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11/08/19
Accrual Basis

Park Meadows Village Homeowners Association, Inc.

Balance Sheet

As of ~~October~~ ^{Oct 31, 19} 31, 2019

ASSETS

Current Assets

Checking/Savings

Park Meadows Reserve Account 32,036.21

Park Meadows Village Operating 34,589.74

Total Checking/Savings 66,625.95

Accounts Receivable

Accounts Receivable -3,774.92

Total Accounts Receivable -3,774.92

Total Current Assets 62,851.03

TOTAL ASSETS 62,851.03

LIABILITIES & EQUITY

Equity

Opening Balance Equity 74,037.76

Net Income -11,186.73

Total Equity 62,851.03

TOTAL LIABILITIES & EQUITY 62,851.03

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

	<u>November 2019</u> Nov 19	<u>Budget</u>	<u>Jan - Nov 19</u>
Ordinary Income/Expense			
Income			
Income			
4020-Assessment- Monthly	13,950.00	13,950.00	152,375.08
4060- Late Charges	0.00	0.00	130.55
4170 Reserve Transfer	0.00		-7,977.48
4340--Interest-Reserves	0.00	0.00	0.00
4370-Interest Charged, Special	0.00	0.00	0.00
Total Income	<u>13,950.00</u>	<u>13,950.00</u>	<u>144,528.15</u>
Total Income	13,950.00	13,950.00	144,528.15
Expense			
Administrative Expenses			
8020-Management fee	0.00	600.00	6,315.00
8024- Management- other	0.00	333.33	1,980.00
8040- Postage	0.00	25.00	185.67
8060- Copies/Printing/Supplies	60.87	83.33	268.15
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	175.00	62.50	285.00
8230- Bank Charges	0.00	0.00	429.79
8335- Reserve study	0.00	208.33	1,380.00
8390- Annual Report	0.00	0.00	35.00
Total Administrative Expenses	<u>235.87</u>	<u>1,395.82</u>	<u>12,150.44</u>
Building Maintenance			
5010-Building Mtce general	0.00	315.00	8,045.04
5020-Roof Repairs	0.00	83.33	4,875.00
5030-Building Supplies	0.00		81.06
5040-Exterior Repairs	0.00	458.33	4,875.00
5060-Building Supplies	0.00		5,215.00
5060-Plumbing Repairs	0.00	125.00	265.00
5250-Exterior Pest control	0.00	33.33	135.00
5605- Light bulb, fixtures	0.00	125.00	100.00
5610- Gutter Repair/ cleaning	0.00	166.66	0.00
Total Building Maintenance	<u>0.00</u>	<u>1,306.65</u>	<u>23,591.10</u>
Insurance Expense			
8481- Property Insurance	2,452.32	1,833.33	24,007.96
Total Insurance Expense	<u>2,452.32</u>	<u>1,833.33</u>	<u>24,007.96</u>
Landscaping and Groundskeeping			
6040-Landscape contract	1,750.00	1,312.50	14,193.00
6120-Irrigation repairs	0.00	416.66	6,809.75
6201-Trees, Sod, Plants	0.00	500.00	5,282.50
6202-Landscape general	80.00	541.66	3,142.34
6353-Snow Removal	2,100.00	1,333.00	15,993.25
Total Landscaping and Groundskeeping	<u>3,930.00</u>	<u>4,103.82</u>	<u>45,420.84</u>
pool/ Clubhouse Expenses			

