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05/16/20
Accrual Basis

Park Meadows Village Homeowners Association, Inc.

Balance Sheet

As of April 30, 2020

ASSETS

Current Assets

Checking/Savings

Park Meadows Reserve Account 48,071.44

Park Meadows Village Operating 36,936.62

Total Checking/Savings 85,008.06

Accounts Receivable

Accounts Receivable -4,674.92

Total Accounts Receivable -4,674.92

Other Current Assets

Undeposited Funds -113.78

Total Other Current Assets -113.78

Total Current Assets 80,219.36

TOTAL ASSETS 80,219.36

LIABILITIES & EQUITY

Equity

Opening Balance Equity 74,037.76

Retained Earnings -6,098.42

Net Income 12,280.02

Total Equity 80,219.36

TOTAL LIABILITIES & EQUITY 80,219.36

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

	April 2020 Apr 20	Budget	Jan - Apr 20
Ordinary Income/Expense			
Income			
Income			
4020-Assessment- Monthly	13,950.00	13,950.00	55,800.00
4060- Late Charges	0.00	0.00	0.00
4170 Reserve Transfer	<u>-2,671.63</u>	<u>-2,671.63</u>	<u>-10,686.52</u>
Total Income	<u>11,278.37</u>	<u>11,278.37</u>	<u>45,113.48</u>
Total Income	11,278.37	11,278.37	45,113.48
Expense			
Administrative Expenses			
8020-Management fee	900.00	900.00	3,600.00
8024- Management- other	0.00	83.33	0.00
8040- Postage	0.00	20.00	0.00
8060- Copies/Printing/Supplies	6.27	50.00	79.80
8080-CPA Services	0.00	0.00	0.00
8100- Legal Expense	0.00	83.00	0.00
8190- Misc. Expense	50.00	62.00	200.00
8230- Bank Charges	0.00	0.00	0.00
8390- Annual Report	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Administrative Expenses	<u>956.27</u>	<u>1,198.33</u>	<u>3,879.80</u>
Building Maintenance			
5010-Building Mtce general	0.00	418.00	2,079.89
5020-Roof Repairs	0.00	83.00	0.00
5030-Building Supplies	0.00	0.00	0.00
5040-Exterior Repairs	0.00	418.00	3,407.34
5060-Plumbing Repairs	265.20	125.00	265.20
5250-Exterior Pest control	0.00	66.00	0.00
5605- Light bulb, fixtures	0.00	83.00	0.00
5610- Gutter Repair/ cleaning	1,850.00		1,850.00
Building Maintenance - Other	<u>0.00</u>		<u>-175.00</u>
Total Building Maintenance	<u>2,115.20</u>	<u>1,193.00</u>	<u>7,427.43</u>
Insurance Expense			
8481- Property Insurance	<u>2,452.32</u>	<u>2,000.00</u>	<u>10,098.28</u>
Total Insurance Expense	<u>2,452.32</u>	<u>2,000.00</u>	<u>10,098.28</u>
Landscaping and Groundskeeping			
6040-Landscape contract	1,750.00	1,312.50	1,750.00
6120-Irrigation repairs	0.00	714.00	0.00
6201-Trees, Sod, Plants	0.00	1,000.00	0.00
6202-Landscape general	56.08	1,000.00	56.08
6353-Snow Removal	<u>800.00</u>	<u>0.00</u>	<u>9,914.50</u>
Total Landscaping and Groundskeeping	<u>2,606.08</u>	<u>4,026.50</u>	<u>11,720.58</u>
pool/ Clubhouse Expenses			
7040-Pool Contract	0.00	550.00	0.00
7045- Pool Repairs	0.00	420.00	0.00
7070-Pool Heating (Gas	<u>0.00</u>	<u>250.00</u>	<u>0.00</u>
Total pool/ Clubhouse Expenses	<u>0.00</u>	<u>1,220.00</u>	<u>0.00</u>

