

PARK MEADOWS VILLAGE HOMEOWNERS ASSOCIATION INC  
 B A L A N C E S H E E T  
 July 2019

|                                      | OPERATING        | RESERVE          | TOTAL            |
|--------------------------------------|------------------|------------------|------------------|
| CURRENT ASSETS                       |                  |                  |                  |
| 1015 UNION BANK - CHECKING - PRIMARY | 33,063.00        |                  | 33,063.00        |
| 1065 UNION BANK - MM - RESERVE       |                  | 24,029.35        | 24,029.35        |
|                                      | -----            | -----            | -----            |
|                                      | 33,063.00        | 24,029.35        | 57,092.35        |
| ACCOUNTS RECEIVABLE                  |                  |                  |                  |
| 1210 ASSESSMENTS                     | 2,080.54         |                  | 2,080.54         |
| 1220 SPECIAL ASSESSMENT - RESERVES   |                  | 314.41           | 314.41           |
|                                      | -----            | -----            | -----            |
|                                      | 2,080.54         | 314.41           | 2,394.95         |
| PREPAID ASSETS                       |                  |                  |                  |
|                                      | -----            | -----            | -----            |
|                                      | 0.00             | 0.00             | 0.00             |
|                                      | -----            | -----            | -----            |
| TOTAL ASSETS                         | <u>35,143.54</u> | <u>24,343.76</u> | <u>59,487.30</u> |

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|                              | OPERATING                              | RESERVE     | TOTAL       |
|------------------------------|--|-------------|-------------|
| CURRENT LIABILITIES          |  |             |             |
| 2011                         | ACCOUNTS PAYABLE - PREVIOUS MANAGEMENT | 995.00      | 995.00      |
| 2130                         | PREPAID ASSESSMENTS                    | 1,526.13    | 1,526.13    |
|                              | -----                                  | -----       | -----       |
|                              | 2,521.13                               | 0.00        | 2,521.13    |
| RESTRICTED EQUITY - RESERVES |  |             |             |
| 2255                         | RESERVES - PAVING                      | 8,338.61    | 8,338.61    |
| 2275                         | RESERVES - CAPITAL IMPROVEMENTS        | 67,033.44   | 67,033.44   |
| 2288                         | RESERVES - POOL RESURFACING            | 5,701.10    | 5,701.10    |
| SPENT FROM RESERVES          |  |             |             |
| 2422                         | RESERVES - BALCONIES                   | (11,799.61) | (11,799.61) |
| 2500                         | RESERVES - LANDSCAPING                 | (29,126.03) | (29,126.03) |
| 2550                         | RESERVES - IRRIGATION                  | (1,933.75)  | (1,933.75)  |
| 2569                         | RESERVES - CONCRETE REPAIRS            | (13,870.00) | (13,870.00) |
|                              | -----                                  | -----       | -----       |
|                              | 0.00                                   | 24,343.76   | 24,343.76   |
| OPERATING EQUITY             |  |             |             |
| 2650                         | PRIOR YEAR SURPLUS (DEFICIT)           | 48,567.82   | 48,567.82   |
| 2670                         | CURRENT YEAR SURPLUS (DEFICIT)         | (15,945.41) | (15,945.41) |
|                              | -----                                  | -----       | -----       |
|                              | 32,622.41                              | 0.00        | 32,622.41   |
|                              | -----                                  | -----       | -----       |
|                              | TOTAL LIABILITIES & EQUITY             | 35,143.54   | 59,487.30   |
|                              | =====                                  | =====       | =====       |

