



Financial Report Package

April 2020

Prepared for

**Greystone Crossing Homeowners Association,
Inc.**

By

Kohn-Ell Association Management Services

Assets

Operating Funds			
10-1010-00	NSB Operating Account	\$36,237.38	
Total Operating Funds:			\$36,237.38
Reserve Funds			
12-1020-00	NSB MM Reserve Account	58,346.37	
Total Reserve Funds:			\$58,346.37
Accounts Receivable			
14-1400-00	Accounts Receivables	8,200.77	
Total Accounts Receivable:			\$8,200.77
Total Assets:			\$102,784.52

Liabilities & Equity

Current Liabilities			
20-4002-00	Prepaid Assessments	2,783.70	
Total Current Liabilities:			\$2,783.70
Long Term Liabilities			
25-2500-00	Reserve Fund	58,290.01	
Total Long Term Liabilities:			\$58,290.01
Retained Earnings			
30-3900-00	Retained Earnings	22,163.63	
Total Retained Earnings:			\$22,163.63
	Net Income Gain / Loss	19,547.18	
Total Liabilities & Equity:			\$102,784.52

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Association Income							
4000-00 Homeowner Assessments	\$120.22	\$6,791.67	(\$6,671.45)	\$40,750.00	\$27,166.68	\$13,583.32	\$81,500.00
Total Association Income	\$120.22	\$6,791.67	(\$6,671.45)	\$40,750.00	\$27,166.68	\$13,583.32	\$81,500.00
Interest Income							
4110-00 Interest	14.00	-	14.00	56.36	-	56.36	-
Total Interest Income	\$14.00	\$-	\$14.00	\$56.36	\$-	\$56.36	\$-
Legal and Collections							
4310-00 Late Fees/Finance Charges	210.00	-	210.00	1,370.00	-	1,370.00	-
4350-00 NSF Fee	-	-	-	25.00	-	25.00	-
Total Legal and Collections	\$210.00	\$-	\$210.00	\$1,395.00	\$-	\$1,395.00	\$-
Misc Income							
4450-00 Transfer from Reserves	15,159.57	-	15,159.57	15,159.57	-	15,159.57	-
Total Misc Income	\$15,159.57	\$-	\$15,159.57	\$15,159.57	\$-	\$15,159.57	\$-
Total OPERATING INCOME	\$15,503.79	\$6,791.67	\$8,712.12	\$57,360.93	\$27,166.68	\$30,194.25	\$81,500.00
OPERATING EXPENSE							
Administrative Expenses							
5010-00 Management Fee	854.75	854.75	-	3,419.00	3,419.00	-	10,257.00
5020-00 Accounting - Audit/Tax Returns	-	16.67	16.67	-	66.68	66.68	200.00
5100-00 Insurance	-	191.67	191.67	-	766.68	766.68	2,300.00
5120-00 Meeting Expenses	-	8.33	8.33	-	33.32	33.32	100.00
5125-00 Postage/Copies/Mailings	-	208.33	208.33	805.25	833.32	28.07	2,500.00
5130-00 Record Retention	1.00	-	(1.00)	3.00	-	(3.00)	-
5135-00 Website	-	17.92	17.92	-	71.68	71.68	215.00
Total Administrative Expenses	\$855.75	\$1,297.67	\$441.92	\$4,227.25	\$5,190.68	\$963.43	\$15,572.00
Legal and Collections							
5150-00 15 Day Notice/Late Fee Administration	-	-	-	340.00	-	(340.00)	-
5170-00 NSF Fee	-	-	-	25.00	-	(25.00)	-
5195-00 General Legal Matters	-	41.67	41.67	-	166.68	166.68	500.00
Total Legal and Collections	\$-	\$41.67	\$41.67	\$365.00	\$166.68	(\$198.32)	\$500.00
Pool Expenses							
6010-00 Pool Management Contract	1,307.69	850.00	(457.69)	3,576.14	3,400.00	(176.14)	10,200.00
6020-00 Pool Passes / Materials	250.00	-	(250.00)	292.89	-	(292.89)	-
6030-00 Maintenance/Repairs	-	208.33	208.33	-	833.32	833.32	2,500.00
6040-00 Supplies/Chemicals	-	83.33	83.33	-	333.32	333.32	1,000.00
6065-00 Furniture	-	100.00	100.00	-	400.00	400.00	1,200.00
6070-00 Security/Attendants	-	8.33	8.33	-	33.32	33.32	100.00
6075-00 Pest Control	-	41.67	41.67	-	166.68	166.68	500.00
Total Pool Expenses	\$1,557.69	\$1,291.66	(\$266.03)	\$3,869.03	\$5,166.64	\$1,297.61	\$15,500.00
Utilities							
6310-00 Electricity - Entrance Lighting	104.80	166.67	61.87	412.81	666.68	253.87	2,000.00
6320-00 Electricity - Pool/Clubhouse/Tennis	363.83	479.17	115.34	1,482.59	1,916.68	434.09	5,750.00
6375-00 Water - Pool	79.70	66.67	(13.03)	155.70	266.68	110.98	800.00
6380-00 Telephone - Pool	120.59	120.83	0.24	473.08	483.32	10.24	1,450.00
Total Utilities	\$668.92	\$833.34	\$164.42	\$2,524.18	\$3,333.36	\$809.18	\$10,000.00
Common Area Maintenance							
7000-00 Grounds Maintenance Contract	938.76	1,088.75	149.99	3,755.04	4,355.00	599.96	13,065.00
7010-00 Grounds Non-Contract	-	100.00	100.00	-	400.00	400.00	1,200.00
7060-00 Irrigation	38.00	12.50	(25.50)	76.00	50.00	(26.00)	150.00
Total Common Area Maintenance	\$976.76	\$1,201.25	\$224.49	\$3,831.04	\$4,805.00	\$973.96	\$14,415.00
Non-Operating Expenses							
8500-00 Social Committee	-	166.67	166.67	-	666.68	666.68	2,000.00
Total Non-Operating Expenses	\$-	\$166.67	\$166.67	\$-	\$666.68	\$666.68	\$2,000.00
Capital Expenses							
9015-00 Playground	15,159.57	-	(15,159.57)	15,159.57	-	(15,159.57)	-