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

	April 2020 Apr 20	Budget	Jan - Apr 20
Utilities			
7910-Electric	77.59	200.00	300.17
7920- Water / Sewer	1,910.77	1,683.00	3,727.69
7940 Trash Removal	504.92	491.00	2,021.15
7950- Cable Service	666.76	605.00	2,656.46
Total Utilities	<u>3,160.04</u>	<u>2,979.00</u>	<u>8,705.47</u>
Total Expense	<u>11,289.91</u>	<u>12,616.83</u>	<u>41,831.56</u>
Net Ordinary Income	-11.54	-1,338.46	3,281.92
Other Income/Expense			
Other Income			
Reserve Income			
6305-Reserve Income	2,672.39	2,671.63	10,706.12
Total Reserve Income	<u>2,672.39</u>	<u>2,671.63</u>	<u>10,706.12</u>
Total Other Income	2,672.39	2,671.63	10,706.12
Other Expense			
Reserve Expenses			
9155- Reserve-Paving	0.00	0.00	0.00
9175- Exterior Staining	0.00	0.00	0.00
9188- Pool Resurfacing	0.00	5,000.00	0.00
9190-Reserve Study	1,708.02		1,708.02
Total Reserve Expenses	<u>1,708.02</u>	<u>5,000.00</u>	<u>1,708.02</u>
Total Other Expense	<u>1,708.02</u>	<u>5,000.00</u>	<u>1,708.02</u>
Net Other Income	964.37	-2,328.37	8,998.10
Net Income	<u><u>952.83</u></u>	<u><u>-3,666.83</u></u>	<u><u>12,280.02</u></u>

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

	April 2020	
	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense		
Income		
Income		
4020-Assessment- Monthly	55,800.00	167,400.00
4060- Late Charges	0.00	0.00
4170 Reserve Transfer	-10,686.52	-32,059.56
Total Income	<u>45,113.48</u>	<u>135,340.44</u>
Total Income	45,113.48	135,340.44
Expense		
Administrative Expenses		
8020-Management fee	3,600.00	10,800.00
8024- Management- other	333.36	1,000.00
8040- Postage	80.00	250.00
8060- Copies/Printing/Supplies	200.00	600.00
8080-CPA Services	300.00	300.00
8100- Legal Expense	336.00	1,000.00
8190- Misc. Expense	254.00	750.00
8230- Bank Charges	0.00	75.00
8390- Annual Report	100.00	100.00
Total Administrative Expenses	<u>5,203.36</u>	<u>14,875.00</u>
Building Maintenance		
5010-Building Mtce general	1,672.00	5,000.00
5020-Roof Repairs	336.00	1,000.00
5030-Building Supplies	0.00	50.00
5040-Exterior Repairs	1,672.00	5,000.00
5060-Plumbing Repairs	500.00	1,500.00
5250-Exterior Pest control	66.00	400.00
5605- Light bulb, fixtures	336.00	1,000.00
5610- Gutter Repair/ cleaning		
Building Maintenance - Other		
Total Building Maintenance	<u>4,582.00</u>	<u>13,950.00</u>
Insurance Expense		
8481- Property Insurance	8,000.00	24,000.00
Total Insurance Expense	<u>8,000.00</u>	<u>24,000.00</u>
Landscaping and Groundskeeping		
6040-Landscape contract	5,250.00	15,750.00
6120-Irrigation repairs	714.00	5,000.00
6201-Trees, Sod, Plants	1,000.00	6,000.00
6202-Landscape general	1,000.00	6,000.00
6353-Snow Removal	4,655.44	9,305.44
Total Landscaping and Groundskeeping	<u>12,619.44</u>	<u>42,055.44</u>
pool/ Clubhouse Expenses		
7040-Pool Contract	550.00	3,300.00
7045- Pool Repairs	420.00	2,500.00
7070-Pool Heating (Gas	250.00	1,500.00
Total pool/ Clubhouse Expenses	<u>1,220.00</u>	<u>7,300.00</u>

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

April 2020

	<u>YTD Budget</u>	<u>Annual Budget</u>
Utilities		
7910-Electric	350.00	1,500.00
7920- Water / Sewer	5,883.00	18,500.00
7940 Trash Removal	1,964.00	5,900.00
7950- Cable Service	2,420.00	7,260.00
Total Utilities	<u>10,617.00</u>	<u>33,160.00</u>
Total Expense	<u>42,241.80</u>	<u>135,340.44</u>
Net Ordinary Income	2,871.68	0.00
Other Income/Expense		
Other Income		
Reserve Income		
6305-Reserve Income	10,686.52	32,059.56
Total Reserve Income	<u>10,686.52</u>	<u>32,059.56</u>
Total Other Income	10,686.52	32,059.56
Other Expense		
Reserve Expenses		
9155- Reserve-Paving	0.00	4,000.00
9175- Exterior Staining	0.00	23,059.56
9188- Pool Resurfacing	5,000.00	5,000.00
9190-Reserve Study		
Total Reserve Expenses	<u>5,000.00</u>	<u>32,059.56</u>
Total Other Expense	<u>5,000.00</u>	<u>32,059.56</u>
Net Other Income	5,686.52	0.00
Net Income	<u><u>8,558.20</u></u>	<u><u>0.00</u></u>