



**Financial Report Package**

**October 2019**

**Prepared for**

**Greystone Crossing Homeowners Association,  
Inc.**

**By**

**Kohn-Ell Association Management Services**

**Assets**

Operating Funds

10-1010-00 NSB Operating Account \$30,094.06

Total Operating Funds: \$30,094.06

Reserve Funds

12-1020-00 NSB MM Reserve Account 61,246.39

Total Reserve Funds: \$61,246.39

Accounts Receivable

14-1400-00 Accounts Receivables 6,146.31

Total Accounts Receivable: \$6,146.31

**Total Assets:** \$97,486.76

**Liabilities & Equity**

Current Liabilities

20-4002-00 Prepaid Assessments 919.86

Total Current Liabilities: \$919.86

Long Term Liabilities

25-2500-00 Reserve Fund 61,151.75

Total Long Term Liabilities: \$61,151.75

Retained Earnings

30-3900-00 Retained Earnings 19,056.14

Total Retained Earnings: \$19,056.14

Net Income Gain / Loss 16,359.01

\$16,359.01

**Total Liabilities & Equity:** \$97,486.76

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>Association Income</b>							
4000-00 Homeowner Assessments	\$-	\$6,791.67	(\$6,791.67)	\$81,500.00	\$67,916.70	\$13,583.30	\$81,500.00
<b>Total Association Income</b>	<b>\$-</b>	<b>\$6,791.67</b>	<b>(\$6,791.67)</b>	<b>\$81,500.00</b>	<b>\$67,916.70</b>	<b>\$13,583.30</b>	<b>\$81,500.00</b>
<b>Interest Income</b>							
4110-00 Interest	12.65	-	12.65	94.64	-	94.64	-
<b>Total Interest Income</b>	<b>\$12.65</b>	<b>\$-</b>	<b>\$12.65</b>	<b>\$94.64</b>	<b>\$-</b>	<b>\$94.64</b>	<b>\$-</b>
<b>Legal and Collections</b>							
4310-00 Late Fees/Finance Charges	200.00	-	200.00	2,620.00	-	2,620.00	-
4320-00 Liens	600.00	-	600.00	1,250.00	-	1,250.00	-
4350-00 NSF Fee	-	-	-	25.00	-	25.00	-
<b>Total Legal and Collections</b>	<b>\$800.00</b>	<b>\$-</b>	<b>\$800.00</b>	<b>\$3,895.00</b>	<b>\$-</b>	<b>\$3,895.00</b>	<b>\$-</b>
<b>Misc Income</b>							
4426-00 Pool Key Replacement	-	-	-	75.00	-	75.00	-
4440-00 Certification Fee	-	-	-	75.00	-	75.00	-
<b>Total Misc Income</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$150.00</b>	<b>\$-</b>	<b>\$150.00</b>	<b>\$-</b>
<b>Total OPERATING INCOME</b>	<b>\$812.65</b>	<b>\$6,791.67</b>	<b>(\$5,979.02)</b>	<b>\$85,639.64</b>	<b>\$67,916.70</b>	<b>\$17,722.94</b>	<b>\$81,500.00</b>
<b>OPERATING EXPENSE</b>							
<b>Administrative Expenses</b>							
5010-00 Management Fee	854.75	854.75	-	8,547.50	8,547.50	-	10,257.00
5020-00 Accounting - Audit/Tax Returns	-	15.42	15.42	185.00	154.20	(30.80)	185.00
5100-00 Insurance	-	166.67	166.67	-	1,666.70	1,666.70	2,000.00
5120-00 Meeting Expenses	-	25.00	25.00	-	250.00	250.00	300.00
5125-00 Postage/Copies/Mailings	57.20	208.33	151.13	1,132.39	2,083.30	950.91	2,500.00
5135-00 Website	213.50	16.67	(196.83)	213.50	166.70	(46.80)	200.00
<b>Total Administrative Expenses</b>	<b>\$1,125.45</b>	<b>\$1,286.84</b>	<b>\$161.39</b>	<b>\$10,078.39</b>	<b>\$12,868.40</b>	<b>\$2,790.01</b>	<b>\$15,442.00</b>
<b>Legal and Collections</b>							
