



KINGS FOREST

4/17/2023 Board Meeting Packet



**Kings Forest Community Association
Board of Directors Meeting
April 17, 2023**

AGENDA

Place: In person at the Pool Clubhouse – 2615 Woods Estates Dr.

Time: 7:00pm

- **Establish Quorum & Call Meeting to Order**
- **Homeowner Comments (limit 3 minutes each)**
- **Approval of Previous Meeting Minutes**
- **Regular Reports**
 - **Monthly Financial Reports and Commentary**
 - **Architectural Control Committee – List of recent approvals/activities**
 - **Maintenance Report (Jonathan, Bill) – pool signs. enclosure for trash**
 - **Recent Property Sales/New Residents**
 - **Kingwood Service Association News (Bob)**
 - **Notice of Board decisions made between meetings (Courtney)**
 - **Social Committee Updates**
- **Review of Annual Calendar – Action Items and Planning**
- **Old/New Business**
 - **Ratify New Board Positions**
 - **Harris County funding for San Jacinto River flood mitigation (Bob)**
 - **Status of Protective Covenant Amendments Vote (Bob/Courtney)**
 - **Kingsway Court items**
- **Homeowner Comments (if any additions, limit 3 minutes each)**
- **Adjournment of Open Meeting** **Time: 8:00 P.M.**
- **Executive Session** **Time: 8:01 P.M.**
 - **Delinquency Aging Report**
 - **Deed Restriction/Architectural Guidelines Violation**
 - **Status of Key Properties (Bill)**
 - **Legal Status (Courtney)**
- **Adjourn Executive Session/Reconvene Open Meeting** **Time: 8:30 P.M**
 - **Ratify and announce decisions made during the Executive Session (if any)**
 - **Recap Action Items from entire meeting**
- **Adjourn Meeting** **Time: 8:45 P.M.**

KINGS FOREST COMMUNITY ASSOCIATION, INC.

February 20 , 2022 MEETING MINUTES

I. CALL TO ORDER AND ESTABLISH QUORUM

- A meeting of the Board of Directors of Kings Forest Community Association, Inc. was held at the Community Room, 2615 Woods Estates Drive.
- A quorum was present, and the meeting was called to order at 7:03 pm by Bill Koerner, President.

Board of Directors Present:

Bill Koerner, President
Bob Rehak, Vice President
Cyndy Brown, Secretary
Theunis Myburg, Treasurer
Jonathan Millican, Director

Attending Members of Management Present:

Courtney Maughan, Community Manager
LaLauni Lavergne – Sauls, Community Manager

Committee Member Present:

David Buress, ACC Committee
Pat Greer, ACC Committee
Kate Henderson, ACC Committee

Community Member Present:

Casey Cook
Griff Bettis
Corey Balboa

II. HOMEOWNER FORUM (3 Minutes per speaker)

- There were no owner comments in the opening owner forum.

III. APPROVAL OF PREVIOUS MEETING MINUTES

- The board reviewed the minutes of the January 23, 2023 meeting. The minutes were approved as presented.

IV. REGULAR REPORTS AND UPDATES

- Financial Reports - The January Balance Sheet, and Income Statement were reviewed in draft form. Courtney Maughan explained that PMG was working on getting the December financials corrected so January had not finalized yet.
- ACC
 - The Board was presented with a report showing that one application was reviewed and approved.
- Maintenance
 - Bill Koerner reported that the new signs for the pool were finished and will be installing them soon.
 - Jonathan Millican is working on cleaning out the storage area behind the clubhouse to provide space for Texas Pride to store their equipment onsite.
- Settlement / New Owner Report
 - The Board was presented with the Settlement Report from January 1, 2023 to February 17, 2023 showing no home sales yet for the year.
- KSA NEWS
 - Bob Rehak gave a brief update regarding KSA and its efforts to acquire land for a dog park near Deer Ridge Park, and the 494 project which is almost complete.
- Board Decisions Made Between Meetings
 - There were no decisions made between meetings.
- Social Committee Update
 - The Social committee did not attend the February meeting, but Bill Koerner did announce that they were planning a spring gardening event.

