b>Reserve Expense</b>							
<u>Reserves</u>							
80000 - Reserves - Pooled	\$1,441.67	\$1,441.67	\$0.00	\$5,766.68	\$5,766.68	\$0.00	\$17,300.00
<b>Total Reserves</b>	<b>\$1,441.67</b>	<b>\$1,441.67</b>	<b>\$0.00</b>	<b>\$5,766.68</b>	<b>\$5,766.68</b>	<b>\$0.00</b>	<b>\$17,300.00</b>
<b>Total Reserve Expense</b>	<b>\$1,441.67</b>	<b>\$1,441.67</b>	<b>\$0.00</b>	<b>\$5,766.68</b>	<b>\$5,766.68</b>	<b>\$0.00</b>	<b>\$17,300.00</b>
<b>Reserve Net Income</b>	<b>(\$1,441.67)</b>	<b>(\$1,441.67)</b>	<b>\$0.00</b>	<b>(\$5,766.68)</b>	<b>(\$5,766.68)</b>	<b>\$0.00</b>	<b>(\$17,300.00)</b>

**Kingsway Estates Homeowners Association, Inc.**  
**Income Statement**  
**4/1/2021 - 4/30/2021**

4/1/2021 - 4/30/2021	1/1/2021 - 4/30/2021
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<b>Accounts</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>YTD Variance</b>	<b>Annual Budget</b>
<b>Net Income</b>	<b>\$7,879.59</b>	<b>\$0.01</b>	<b>\$7,879.58</b>	<b>\$22,940.18</b>	<b>\$0.04</b>	<b>\$22,940.14</b>	<b>\$0.00</b>