5150-00 15 Day Notice/Late Fee Administration	-	-	-	580.00	-	(580.00)	-
5153-00 Liens	-	-	-	450.00	-	(450.00)	-
5155-00 Foreclosure Expenses	-	-	-	200.00	-	(200.00)	-
5170-00 NSF Fee	-	-	-	25.00	-	(25.00)	-
5180-00 Documentation Preparation	-	-	-	75.00	-	(75.00)	-
5195-00 General Legal Matters	-	41.67	41.67	-	416.70	416.70	500.00
<b>Total Legal and Collections</b>	<b>\$-</b>	<b>\$41.67</b>	<b>\$41.67</b>	<b>\$1,330.00</b>	<b>\$416.70</b>	<b>(\$913.30)</b>	<b>\$500.00</b>
<b>Pool Expenses</b>							
6010-00 Pool Management Contract	1,000.00	917.00	(83.00)	11,320.00	9,170.00	(2,150.00)	11,004.00
6015-00 Pool Permit	-	-	-	250.00	-	(250.00)	-
6030-00 Maintenance/Repairs	-	208.33	208.33	150.00	2,083.30	1,933.30	2,500.00
6040-00 Supplies/Chemicals	-	83.33	83.33	-	833.30	833.30	1,000.00
6065-00 Furniture	-	100.00	100.00	4,358.82	1,000.00	(3,358.82)	1,200.00
6070-00 Security/Attendants	-	8.33	8.33	-	83.30	83.30	100.00
6075-00 Pest Control	-	41.67	41.67	-	416.70	416.70	500.00
<b>Total Pool Expenses</b>	<b>\$1,000.00</b>	<b>\$1,358.66</b>	<b>\$358.66</b>	<b>\$16,078.82</b>	<b>\$13,586.60</b>	<b>(\$2,492.22)</b>	<b>\$16,304.00</b>
<b>Utilities</b>							
6310-00 Electricity - Entrance Lighting	99.48	99.00	(0.48)	1,444.60	990.00	(454.60)	1,188.00
6320-00 Electricity - Pool/Clubhouse/Tennis	406.73	400.00	(6.73)	4,480.97	4,000.00	(480.97)	4,800.00
6375-00 Water - Pool	41.70	83.33	41.63	518.65	833.30	314.65	1,000.00
6380-00 Telephone - Pool	116.45	120.83	4.38	1,138.29	1,208.30	70.01	1,450.00
<b>Total Utilities</b>	<b>\$664.36</b>	<b>\$703.16</b>	<b>\$38.80</b>	<b>\$7,582.51</b>	<b>\$7,031.60</b>	<b>(\$550.91)</b>	<b>\$8,438.00</b>
<b>Common Area Maintenance</b>							
7000-00 Grounds Maintenance Contract	1,238.76	940.00	(298.76)	10,287.60	9,400.00	(887.60)	11,280.00
7010-00 Grounds Non-Contract	-	100.00	100.00	900.00	1,000.00	100.00	1,200.00
7060-00 Irrigation	-	25.00	25.00	91.00	250.00	159.00	300.00
<b>Total Common Area Maintenance</b>	<b>\$1,238.76</b>	<b>\$1,065.00</b>	<b>(\$173.76)</b>	<b>\$11,278.60</b>	<b>\$10,650.00</b>	<b>(\$628.60)</b>	<b>\$12,780.00</b>
<b>Non-Operating Expenses</b>							
8500-00 Social Committee	592.48	166.67	(425.81)	1,235.61	1,666.70	431.09	2,000.00

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Total Non-Operating Expenses</b>	\$592.48	\$166.67	(\$425.81)	\$1,235.61	\$1,666.70	\$431.09	\$2,000.00
<b>Reserve Fund Contribution</b>							
9500-00 Reserve Fund Contribution	\$2,169.67	\$2,169.67	\$-	\$21,696.70	\$21,696.70	\$-	\$26,036.00
<b>Total Reserve Fund Contribution</b>	\$2,169.67	\$2,169.67	\$-	\$21,696.70	\$21,696.70	\$0.00	\$26,036.00
<b>Total OPERATING EXPENSE</b>	<b>\$6,790.72</b>	<b>\$6,791.67</b>	<b>\$0.95</b>	<b>\$69,280.63</b>	<b>\$67,916.70</b>	<b>(\$1,363.93)</b>	<b>\$81,500.00</b>
<b>Net Income:</b>	<b>(\$5,978.07)</b>	<b>\$0.00</b>	<b>(\$5,978.07)</b>	<b>\$16,359.01</b>	<b>\$0.00</b>	<b>\$16,359.01</b>	<b>\$0.00</b>