V. ANNUAL CALENDAR

- The Annual calendar was reviewed. Items due in March, and April were reviewed.

- VI. OLD/ NEW BUSINESS – A discussion was had surrounding the following topics:
- The Board was presented with draft communication regarding the Annual Meeting in March. Bill Koerner proposed a date change due to a conflict on his end for 3/27. The Board agreed to move the date of the meeting to 3/20 instead, and approved the notices as presented.
 - Bob Rehak gave an update on the County’s response to the San Jacinto River flood mitigation. He implored everyone at the meeting to visit his website reduceflooding.com and submit a letter to their representatives expressing concern over the lack of funding for the necessary projects.
 - The Board was presented with a covenant vote update. After some discussion, the Board decided to send notification to owners advising that March 20th would be the last day to vote on the amendments, and that ballots would be accepted at the annual meeting in paper format only.
 - The Board was presented with a proposal for fixing the remaining electrical issues in the pool equipment room. Bill Koerner requested a spending limit not to exceed \$5800.00. The Board approved the spending limit and a sole-source award to Modern Master Electric LLC.
 - The Board was presented with current bank rates for investments. The Board agreed to have PMG see what the early withdrawal penalty would be to move one of the CDs to a higher yield account.
- VII. ADJOURNMENT TO EXECUTIVE SESSION
- The Board adjourned the open Board Meeting and convened the Executive Session at 7:45 pm. The Board discussed enforcement actions, legal matters, and private owner matters.
- VIII. CONFIDENTIAL MANAGEMENT REPORTS
- Delinquency Summary Report – The delinquency report was reviewed.
 - Architectural Control (Deed Restriction) Violations – the deed restriction report and key property report were reviewed.
- IX. ADJOURNMENT
- With no further business to discuss, the Board adjourned the Executive Session at 8:00 P.M.

Board Member

Date

Financials

March 2023

Dear Kings Forest Board of Directors,

Enclosed is your March 2023 financial report package. As a supplement to the information contained within this report, below you'll find a brief executive summary. The financial package information reflects reporting through March 31, 2023. Additional real time information is available through your board portal at www.townsq.io

Balance Sheet		
Account	Balance	Notes & Recommended Board Action
Operating Cash	\$64,142.49	PPB OPER #6167 (Transfer of \$20,000 was requested from the operating Money Market)
Operating Cash	\$16,911.38	PPB MM #7263
Reserve Cash	\$73,716.22	PPB RSRV #7131
Reserve CD	\$50,757.71	PPB CD #1854 1.0%
Reserve CD	\$20,248.40	CIT Bank CD 9704
Accounts Receivable	\$35,570.02	Outstanding Assessments as of 9.30.2022 (\$53.14 collected in September)
1735 Other Receivables (Trash Reimbursement)	\$0.00	Trash Reimbursement is caught up to date.
Total Liabilities and Equity	\$298,740.65	

Income Statement				
GL Acct #	GL Description	Actual	Budget	Explanation of Variance
4000 – 4810	Income	\$19,445.18	\$17,003.00	
5000 – 5215	Administrative	\$3,799.32	\$2,019.90	Over budget by \$1,780 due to the collections, and the \$500 donation to KSA parks for the trees.
5460	Insurance	\$1,536.07	\$1,200.00	Over budget by \$336.07
6000 – 6200	Utilities	\$7,877.85	\$7,462.00	Over budget by \$415.85 primarily due to trash and recycling.
6100-6200	Landscaping	\$1,900.00	\$1,966.00	Under budget by \$66.00
6300	Permits	\$0.00	\$34.00	Under Budget by \$34.00
6585 – 6795	Repair & Maintenance	\$1600.00	\$1,833.00	Under budget by \$233.00
7000 – 7040	Professional Services	\$1,228.00	\$1,547.00	Under budget by \$319.00
9105	Reserve Contribution	\$1532.00	\$1532.00	On Budget

As always, please contact me with any questions you may have regarding the attached financial reports or any other matters related to your community. Thank you for allowing me to serve you and your association.

