

8:37 AM  
10/14/19  
Accrual Basis

**Park Meadows Village Homeowners Association, Inc.**

**Balance Sheet**

As of ~~September~~ <sup>Sep 30, 19</sup> 30, 2019

**ASSETS**

**Current Assets**

**Checking/Savings**

Park Meadows Reserve Account 26,706.57

Park Meadows Village Operating 45,734.50

**Total Checking/Savings** 72,441.07

**Accounts Receivable**

Accounts Receivable -624.92

**Total Accounts Receivable** -624.92

**Total Current Assets** 71,816.15

**TOTAL ASSETS** 71,816.15

**LIABILITIES & EQUITY**

**Equity**

Opening Balance Equity 74,037.76

Net Income -2,221.61

**Total Equity** 71,816.15

**TOTAL LIABILITIES & EQUITY** 71,816.15

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

	September 2019 Sep 19	Budget	Jan - Sep 19
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>Income</b>			
4020-Assessment- Monthly	13,950.00	13,950.00	124,475.08
4060- Late Charges	0.00	0.00	130.55
4170 Reserve Transfer	-2,659.16		-5,318.32
4340--Interest-Reserves	0.00	0.00	0.00
4370-Interest Charged, Special	0.00	0.00	0.00
<b>Total Income</b>	<u>11,290.84</u>	<u>13,950.00</u>	<u>119,287.31</u>
<b>Total Income</b>	11,290.84	13,950.00	119,287.31
<b>Expense</b>			
<b>Administrative Expenses</b>			
8020-Management fee	900.00	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	15.49	83.33	167.31
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	50.00	62.50	60.00
8230- Bank Charges	47.00	0.00	370.79
8335- Reserve study	0.00	208.33	1,380.00
8390- Annual Report	0.00	0.00	35.00
<b>Total Administrative Expenses</b>	<u>1,012.49</u>	<u>1,395.82</u>	<u>11,765.60</u>
<b>Building Maintenance</b>			
5010-Building Mtce general	0.00	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
<b>Total Building Maintenance</b>	<u>0.00</u>	<u>1,306.65</u>	<u>18,318.13</u>
<b>Insurance Expense</b>			
8481- Property Insurance	0.00	1,833.33	19,103.16
<b>Total Insurance Expense</b>	<u>0.00</u>	<u>1,833.33</u>	<u>19,103.16</u>
<b>Landscaping and Groundskeeping</b>			
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	0.00	500.00	5,282.50
6202-Landscape general	105.98	541.66	3,062.34
6353-Snow Removal	0.00	0.00	13,893.25
<b>Total Landscaping and Groundskeeping</b>	<u>105.98</u>	<u>2,770.82</u>	<u>36,569.84</u>
<b>pool/ Clubhouse Expenses</b>			

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

	<b>September 2019</b>	<b>Budget</b>	<b>Jan - Sep 19</b>
	<b>Sep 19</b>		
7040-Pool Contract	350.00	550.00	3,650.00
7045- Pool Repairs	0.00	420.00	870.60
7070-Pool Heating (Gas)	0.00	250.00	0.00
<b>Total pool/ Clubhouse Expenses</b>	<b>350.00</b>	<b>1,220.00</b>	<b>4,520.60</b>
<b>Utilities</b>			
7910-Electric	0.00	100.00	1,526.26
7920- Water / Sewer	0.00	1,541.66	7,564.89
7940 Trash Removal	488.62	425.41	4,439.71
7950- Cable Service	0.00	605.00	4,422.91
<b>Total Utilities</b>	<b>488.62</b>	<b>2,672.07</b>	<b>17,953.77</b>
<b>Total Expense</b>	<b>1,957.09</b>	<b>11,198.69</b>	<b>108,231.10</b>
<b>Net Ordinary Income</b>	<b>9,333.75</b>	<b>2,751.31</b>	<b>11,056.21</b>
<b>Other Income/Expense</b>			
<b>Other Income</b>			
<b>Reserve Income</b>			
6305-+ Reserve Income	2,671.63		5,336.38
<b>Total Reserve Income</b>	<b>2,671.63</b>		<b>5,336.38</b>
<b>Total Other Income</b>	<b>2,671.63</b>		<b>5,336.38</b>
<b>Other Expense</b>			
<b>Reserve Expenses</b>			
9155- Reserve-Paving	0.00	0.00	2,333.35
9175- Capital Improvements	0.00	0.00	14,583.35
9188- Pool Resurfacing	0.00	0.00	1,697.50
<b>Total Reserve Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>18,614.20</b>
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>18,614.20</b>
<b>Net Other Income</b>	<b>2,671.63</b>	<b>0.00</b>	<b>-13,277.82</b>
<b>Net Income</b>	<b>12,005.38</b>	<b>2,751.31</b>	<b>-2,221.61</b>