PARK MEADOWS VILLAGE HOMEOWNERS ASSOCIATION INC  
 REVENUE & EXPENSE BUDGET COMPARISON REPORT  
 JULY 2019

|   | CURRENT PERIOD | MONTHLY BUDGET | MONTHLY VARIANCE | 7 MONTH PERIOD | Y-T-D BUDGET | Y-T-D VARIANCE | ANNUAL BUDGET |
|---|----------------|----------------|------------------|----------------|--------------|----------------|---------------|
| <b>INCOME</b>                                 |                |                |                  |                |              |                |               |
| 4020 ASSESSMENTS - MONTHLY                    | 13,950.00      | 13,950.00      | 0.00             | 97,650.00      | 97,650.00    | 0.00           | 167,400       |
| 4060 LATE CHARGES                             | 59.16          | 0.00           | 59.16            | 130.55         | 0.00         | 130.55         | 0             |
| 4340 INTEREST - RESERVES                      | 2.78           | 0.00           | 2.78             | 51.17          | 0.00         | 51.17          | 0             |
| 4350 INTEREST ALLOC TO RESERVES               | - 2.78         | 0.00           | - 2.78           | - 51.17        | 0.00         | - 51.17        | 0             |
| 4370 INTEREST CHARGED - SPECIAL ASSESSMENT    | 4.09           | 0.00           | 4.09             | 29.22          | 0.00         | 29.22          | 0             |
| 4371 INTEREST CHARGED ALLOC TO SPECIAL ASSMNT | - 4.09         | 0.00           | - 4.09           | - 29.22        | 0.00         | - 29.22        | 0             |
| 4970  | 14,009.16      | 13,950.00      | 59.16            | 97,780.55      | 97,650.00    | 130.55         | 167,400       |
| 4980 TOTAL INCOME                             | 14,009.16      | 13,950.00      | 59.16            | 97,780.55      | 97,650.00    | 130.55         | 167,400       |
| <b>EXPENSES</b>                               |                |                |                  |                |              |                |               |
| <b>BUILDING MAINTENANCE</b>                   |                |                |                  |                |              |                |               |
| 5010 BUILDING MAINTENANCE                     | 55.55          | 315.00         | -259.45          | 7,672.82       | 2,205.00     | 5,467.82       | 3,780         |
| 5020 ROOF REPAIRS                             | 0.00           | 83.33          | - 83.33          | 4,875.00       | 583.35       | 4,291.65       | 1,000         |
| 5030 BUILDING SUPPLIES                        | 13.82          | 0.00           | 13.82            | 13.82          | 0.00         | 13.82          | 0             |
| 5040 EXTERIOR REPAIRS                         | 0.00           | 458.33         | -458.33          | 0.00           | 3,208.35     | -3,208.35      | 5,500         |
| 5060 PLUMBING REPAIRS                         | 3,600.00       | 125.00         | 3,475.00         | 5,215.00       | 875.00       | 4,340.00       | 1,500         |
| 5250 EXTERIOR PEST CONTROL                    | 0.00           | 33.33          | - 33.33          | 135.00         | 233.35       | - 98.35        | 400           |
| 5605 LIGHT BULBS AND FIXTURES                 | 0.00           | 125.00         | -125.00          | 100.00         | 875.00       | -775.00        | 1,500         |
| 5610 GUTTER REPAIR                            | 0.00           | 166.67         | -166.67          | 0.00           | 1,166.65     | -1,166.65      | 2,000         |
| 5799  | 3,669.37       | 1,306.66       | 2,362.71         | 18,011.64      | 9,146.70     | 8,864.94       | 15,680        |

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 JULY 2019

|                                      | CURRENT PERIOD | MONTHLY BUDGET | MONTHLY VARIANCE | 7 MONTH PERIOD | Y-T-D BUDGET | Y-T-D VARIANCE | ANNUAL BUDGET |
|--------------------------------------|----------------|----------------|------------------|----------------|--------------|----------------|---------------|
| <b>GROUNDS MAINTENANCE</b>           |                |                |                  |                |              |                |               |
| 6040 CONTRACTED LAWN SERVICE         | 0.00           | 1,312.50       | -1,312.50        | 8,988.00       | 9,187.50     | -199.50        | 15,750        |
| 6120 IRRIGATION MAINTENANCE & REPAIR | 0.00           | 416.67         | -416.67          | 5,343.75       | 2,916.65     | 2,427.10       | 5,000         |
| 6201 TREES/SOD/PLANTS                | 0.00           | 500.00         | -500.00          | 4,300.00       | 3,500.00     | 800.00         | 6,000         |
| 6202 LANDSCAPING                     | 1,050.00       | 541.67         | 508.33           | 2,516.25       | 3,791.65     | -1,275.40      | 6,500         |
| 6353 SNOW SERVICES                   | 0.00           | 666.67         | -666.67          | 13,893.25      | 4,666.65     | 9,226.60       | 8,000         |
| 6599                                 | 1,050.00       | 3,437.51       | -2,387.51        | 35,041.25      | 24,062.45    | 10,978.80      | 41,250        |
| <b>POOL/CLUBHOUSE EXPENSE</b>        |                |                |                  |                |              |                |               |
| 7040 CONTRACTED POOL SERVICE         | 550.00         | 275.00         | 275.00           | 3,300.00       | 1,925.00     | 1,375.00       | 3,300         |
| 7045 POOL REPAIR                     | 0.00           | 208.33         | -208.33          | 870.60         | 1,458.35     | -587.75        | 2,500         |
| 7070 POOL HEATING (GAS)              | 0.00           | 125.00         | -125.00          | 0.00           | 875.00       | -875.00        | 1,500         |
| 7899                                 | 550.00         | 608.33         | - 58.33          | 4,170.60       | 4,258.35     | - 87.75        | 7,300         |
| <b>UTILITIES</b>                     |                |                |                  |                |              |                |               |
| 7910 ELECTRIC                        | 393.34         | 100.00         | 293.34           | 1,526.26       | 700.00       | 826.26         | 1,200         |
| 7920 WATER/SEWER                     | -1,541.67      | 1,541.67       | -3,083.34        | 4,537.24       | 10,791.65    | -6,254.41      | 18,500        |
| 7940 TRASH REMOVAL                   | 554.55         | 425.42         | 129.13           | 3,462.68       | 2,977.90     | 484.78         | 5,105         |
| 7950 CABLE SERVICE                   | 636.18         | 605.00         | 31.18            | 4,422.91       | 4,235.00     | 187.91         | 7,260         |
| 7999                                 | 42.40          | 2,672.09       | -2,629.69        | 13,949.09      | 18,704.55    | -4,755.46      | 32,065        |