Best Regards,

Courtney Maughan
 Community Manager
c.maughan@pmghouston.com

Balance Sheet Report
Kings Forest CA
As of March 31, 2023

	<u>Balance Mar 31, 2023</u>	<u>Balance Feb 28, 2023</u>	<u>Change</u>
<u>Assets</u>			
Operating Funds			
1000 - PPB Operating #6167	64,142.49	73,581.06	(9,438.57)
1100 - Pacific Premier Bank MM #7263	16,911.38	16,909.94	1.44
1650 - Due (To)/From - Reserves	29,410.46	30,942.46	(1,532.00)
Total Operating Funds	110,464.33	121,433.46	(10,969.13)
Reserve Funds			
1325 - PPB Reserve #7131	73,716.22	79,821.33	(6,105.11)
1350 - PPB CD	50,757.71	50,445.79	311.92
1351 - CIT Bank CD 9704	20,248.40	20,218.91	29.49
1651 - Due (To)/From - Operating	(29,410.46)	(30,942.46)	1,532.00
Total Reserve Funds	115,311.87	119,543.57	(4,231.70)
Accounts Receivable			
1500 - Residential Assessments Receivable	35,570.02	43,627.03	(8,057.01)
Total Accounts Receivable	35,570.02	43,627.03	(8,057.01)
Other Current Assets			
1600 - Prepaid Insurance	13,159.83	12,714.90	444.93
Total Other Current Assets	13,159.83	12,714.90	444.93
Fixed Assets			
1950 - Other Property & Equipment	446,726.60	446,726.60	0.00
1955 - Accum Depr - Other Property & Equipment	(422,492.00)	(422,492.00)	0.00
Total Fixed Assets	24,234.60	24,234.60	0.00
Total Assets	298,740.65	321,553.56	(22,812.91)

Balance Sheet Report
Kings Forest CA
As of March 31, 2023

	<u>Balance Mar 31, 2023</u>	<u>Balance Feb 28, 2023</u>	<u>Change</u>
<u>Liabilities</u>			
Liabilities			
2026 - New Account Setup Fee	(25.00)	(25.00)	0.00
2036 - PMG Collections	3,990.00	3,545.00	445.00
2395 - Other Accrued Expenses	6,928.04	8,922.02	(1,993.98)
2550 - Prepaid Assessments	1,522.89	1,522.89	0.00
2595 - Deferred Revenue	153,037.49	170,041.66	(17,004.17)
Total Liabilities	165,453.42	184,006.57	(18,553.15)
Total Liabilities	165,453.42	184,006.57	(18,553.15)
<u>Owners' Equity</u>			
Owners Equity - Prior Years			
3000 - Operating Fund - Prior year	18,931.22	18,931.22	0.00
Total Owners Equity - Prior Years	18,931.22	18,931.22	0.00
Capital Reserves - Prior Years			
3102 - Repair & Replacement Reserve - Prior Yrs	133,398.91	133,398.91	0.00
Total Capital Reserves - Prior Years	133,398.91	133,398.91	0.00
Total Owners' Equity	152,330.13	152,330.13	0.00
Net Income / (Loss)	(19,042.90)	(14,783.14)	(4,259.76)
Total Liabilities and Equity	298,740.65	321,553.56	(22,812.91)

