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09/17/19
Accrual Basis

Park Meadows Village Homeowners Association, Inc.

Balance Sheet

Aug 31, 19
As of August 31, 2019

ASSETS

Current Assets

Checking/Savings

Park Meadows Reserve Account 26,694.10

Park Meadows Village Operating 35,567.59

Total Checking/Savings 62,261.69

Accounts Receivable

Accounts Receivable -2,424.92

Total Accounts Receivable -2,424.92

Total Current Assets 59,836.77

TOTAL ASSETS 59,836.77

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

Accounts Payable 26.00

Total Accounts Payable 26.00

Total Current Liabilities 26.00

Total Liabilities 26.00

Equity

Opening Balance Equity 74,037.76

Net Income -14,226.99

Total Equity 59,810.77

TOTAL LIABILITIES & EQUITY 59,836.77

Park Meadows Village Homeowners Association, Inc.
Profit & Loss Budget Performance

| | August 2019 | Budget | Jan - Aug 19 |
|---|--------------------|------------------|---------------------|
| | Aug 19 | | |
| Ordinary Income/Expense | | | |
| Income | | | |
| Income | | | |
| 4020-Assessment- Monthly | 13,500.00 | 13,950.00 | 110,525.08 |
| 4060- Late Charges | 0.00 | 0.00 | 130.55 |
| 4170 Reserve Transfer | -2,659.16 | | -2,659.16 |
| 4340--Interest-Reserves | 0.00 | 0.00 | 0.00 |
| 4370-Interest Charged, Special | 0.00 | 0.00 | 0.00 |
| Total Income | 10,840.84 | 13,950.00 | 107,996.47 |
| Total Income | 10,840.84 | 13,950.00 | 107,996.47 |
| Expense | | | |
| Administrative Expenses | | | |
| 8020-Management fee | 900.00 | 600.00 | 5,415.00 |
| 8024- Management- other | 350.00 | 333.33 | 1,980.00 |
| 8040- Postage | 0.00 | 25.00 | 185.67 |
| 8060- Copies/Printing/Supplies | 151.82 | 83.33 | 151.82 |
| 8080-CPA Services | 0.00 | 0.00 | 861.83 |
| 8081- Accounting Services | 0.00 | 0.00 | 315.00 |
| 8100- Legal Expense | 0.00 | 83.33 | 95.00 |
| 8190- Misc. Expense | 10.00 | 62.50 | 10.00 |
| 8230- Bank Charges | 323.79 | 0.00 | 323.79 |
| 8335- Reserve study | 0.00 | 208.33 | 1,380.00 |
| 8390- Annual Report | 0.00 | 0.00 | 35.00 |
| Total Administrative Expenses | 1,735.61 | 1,395.82 | 10,753.11 |
| Building Maintenance | | | |
| 5010-Building Mtce general | 280.49 | 315.00 | 7,953.31 |
| 5020-Roof Repairs | 0.00 | 83.33 | 4,875.00 |
| 5030-Building Supplies | 0.00 | | 39.82 |
| 5040-Exterior Repairs | 0.00 | 458.33 | 0.00 |
| 5060-Building Supplies | 0.00 | | 5,215.00 |
| 5060-Plumbing Repairs | 0.00 | 125.00 | 0.00 |
| 5250-Exterior Pest control | 0.00 | 33.33 | 135.00 |
| 5605- Light bulb, fixtures | 0.00 | 125.00 | 100.00 |
| 5610- Gutter Repair | 0.00 | 166.66 | 0.00 |
| Total Building Maintenance | 280.49 | 1,306.65 | 18,318.13 |
| Insurance Expense | | | |
| 8481- Property Insurance | 4,181.48 | 1,833.33 | 19,103.16 |
| Total Insurance Expense | 4,181.48 | 1,833.33 | 19,103.16 |
| Landscaping and Groundskeeping | | | |
| 6040-Landscape contract | 0.00 | 1,312.50 | 8,988.00 |
| 6120-Irrigation repairs | 0.00 | 416.66 | 5,343.75 |
| 6201-Trees, Sod, Plants | 982.50 | 500.00 | 5,282.50 |
| 6202-Landscape general | 440.11 | 541.66 | 2,956.36 |
| 6353-Snow Removal | 0.00 | 0.00 | 13,893.25 |
| Total Landscaping and Groundskeeping | 1,422.61 | 2,770.82 | 36,463.86 |
| pool/ Clubhouse Expenses | | | |

Park Meadows Village Homeowners Association, Inc.
Profit & Loss Budget Performance

| | August 2019 | Budget | Jan - Aug 19 |
|---------------------------------------|--------------------|------------------|---------------------|
| | Aug 19 | | |
| 7040-Pool Contract | 0.00 | 550.00 | 3,300.00 |
| 7045- Pool Repairs | 0.00 | 416.00 | 870.60 |
| 7070-Pool Heating (Gas) | 0.00 | 250.00 | 0.00 |
| Total pool/ Clubhouse Expenses | 0.00 | 1,216.00 | 4,170.60 |
| Utilities | | | |
| 7910-Electric | 0.00 | 100.00 | 1,526.26 |
| 7920- Water / Sewer | 3,027.65 | 1,541.66 | 7,564.89 |
| 7940 Trash Removal | 488.41 | 425.41 | 3,951.09 |
| 7950- Cable Service | 0.00 | 605.00 | 4,422.91 |
| Total Utilities | 3,516.06 | 2,672.07 | 17,465.15 |
| Total Expense | 11,136.25 | 11,194.69 | 106,274.01 |
| Net Ordinary Income | -295.41 | 2,755.31 | 1,722.46 |
| Other Income/Expense | | | |
| Other Income | | | |
| Reserve Income | | | |
| 6305-+ Reserve Income | 2,664.75 | | 2,664.75 |
| Total Reserve Income | 2,664.75 | | 2,664.75 |
| Total Other Income | 2,664.75 | | 2,664.75 |
| Other Expense | | | |
| Reserve Expenses | | | |
| 9155- Reserve-Paving | 0.00 | 0.00 | 2,333.35 |
| 9175- Capital Improvements | 0.00 | 6,250.00 | 14,583.35 |
| 9188- Pool Resurfacing | 0.00 | 0.00 | 1,697.50 |
| Total Reserve Expenses | 0.00 | 6,250.00 | 18,614.20 |
| Total Other Expense | 0.00 | 6,250.00 | 18,614.20 |
| Net Other Income | 2,664.75 | -6,250.00 | -15,949.45 |
| Net Income | 2,369.34 | -3,494.69 | -14,226.99 |