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Capital Expenses	\$15,159.57	\$-	(\$15,159.57)	\$15,159.57	\$-	(\$15,159.57)	\$-
Reserve Fund Contribution							
9500-00 Reserve Fund Contribution	\$1,959.42	\$1,959.42	\$-	\$7,837.68	\$7,837.68	\$-	\$23,513.00
Total Reserve Fund Contribution	\$1,959.42	\$1,959.42	\$-	\$7,837.68	\$7,837.68	\$0.00	\$23,513.00
Total OPERATING EXPENSE	\$21,178.11	\$6,791.68	(\$14,386.43)	\$37,813.75	\$27,166.72	(\$10,647.03)	\$81,500.00
Net Income:	(\$5,674.32)	(\$0.01)	(\$5,674.31)	\$19,547.18	(\$0.04)	\$19,547.22	\$0.00



Cash Flow Report

Greystone Crossing Homeowners Association, Inc.

Ending: 04/30/2020

Date: 5/2/2020
 Time: 10:12 am
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Description	January	February	March	April
Cash				
10 Operating Funds	\$27,747.47	\$39,156.78	\$42,446.82	\$39,904.42
12 Reserve Funds	\$65,611.90	\$67,585.32	\$69,558.24	\$71,532.52
Cash Totals:	\$93,359.37	\$106,742.10	\$112,005.06	\$111,436.94
Sources of Cash				
20 Current Liabilities	\$1,020.00	\$550.00	\$560.00	\$860.00
40 Association Income	\$15,922.59	\$7,860.00	\$3,305.00	\$1,305.00
41 Interest Income	\$14.00	\$13.50	\$14.86	\$14.00
43 Legal and Collections	\$75.00	\$0.00	\$25.00	\$186.50
Sources of Cash Totals:	\$17,031.59	\$8,423.50	\$3,904.86	\$2,365.50
Uses of Cash				
40 Association Income	(\$250.00)	(\$275.00)	\$0.00	\$0.00
50 Administrative Expenses	(\$1,590.55)	(\$916.35)	(\$864.60)	(\$855.75)
51 Legal and Collections	\$0.00	\$0.00	(\$365.00)	\$0.00
60 Pool Expenses	(\$320.25)	(\$363.14)	(\$1,627.95)	(\$1,557.69)
63 Utilities	(\$549.30)	(\$648.29)	(\$657.67)	(\$668.92)
70 Common Area Maintenance	(\$938.76)	(\$957.76)	(\$957.76)	(\$976.76)
90 Capital Expenses	\$0.00	\$0.00	\$0.00	(\$15,159.57)
Uses of Cash Totals:	(\$3,648.86)	(\$3,160.54)	(\$4,472.98)	(\$19,218.69)
Cash Balance				
10 Operating Funds	\$39,156.78	\$42,446.82	\$39,904.42	\$36,237.38
12 Reserve Funds	\$67,585.32	\$69,558.24	\$71,532.52	\$58,346.37
Cash Balance Totals:	\$106,742.10	\$112,005.06	\$111,436.94	\$94,583.75