Income Statement Report

Kings Forest CA

Operating

March 01, 2023 thru March 31, 2023

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Income								
4000 - Residential Assessments	17,004.17	15,458.00	1,546.17	51,012.51	46,375.00	4,637.51	185,500.00	134,487.49
4015 - Trash Reimbursement	0.00	1,368.00	(1,368.00)	0.00	4,104.00	(4,104.00)	16,416.00	16,416.00
4250 - Pool Fees	10.00	8.00	2.00	35.00	25.00	10.00	100.00	65.00
4710 - Late Fees & Interest	2,429.57	83.00	2,346.57	3,717.15	250.00	3,467.15	1,000.00	(2,717.15)
4720 - Legal Reimbursements	0.00	83.00	(83.00)	0.00	250.00	(250.00)	1,000.00	1,000.00
4900 - Interest Earned - Operating Accounts	1.44	3.00	(1.56)	4.18	10.00	(5.82)	40.00	35.82
Total Income	19,445.18	17,003.00	2,442.18	54,768.84	51,014.00	3,754.84	204,056.00	149,287.16
Total Operating Income	19,445.18	17,003.00	2,442.18	54,768.84	51,014.00	3,754.84	204,056.00	149,287.16
<u>Expense</u>								
Administrative								
5000 - General Administrative	584.00	83.00	501.00	600.50	250.00	350.50	1,000.00	399.50
5005 - Application/Processing	0.00	33.00	(33.00)	70.00	100.00	(30.00)	400.00	330.00
5025 - Billing/Collections	800.52	375.00	425.52	800.52	1,125.00	(324.48)	4,500.00	3,699.48
5070 - Master Association Fee	0.00	1,102.00	(1,102.00)	0.00	3,308.00	(3,308.00)	13,233.90	13,233.90
5075 - Meeting Expense	0.00	83.00	(83.00)	0.00	250.00	(250.00)	1,000.00	1,000.00
5090 - Office Supplies	78.30	38.00	40.30	85.02	113.00	(27.98)	450.00	364.98
5100 - Records Storage	116.25	72.00	44.25	272.50	216.00	56.50	864.00	591.50
5115 - Web Site Maintenance	150.00	8.00	142.00	850.00	23.00	827.00	90.00	(760.00)
5195 - Other Administrative Services	400.00	0.00	400.00	400.00	0.00	400.00	0.00	(400.00)
5210 - Printing & Copying	346.38	100.00	246.38	372.25	300.00	72.25	1,200.00	827.75
5215 - Postage	1,323.87	125.00	1,198.87	1,338.33	375.00	963.33	1,500.00	161.67
Total Administrative	3,799.32	2,019.00	1,780.32	4,789.12	6,060.00	(1,270.88)	24,237.90	19,448.78
Insurance								
5460 - Property Insurance Premiums	1,536.07	1,200.00	336.07	4,600.21	3,602.00	998.21	14,409.00	9,808.79
Total Insurance	1,536.07	1,200.00	336.07	4,600.21	3,602.00	998.21	14,409.00	9,808.79

Income Statement Report

Kings Forest CA

Operating

March 01, 2023 thru March 31, 2023

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6000 - Electric Service	327.87	441.00	(113.13)	988.84	1,324.00	(335.16)	5,297.76	4,308.92
6025 - Water Service	185.11	684.00	(498.89)	3,814.44	2,051.00	1,763.44	8,202.71	4,388.27
6035 - Trash and Recycling Service	6,749.87	6,236.00	513.87	20,249.61	18,709.00	1,540.61	74,836.92	54,587.31
6050 - Telephone Service	615.00	101.00	514.00	765.00	304.00	461.00	1,215.00	450.00
Total Utilities	7,877.85	7,462.00	415.85	25,817.89	22,388.00	3,429.89	89,552.39	63,734.50
Landscaping								
6100 - Grounds & Landscaping - Contract	1,900.00	1,600.00	300.00	4,800.00	4,800.00	0.00	19,200.00	14,400.00
6150 - Seasonal Color/Plantings	0.00	158.00	(158.00)	0.00	475.00	(475.00)	1,900.00	1,900.00
6199 - Landscape Other	0.00	125.00	(125.00)	0.00	375.00	(375.00)	1,500.00	1,500.00
6200 - Irrigation Repair & Maintenance	0.00	83.00	(83.00)	0.00	250.00	(250.00)	1,000.00	1,000.00
Total Landscaping	1,900.00	1,966.00	(66.00)	4,800.00	5,900.00	(1,100.00)	23,600.00	18,800.00
Operations								
6300 - Permits & Licenses	0.00	33.00	(33.00)	0.00	100.00	(100.00)	400.00	400.00
Total Operations	0.00	33.00	(33.00)	0.00	100.00	(100.00)	400.00	400.00
Contracted Services								
6430 - Janitorial Services	0.00	38.00	(38.00)	(150.00)	113.00	(263.00)	450.00	600.00
6434 - Pest Control	0.00	27.00	(27.00)	81.19	81.00	0.19	324.76	243.57
Total Contracted Services	0.00	65.00	(65.00)	(68.81)	194.00	(262.81)	774.76	843.57
Repair & Maintenance								
6525 - Clubhouse Repair & Maintenance	0.00	167.00	(167.00)	0.00	500.00	(500.00)	2,000.00	2,000.00
6600 - General Repair & Maintenance	0.00	208.00	(208.00)	2,598.29	625.00	1,973.29	2,500.00	(98.29)
6635 - Janitorial Supplies & Maintenance	150.00	0.00	150.00	150.00	0.00	150.00	0.00	(150.00)
6700 - Pool Supplies/Repair & Maintenance	1,450.00	1,458.00	(8.00)	4,350.00	4,373.00	(23.00)	17,491.00	13,141.00
Total Repair & Maintenance	1,600.00	1,833.00	(233.00)	7,098.29	5,498.00	1,600.29	21,991.00	14,892.71
Professional Services								
7000 - Audit & Tax Services	0.00	208.00	(208.00)	700.00	625.00	75.00	2,500.00	1,800.00