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

September 2019

	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
<b>Income</b>		
4020-Assessment- Monthly	125,550.00	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
<b>Total Income</b>	<u>125,550.00</u>	<u>167,400.00</u>
<b>Total Income</b>	125,550.00	167,400.00
<b>Expense</b>		
<b>Administrative Expenses</b>		
8020-Management fee	5,400.00	7,200.00
8024- Management- other	3,000.01	4,000.00
8040- Postage	225.00	300.00
8060- Copies/Printing/Supplies	750.01	1,000.00
8080-CPA Services	345.00	345.00
8081- Accounting Services	0.00	0.00
8100- Legal Expense	750.01	1,000.00
8190- Misc. Expense	562.50	750.00
8230- Bank Charges	0.00	0.00
8335- Reserve study	1,875.01	2,500.00
8390- Annual Report	0.00	100.00
<b>Total Administrative Expenses</b>	<u>12,907.54</u>	<u>17,195.00</u>
<b>Building Maintenance</b>		
5010-Building Mtce general	2,835.00	3,780.00
5020-Roof Repairs	750.01	1,000.00
5030-Building Supplies		
5040-Exterior Repairs	4,125.01	5,500.00
5060-Building Supplies		
5060-Plumbing Repairs	1,125.00	1,500.00
5250-Exterior Pest control	300.01	400.00
5605- Light bulb, fixtures	1,125.00	1,500.00
5610- Gutter Repair	1,500.02	2,000.00
<b>Total Building Maintenance</b>	<u>11,760.05</u>	<u>15,680.00</u>
<b>Insurance Expense</b>		
8481- Property Insurance	16,500.01	22,000.00
<b>Total Insurance Expense</b>	<u>16,500.01</u>	<u>22,000.00</u>
<b>Landscaping and Groundskeeping</b>		
6040-Landscape contract	11,812.50	15,750.00
6120-Irrigation repairs	3,750.02	5,000.00
6201-Trees, Sod, Plants	4,500.00	6,000.00
6202-Landscape general	4,875.02	6,500.00
6353-Snow Removal	3,999.00	8,000.00
<b>Total Landscaping and Groundskeeping</b>	<u>28,936.54</u>	<u>41,250.00</u>
<b>pool/ Clubhouse Expenses</b>		

8:38 AM  
 10/14/19  
 Accrual Basis

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

	<b>September 2019</b>	
	<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
<b>Total pool/ Clubhouse Expenses</b>	<b>7,300.00</b>	<b>7,300.00</b>
<b>Utilities</b>		
7910-Electric	900.00	1,200.00
7920- Water / Sewer	13,875.02	18,500.00
7940 Trash Removal	3,828.77	5,105.00
7950- Cable Service	5,445.00	7,260.00
<b>Total Utilities</b>	<b>24,048.79</b>	<b>32,065.00</b>
<b>Total Expense</b>	<b>101,452.93</b>	<b>135,490.00</b>
<b>Net Ordinary Income</b>	<b>24,097.07</b>	<b>31,910.00</b>
<b>Other Income/Expense</b>		
<b>Other Income</b>		
<b>Reserve Income</b>		
6305-+ Reserve Income		
<b>Total Reserve Income</b>		
<b>Total Other Income</b>		
<b>Other Expense</b>		
<b>Reserve Expenses</b>		
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
<b>Total Reserve Expenses</b>	<b>25,660.00</b>	<b>31,910.00</b>
<b>Total Other Expense</b>	<b>25,660.00</b>	<b>31,910.00</b>
<b>Net Other Income</b>	<b>-25,660.00</b>	<b>-31,910.00</b>
<b>Net Income</b>	<b>-1,562.93</b>	<b>0.00</b>