Park Meadows Village Homeowners Association, Inc.
Profit & Loss Budget Performance

| | August 2019 YTD Budget | Annual Budget |
|---|---------------------------|-------------------|
| Ordinary Income/Expense | | |
| Income | | |
| Income | | |
| 4020-Assessment- Monthly | 111,600.00 | 167,400.00 |
| 4060- Late Charges | 0.00 | 0.00 |
| 4170 Reserve Transfer | | |
| 4340--Interest-Reserves | 0.00 | 0.00 |
| 4370-Interest Charged, Special | 0.00 | 0.00 |
| Total Income | <u>111,600.00</u> | <u>167,400.00</u> |
| Total Income | 111,600.00 | 167,400.00 |
| Expense | | |
| Administrative Expenses | | |
| 8020-Management fee | 4,800.00 | 7,200.00 |
| 8024- Management- other | 2,666.68 | 4,000.00 |
| 8040- Postage | 200.00 | 300.00 |
| 8060- Copies/Printing/Supplies | 666.68 | 1,000.00 |
| 8080-CPA Services | 345.00 | 345.00 |
| 8081- Accounting Services | 0.00 | 0.00 |
| 8100- Legal Expense | 666.68 | 1,000.00 |
| 8190- Misc. Expense | 500.00 | 750.00 |
| 8230- Bank Charges | 0.00 | 0.00 |
| 8335- Reserve study | 1,666.68 | 2,500.00 |
| 8390- Annual Report | 0.00 | 100.00 |
| Total Administrative Expenses | <u>11,511.72</u> | <u>17,195.00</u> |
| Building Maintenance | | |
| 5010-Building Mtce general | 2,520.00 | 3,780.00 |
| 5020-Roof Repairs | 666.68 | 1,000.00 |
| 5030-Building Supplies | | |
| 5040-Exterior Repairs | 3,666.68 | 5,500.00 |
| 5060-Building Supplies | | |
| 5060-Plumbing Repairs | 1,000.00 | 1,500.00 |
| 5250-Exterior Pest control | 266.68 | 400.00 |
| 5605- Light bulb, fixtures | 1,000.00 | 1,500.00 |
| 5610- Gutter Repair | 1,333.36 | 2,000.00 |
| Total Building Maintenance | <u>10,453.40</u> | <u>15,680.00</u> |
| Insurance Expense | | |
| 8481- Property Insurance | 14,666.68 | 22,000.00 |
| Total Insurance Expense | <u>14,666.68</u> | <u>22,000.00</u> |
| Landscaping and Groundskeeping | | |
| 6040-Landscape contract | 10,500.00 | 15,750.00 |
| 6120-Irrigation repairs | 3,333.36 | 5,000.00 |
| 6201-Trees, Sod, Plants | 4,000.00 | 6,000.00 |
| 6202-Landscape general | 4,333.36 | 6,500.00 |
| 6353-Snow Removal | 3,999.00 | 8,000.00 |
| Total Landscaping and Groundskeeping | <u>26,165.72</u> | <u>41,250.00</u> |
| pool/ Clubhouse Expenses | | |

Park Meadows Village Homeowners Association, Inc.
Profit & Loss Budget Performance

| | August 2019 YTD Budget | Annual Budget |
|---------------------------------------|---------------------------|-------------------|
| 7040-Pool Contract | 2,750.00 | 3,300.00 |
| 7045- Pool Repairs | 2,080.00 | 2,500.00 |
| 7070-Pool Heating (Gas) | 1,250.00 | 1,500.00 |
| Total pool/ Clubhouse Expenses | 6,080.00 | 7,300.00 |
| Utilities | | |
| 7910-Electric | 800.00 | 1,200.00 |
| 7920- Water / Sewer | 12,333.36 | 18,500.00 |
| 7940 Trash Removal | 3,403.36 | 5,105.00 |
| 7950- Cable Service | 4,840.00 | 7,260.00 |
| Total Utilities | 21,376.72 | 32,065.00 |
| Total Expense | 90,254.24 | 135,490.00 |
| Net Ordinary Income | 21,345.76 | 31,910.00 |
| Other Income/Expense | | |
| Other Income | | |
| Reserve Income | | |
| 6305-+ Reserve Income | | |
| Total Reserve Income | | |
| Total Other Income | | |
| Other Expense | | |
| Reserve Expenses | | |
| 9155- Reserve-Paving | 4,000.00 | 4,000.00 |
| 9175- Capital Improvements | 18,750.00 | 25,000.00 |
| 9188- Pool Resurfacing | 2,910.00 | 2,910.00 |
| Total Reserve Expenses | 25,660.00 | 31,910.00 |
| Total Other Expense | 25,660.00 | 31,910.00 |
| Net Other Income | -25,660.00 | -31,910.00 |
| Net Income | -4,314.24 | 0.00 |