Income Statement Report

Kings Forest CA

Operating

March 01, 2023 thru March 31, 2023

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Professional Services								
7020 - Legal Services	146.00	0.00	146.00	146.00	0.00	146.00	0.00	(146.00)
7025 - Legal Services - Collections	0.00	100.00	(100.00)	0.00	300.00	(300.00)	1,200.00	1,200.00
7030 - Legal Services - General Counsel	0.00	125.00	(125.00)	0.00	375.00	(375.00)	1,500.00	1,500.00
7040 - Management Fees	1,082.00	1,114.00	(32.00)	3,246.00	3,343.00	(97.00)	13,373.92	10,127.92
Total Professional Services	1,228.00	1,547.00	(319.00)	4,092.00	4,643.00	(551.00)	18,573.92	14,481.92
Taxes								
9015 - Property/Real Estate Tax	0.00	4.00	(4.00)	0.00	12.00	(12.00)	47.74	47.74
Total Taxes	0.00	4.00	(4.00)	0.00	12.00	(12.00)	47.74	47.74
Other Expenses								
9105 - Reserve Contribution Expense	1,532.00	1,532.00	0.00	4,596.00	4,595.00	1.00	18,379.01	13,783.01
Total Other Expenses	1,532.00	1,532.00	0.00	4,596.00	4,595.00	1.00	18,379.01	13,783.01
Total Operating Expense	19,473.24	17,661.00	1,812.24	55,724.70	52,992.00	2,732.70	211,965.72	156,241.02
Total Operating Income / (Loss)	(28.06)	(658.00)	629.94	(955.86)	(1,978.00)	1,022.14	(7,909.72)	(6,953.86)

Income Statement Report Kings Forest CA Reserves

March 01, 2023 thru March 31, 2023

	Current Period			Year to Date (3 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Income								
4905 - Reserve Contribution Income	1,532.00	1,532.00	0.00	4,596.00	4,595.00	1.00	18,379.01	13,783.01
4910 - Interest Earned - Reserve Accounts	351.03	0.00	351.03	410.69	0.00	410.69	0.00	(410.69)
Total Income	1,883.03	1,532.00	351.03	5,006.69	4,595.00	411.69	18,379.01	13,372.32
Total Reserves Income	1,883.03	1,532.00	351.03	5,006.69	4,595.00	411.69	18,379.01	13,372.32
<u>Expense</u>								
Reserve Expenses								
9924 - Pools & Spas Expenses	6,114.73	0.00	6,114.73	23,093.73	0.00	23,093.73	0.00	(23,093.73)
Total Reserve Expenses	6,114.73	0.00	6,114.73	23,093.73	0.00	23,093.73	0.00	(23,093.73)
Total Reserves Expense	6,114.73	0.00	6,114.73	23,093.73	0.00	23,093.73	0.00	(23,093.73)
Total Reserves Income / (Loss)	(4,231.70)	1,532.00	(5,763.70)	(18,087.04)	4,595.00	(22,682.04)	18,379.01	36,466.05
Total Association Net Income / (Loss)	(4,259.76)	874.00	(5,133.76)	(19,042.90)	2,617.00	(21,659.90)	10,469.29	29,512.19