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

	November 2019	Budget	Jan - Nov 19
	NOV 19		
7040-Pool Contract	0.00	0.00	5,798.31
7045- Pool Repairs	500.00	0.00	1,370.60
7070-Pool Heating (Gas)	0.00	0.00	0.00
Total pool/ Clubhouse Expenses	500.00	0.00	7,168.91
Property Management Fees	900.00		1,800.00
Utilities			
7910-Electric	0.00	100.00	2,540.07
7920- Water / Sewer	0.00	1,541.66	11,893.24
7940 Trash Removal	493.88	425.41	5,421.79
7950- Cable Service	1,282.37	605.00	6,957.63
Total Utilities	1,776.25	2,672.07	26,812.73
Total Expense	9,794.44	11,311.69	140,951.98
Net Ordinary Income	4,155.56	2,638.31	3,576.17
Other Income/Expense			
Other Income			
Reserve Income			
6305-+ Reserve Income	0.00		8,006.86
Total Reserve Income	0.00		8,006.86
Total Other Income	0.00		8,006.86
Other Expense			
Reserve Expenses			
9155- Reserve-Paving	0.00	0.00	2,333.35
9175- Exterior Staining	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	0.00	-6,250.00	-10,607.34
Net Income	4,155.56	-3,611.69	-7,031.17

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

November 2019

	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense		
Income		
Income		
4020-Assessment- Monthly	153,450.00	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>153,450.00</u>	<u>167,400.00</u>
Total Income	153,450.00	167,400.00
Expense		
Administrative Expenses		
8020-Management fee	6,600.00	7,200.00
8024- Management- other	3,666.67	4,000.00
8040- Postage	275.00	300.00
8060- Copies/Printing/Supplies	916.67	1,000.00
8080-CPA Services	345.00	345.00
8081- Accounting Services	0.00	0.00
8100- Legal Expense	916.67	1,000.00
8190- Misc. Expense	687.50	750.00
8230- Bank Charges	0.00	0.00
8335- Reserve study	2,291.67	2,500.00
8390- Annual Report	0.00	100.00
Total Administrative Expenses	<u>15,699.18</u>	<u>17,195.00</u>
Building Maintenance		
5010-Building Mtce general	3,465.00	3,780.00
5020-Roof Repairs	916.67	1,000.00
5030-Building Supplies		
5040-Exterior Repairs	5,041.67	5,500.00
5060-Building Supplies		
5060-Plumbing Repairs	1,375.00	1,500.00
5250-Exterior Pest control	366.67	400.00
5605- Light bulb, fixtures	1,375.00	1,500.00
5610- Gutter Repair/ cleaning	1,833.34	2,000.00
Total Building Maintenance	<u>14,373.35</u>	<u>15,680.00</u>
Insurance Expense		
8481- Property Insurance	20,166.67	22,000.00
Total Insurance Expense	<u>20,166.67</u>	<u>22,000.00</u>
Landscaping and Groundskeeping		
6040-Landscape contract	14,437.50	15,750.00
6120-Irrigation repairs	4,583.34	5,000.00
6201-Trees, Sod, Plants	5,500.00	6,000.00
6202-Landscape general	5,958.34	6,500.00
6353-Snow Removal	6,665.00	8,000.00
Total Landscaping and Groundskeeping	<u>37,144.18</u>	<u>41,250.00</u>
pool/ Clubhouse Expenses		

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

	November 2019	
	<u>YTD Budget</u>	<u>Annual Budget</u>
7040-Pool Contract	3,300.00	3,300.00
7045- Pool Repairs	2,500.00	2,500.00
7070-Pool Heating (Gas)	1,500.00	1,500.00
Total pool/ Clubhouse Expenses	7,300.00	7,300.00
Property Management Fees		
Utilities		
7910-Electric	1,100.00	1,200.00
7920- Water / Sewer	16,958.34	18,500.00
7940 Trash Removal	4,679.59	5,105.00
7950- Cable Service	6,655.00	7,260.00
Total Utilities	29,392.93	32,065.00
Total Expense	124,076.31	135,490.00
Net Ordinary Income	29,373.69	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- Exterior Staining	25,000.00	25,000.00
9188- Pool Resurfacing	2,910.00	2,910.00
Total Reserve Expenses	31,910.00	31,910.00
Total Other Expense	31,910.00	31,910.00
Net Other Income	-31,910.00	-31,910.00
Net Income	-2,536.31	0.00