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|   | CURRENT<br>PERIOD | MONTHLY<br>BUDGET | MONTHLY<br>VARIANCE | 7 MONTH<br>PERIOD | Y-T-D<br>BUDGET | Y-T-D<br>VARIANCE | ANNUAL<br>BUDGET |
|---|-------------------|-------------------|---------------------|-------------------|-----------------|-------------------|------------------|
| <b>ADMINISTRATIVE</b>                     |                   |                   |                     |                   |                 |                   |                  |
| 8020 MANAGEMENT FEE                       | 915.00            | 600.00            | 315.00              | 4,515.00          | 4,200.00        | 315.00            | 7,200            |
| 8024 MANAGEMENT                           | 1,000.00          | 333.33            | 666.67              | 1,630.00          | 2,333.35        | -703.35           | 4,000            |
| 8040 POSTAGE                              | 82.50             | 25.00             | 57.50               | 185.67            | 175.00          | 10.67             | 300              |
| 8060 COPIES/PRINTING/SUPPLIES             | 96.08             | 83.33             | 12.75               | 861.83            | 583.35          | 278.48            | 1,000            |
| 8080 CPA SERVICES                         | 0.00              | 28.75             | - 28.75             | 0.00              | 201.25          | -201.25           | 345              |
| 8081 ACCOUNTING SERVICES                  | 0.00              | 0.00              | 0.00                | 315.00            | 0.00            | 315.00            | 0                |
| 8100 LEGAL EXPENSE                        | 0.00              | 83.33             | - 83.33             | 95.00             | 583.35          | -488.35           | 1,000            |
| 8190 MISCELLANEOUS                        | 0.00              | 62.50             | - 62.50             | 0.00              | 437.50          | -437.50           | 750              |
| 8335 RESERVE ANALYSIS FUND                | 0.00              | 208.33            | -208.33             | 1,380.00          | 1,458.35        | - 78.35           | 2,500            |
| 8390 ANNUAL CORPORATE REPORT              | 35.00             | 8.33              | 26.67               | 35.00             | 58.35           | - 23.35           | 100              |
| 8479                                      | 2,128.58          | 1,432.90          | 695.68              | 9,017.50          | 10,030.50       | -1,013.00         | 17,195           |
| <b>INSURANCE</b>                          |                   |                   |                     |                   |                 |                   |                  |
| 8481 PROPERTY INSURANCE                   | 2,088.24          | 1,833.33          | 254.91              | 14,921.68         | 12,833.35       | 2,088.33          | 22,000           |
| 8499                                      | 2,088.24          | 1,833.33          | 254.91              | 14,921.68         | 12,833.35       | 2,088.33          | 22,000           |
| <b>BUDGETED TRANSFERS TO RESERVE FUND</b> |                   |                   |                     |                   |                 |                   |                  |
| 9155 PAVING                               | 333.33            | 333.33            | 0.00                | 2,333.35          | 2,333.35        | 0.00              | 4,000            |
| 9175 CAPITAL IMPROVEMENTS                 | 2,083.33          | 2,083.33          | 0.00                | 14,583.35         | 14,583.35       | 0.00              | 25,000           |
| 9188 POOL RESURFACING                     | 242.50            | 242.50            | 0.00                | 1,697.50          | 1,697.50        | 0.00              | 2,910            |
| 9299                                      | 2,659.16          | 2,659.16          | 0.00                | 18,614.20         | 18,614.20       | 0.00              | 31,910           |

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|                     | CURRENT PERIOD  | MONTHLY BUDGET | MONTHLY VARIANCE   | 7 MONTH PERIOD      | Y-T-D BUDGET   | Y-T-D VARIANCE   | ANNUAL BUDGET |
|---------------------|-----------------|----------------|--------------------|---------------------|----------------|------------------|---------------|
| 9980 TOTAL EXPENSES | 12,187.75       | 13,949.98      | -1,762.23          | 113,725.96          | 97,650.10      | 16,075.86        | 167,400       |
| 9990 GAIN (LOSS)    | <u>1,821.41</u> | <u>0.02</u>    | <u>( 1,821.39)</u> | <u>( 15,945.41)</u> | <u>( 0.10)</u> | <u>15,945.31</u> | <u>0</u>      |