Income and Expense Trend Report
Kings Forest CA
Operating
As of March 31, 2023

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Actual	Total Budget
Income														
4000 - Residential Assessments	17,004	17,004	17,004										51,013	185,500
4015 - Trash Reimbursement	0	0	0										0	16,416
4250 - Pool Fees	0	25	10										35	100
4710 - Late Fees & Interest	400	888	2,430										3,717	1,000
4720 - Legal Reimbursements	0	0	0										0	1,000
4900 - Interest Earned - Operating Account	1	1	1										4	40
Total Income	17,406	17,918	19,445	0	0	0	0	0	0	0	0	0	54,769	204,056
Total Income	17,406	17,918	19,445	0	0	0	0	0	0	0	0	0	54,769	204,056
Administrative														
5000 - General Administrative	0	17	584										601	1,000
5005 - Application/Processing	0	70	0										70	400
5025 - Billing/Collections	0	0	801										801	4,500
5070 - Master Association Fee	0	0	0										0	13,234
5075 - Meeting Expense	0	0	0										0	1,000
5090 - Office Supplies	0	7	78										85	450
5100 - Records Storage	0	156	116										273	864
5115 - Web Site Maintenance	700	0	150										850	90
5195 - Other Administrative Services	0	0	400										400	0
5210 - Printing & Copying	0	26	346										372	1,200
5215 - Postage	0	14	1,324										1,338	1,500
Total Administrative	700	290	3,799	0	0	0	0	0	0	0	0	0	4,789	24,238
Insurance														
5460 - Property Insurance Premiums	1,532	1,532	1,536										4,600	14,409
Total Insurance	1,532	1,532	1,536	0	0	0	0	0	0	0	0	0	4,600	14,409
Utilities														
6000 - Electric Service	282	379	328										989	5,298
6025 - Water Service	3,086	543	185										3,814	8,203
6035 - Trash and Recycling Service	6,750	6,750	6,750										20,250	74,837

Income and Expense Trend Report
Kings Forest CA
Operating
As of March 31, 2023

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Actual	Total Budget
Utilities														
6050 - Telephone Service	75	75	615										765	1,215
Total Utilities	10,193	7,747	7,878	0	0	0	0	0	0	0	0	0	25,818	89,552
Landscaping														
6100 - Grounds & Landscaping - Contract	1,450	1,450	1,900										4,800	19,200
6150 - Seasonal Color/Plantings	0	0	0										0	1,900
6199 - Landscape Other	0	0	0										0	1,500
6200 - Irrigation Repair & Maintenance	0	0	0										0	1,000
Total Landscaping	1,450	1,450	1,900	0	0	0	0	0	0	0	0	0	4,800	23,600
Operations														
6300 - Permits & Licenses	0	0	0										0	400
Total Operations	0	0	0	0	0	0	0	0	0	0	0	0	0	400
Contracted Services														
6430 - Janitorial Services	(150)	0	0										(150)	450
6434 - Pest Control	0	81	0										81	325
Total Contracted Services	(150)	81	0	0	0	0	0	0	0	0	0	0	(69)	775
Repair & Maintenance														
6525 - Clubhouse Repair & Maintenance	0	0	0										0	2,000
6600 - General Repair & Maintenance	2,308	290	0										2,598	2,500
6635 - Janitorial Supplies & Maintenance	0	0	150										150	0
6700 - Pool Supplies/Repair & Maintenance	1,450	1,450	1,450										4,350	17,491
Total Repair & Maintenance	3,758	1,740	1,600	0	0	0	0	0	0	0	0	0	7,098	21,991
Professional Services														
7000 - Audit & Tax Services	0	700	0										700	2,500
7020 - Legal Services	0	0	146										146	0
7025 - Legal Services - Collections	0	0	0										0	1,200
7030 - Legal Services - General Counsel	0	0	0										0	1,500
7040 - Management Fees	1,082	1,082	1,082										3,246	13,374
Total Professional Services	1,082	1,782	1,228	0	0	0	0	0	0	0	0	0	4,092	18,574

Income and Expense Trend Report
Kings Forest CA
Operating
As of March 31, 2023

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Actual	Total Budget
Taxes														
9015 - Property/Real Estate Tax	0	0	0										0	48
Total Taxes	0	0	0	0	0	0	0	0	0	0	0	0	0	48
Other Expenses														
9105 - Reserve Contribution Expense	1,532	1,532	1,532										4,596	18,379
Total Other Expenses	1,532	1,532	1,532	0	0	0	0	0	0	0	0	0	4,596	18,379
Total Expense	20,097	16,154	19,473	0	0	0	0	0	0	0	0	0	55,725	211,966
Total Operating	(2,692)	1,764	(28)	0	0	0	0	0	0	0	0	0	(956)	(7,910)

Income and Expense Trend Report

Kings Forest CA

Reserves

As of March 31, 2023

Account Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Full Year	Total
	Actual	Actual	Actual	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Actual	Budget
Income														
4905 - Reserve Contribution Income	1,532	1,532	1,532										4,596	18,379
4910 - Interest Earned - Reserve Accounts	18	42	351										411	0
Total Income	1,550	1,574	1,883	0	0	0	0	0	0	0	0	0	5,007	18,379
Total Income	1,550	1,574	1,883	0	0	0	0	0	0	0	0	0	5,007	18,379
Reserve Expenses														
9924 - Pools & Spas Expenses	16,979	0	6,115										23,094	0
Total Reserve Expenses	16,979	0	6,115	0	0	0	0	0	0	0	0	0	23,094	0
Total Expense	16,979	0	6,115	0	0	0	0	0	0	0	0	0	23,094	0
Total Reserves	(15,429)	1,574	(4,232)	0	0	0	0	0	0	0	0	0	(18,087)	18,379

Income and Expense Trend Report

Kings Forest CA

As of March 31, 2023

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Actual	Total Budget
Income														
4000 - Residential Assessments	17,004	17,004	17,004										51,013	185,500
4015 - Trash Reimbursement	0	0	0										0	16,416
4250 - Pool Fees	0	25	10										35	100
4710 - Late Fees & Interest	400	888	2,430										3,717	1,000
4720 - Legal Reimbursements	0	0	0										0	1,000
4900 - Interest Earned - Operating Account	1	1	1										4	40
4905 - Reserve Contribution Income	1,532	1,532	1,532										4,596	18,379
4910 - Interest Earned - Reserve Accounts	18	42	351										411	0
Total Income	18,955	19,492	21,328	0	0	0	0	0	0	0	0	0	59,776	222,435
Total Income	18,955	19,492	21,328	0	0	0	0	0	0	0	0	0	59,776	222,435
Administrative														
5000 - General Administrative	0	17	584										601	1,000
5005 - Application/Processing	0	70	0										70	400
5025 - Billing/Collections	0	0	801										801	4,500
5070 - Master Association Fee	0	0	0										0	13,234
5075 - Meeting Expense	0	0	0										0	1,000
5090 - Office Supplies	0	7	78										85	450
5100 - Records Storage	0	156	116										273	864
5115 - Web Site Maintenance	700	0	150										850	90
5195 - Other Administrative Services	0	0	400										400	0
5210 - Printing & Copying	0	26	346										372	1,200
5215 - Postage	0	14	1,324										1,338	1,500
Total Administrative	700	290	3,799	0	0	0	0	0	0	0	0	0	4,789	24,238
Insurance														
5460 - Property Insurance Premiums	1,532	1,532	1,536										4,600	14,409
Total Insurance	1,532	1,532	1,536	0	0	0	0	0	0	0	0	0	4,600	14,409
Utilities														
6000 - Electric Service	282	379	328										989	5,298
6025 - Water Service	3,086	543	185										3,814	8,203

Income and Expense Trend Report

Kings Forest CA

As of March 31, 2023

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Actual	Total Budget
Utilities														
6035 - Trash and Recycling Service	6,750	6,750	6,750										20,250	74,837
6050 - Telephone Service	75	75	615										765	1,215
Total Utilities	10,193	7,747	7,878	0	0	0	0	0	0	0	0	0	25,818	89,552
Landscaping														
6100 - Grounds & Landscaping - Contract	1,450	1,450	1,900										4,800	19,200
6150 - Seasonal Color/Plantings	0	0	0										0	1,900
6199 - Landscape Other	0	0	0										0	1,500
6200 - Irrigation Repair & Maintenance	0	0	0										0	1,000
Total Landscaping	1,450	1,450	1,900	0	0	0	0	0	0	0	0	0	4,800	23,600
Operations														
6300 - Permits & Licenses	0	0	0										0	400
Total Operations	0	0	0	0	0	0	0	0	0	0	0	0	0	400
Contracted Services														
6430 - Janitorial Services	(150)	0	0										(150)	450
6434 - Pest Control	0	81	0										81	325
Total Contracted Services	(150)	81	0	0	0	0	0	0	0	0	0	0	(69)	775
Repair & Maintenance														
6525 - Clubhouse Repair & Maintenance	0	0	0										0	2,000
6600 - General Repair & Maintenance	2,308	290	0										2,598	2,500
6635 - Janitorial Supplies & Maintenance	0	0	150										150	0
6700 - Pool Supplies/Repair & Maintenance	1,450	1,450	1,450										4,350	17,491
Total Repair & Maintenance	3,758	1,740	1,600	0	0	0	0	0	0	0	0	0	7,098	21,991
Professional Services														
7000 - Audit & Tax Services	0	700	0										700	2,500
7020 - Legal Services	0	0	146										146	0
7025 - Legal Services - Collections	0	0	0										0	1,200
7030 - Legal Services - General Counsel	0	0	0										0	1,500

Income and Expense Trend Report

Kings Forest CA

As of March 31, 2023

Account Description	Jan Actual	Feb Actual	Mar Actual	Apr Budget	May Budget	Jun Budget	Jul Budget	Aug Budget	Sep Budget	Oct Budget	Nov Budget	Dec Budget	Full Year Actual	Total Budget
Professional Services														
7040 - Management Fees	1,082	1,082	1,082										3,246	13,374
Total Professional Services	1,082	1,782	1,228	0	0	0	0	0	0	0	0	0	4,092	18,574
Taxes														
9015 - Property/Real Estate Tax	0	0	0										0	48
Total Taxes	0	0	0	0	0	0	0	0	0	0	0	0	0	48
Other Expenses														
9105 - Reserve Contribution Expense	1,532	1,532	1,532										4,596	18,379
Total Other Expenses	1,532	1,532	1,532	0	0	0	0	0	0	0	0	0	4,596	18,379
Reserve Expenses														
9924 - Pools & Spas Expenses	16,979	0	6,115										23,094	0
Total Reserve Expenses	16,979	0	6,115	0	0	0	0	0	0	0	0	0	23,094	0
Total Expense	37,076	16,154	25,588	0	0	0	0	0	0	0	0	0	78,818	211,966
All Departments Summary	(18,121)	3,338	(4,260)	0	0	0	0	0	0	0	0	0	(19,043)	10,469

ACC Report

2/20/2023 – 3/14/2023

- One Application was approved



Metrics

Architectural Review • 03-20-2023 - 04-14-2023

BY STATUS

OPEN

CLOSED

Approved

0

2

Maintenance Report

4/17/2023

New Home Sales

January-April 2023

- There has been one home sale for 2023

Account Settlement Report Kings Forest CA

Sun Jan 01, 2023 thru Sun Apr 30, 2023

Account	Activity	Settlement	Owner Name	Unit Address	Current Charges
00567-1748	Resale	Feb 14, 2023	Alfredo Rojas Jr	2611 Royal Circle Drive	770.00

Number of Converted Accounts:	0
Number of Resales:	1
Number of New Sales:	0

KSA NEWS

3/20/2022 – 4/17/2023

Social Committee Update

4/17/2023

2023 Board Organization

Owner Comments