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Accrual Basis

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

**Balance Sheet**

As of ~~September 30, 2020~~ <sup>Sep 30, 20</sup> 30, 2020

**ASSETS**

**Current Assets**

**Checking/Savings**

Park Meadows Reserve Account 61,434.15

Park Meadows Village Operating 27,154.52

**Total Checking/Savings** 88,588.67

**Accounts Receivable**

Accounts Receivable -2,724.92

**Total Accounts Receivable** -2,724.92

**Other Current Assets**

Undeposited Funds -113.78

**Total Other Current Assets** -113.78

**Total Current Assets** 85,749.97

**TOTAL ASSETS** 85,749.97

**LIABILITIES & EQUITY**

**Liabilities**

**Current Liabilities**

**Accounts Payable**

Accounts Payable -5,502.32

**Total Accounts Payable** -5,502.32

**Total Current Liabilities** -5,502.32

**Total Liabilities** -5,502.32

**Equity**

Opening Balance Equity 74,037.76

Retained Earnings -6,098.42

Net Income 23,312.95

**Total Equity** 91,252.29

**TOTAL LIABILITIES & EQUITY** 85,749.97

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

	<b>September 2020</b>	<b>Budget</b>	<b>Jan - Sep 20</b>
	<b>Sep 20</b>		
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>Income</b>			
4020-Assessment- Monthly	13,950.00	13,950.00	125,550.00
4060- Late Charges	0.00	0.00	0.00
4170 Reserve Transfer	<u>-2,671.63</u>	<u>-2,671.63</u>	<u>-24,044.67</u>
<b>Total Income</b>	<u>11,278.37</u>	<u>11,278.37</u>	<u>101,505.33</u>
<b>Total Income</b>	11,278.37	11,278.37	101,505.33
<b>Expense</b>			
<b>Administrative Expenses</b>			
8020-Management fee	900.00	900.00	8,100.00
8024- Management- other	0.00	83.33	0.00
8040- Postage	0.00	20.00	0.00
8060- Copies/Printing/Supplies	13.50	50.00	152.73
8080-CPA Services	0.00	0.00	282.00
8100- Legal Expense	0.00	83.00	0.00
8190- Misc. Expense	50.00	62.00	543.00
8230- Bank Charges	0.00	0.00	69.19
8390- Annual Report	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Total Administrative Expenses</b>	<u>963.50</u>	<u>1,198.33</u>	<u>9,146.92</u>
<b>Building Maintenance</b>			
5010-Building Mtce general	0.00	416.00	5,854.36
5020-Roof Repairs	0.00	83.00	0.00
5030-Building Supplies	0.00	0.00	252.39
5040-Exterior Repairs	3,200.00	416.00	11,482.34
5060-Plumbing Repairs	0.00	125.00	807.80
5250-Exterior Pest control	0.00	66.00	0.00
5605- Light bulb, fixtures	0.00	83.00	0.00
5610- Gutter Repair/ cleaning	0.00		1,850.00
Building Maintenance - Other	<u>0.00</u>		<u>-250.00</u>
<b>Total Building Maintenance</b>	<u>3,200.00</u>	<u>1,189.00</u>	<u>19,996.89</u>
<b>Insurance Expense</b>			
8481- Property Insurance	<u>-2,457.32</u>	<u>2,000.00</u>	<u>19,902.56</u>
<b>Total Insurance Expense</b>	<u>-2,457.32</u>	<u>2,000.00</u>	<u>19,902.56</u>
<b>Landscaping and Groundskeeping</b>			
6040-Landscape contract	1,750.00	1,312.50	8,750.00
6120-Irrigation repairs	50.00	714.00	1,137.50
6201-Trees, Sod, Plants	-600.00	1,000.00	4,319.60
6202-Landscape general	35.33	1,000.00	918.18
6353-Snow Removal	<u>0.00</u>	<u>0.00</u>	<u>10,714.50</u>
<b>Total Landscaping and Groundskeeping</b>	<u>1,235.33</u>	<u>4,026.50</u>	<u>25,839.78</u>
<b>pool/ Clubhouse Expenses</b>			
7040-Pool Contract	0.00	550.00	3,798.06
7045- Pool Repairs	0.00	416.00	0.00
7070-Pool Heating (Gas	<u>0.00</u>	<u>250.00</u>	<u>0.00</u>
<b>Total pool/ Clubhouse Expenses</b>	<u>0.00</u>	<u>1,216.00</u>	<u>3,798.06</u>

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

	<b>September 2020</b>	<b>Budget</b>	<b>Jan - Sep 20</b>
	<u>Sep 20</u>		
<b>Utilities</b>			
7910-Electric	383.33	200.00	1,823.08
7920- Water / Sewer	0.00	1,685.00	9,530.83
7940 Trash Removal	497.35	491.00	4,524.74
7950- Cable Service	666.83	605.00	5,990.33
<b>Total Utilities</b>	<u>1,547.51</u>	<u>2,981.00</u>	<u>21,868.98</u>
<b>Total Expense</b>	<u>4,489.02</u>	<u>12,610.83</u>	<u>100,553.19</u>
<b>Net Ordinary Income</b>	6,789.35	-1,332.46	952.14
<b>Other Income/Expense</b>			
<b>Other Income</b>			
<b>Reserve Income</b>			
6305-Reserve Income	2,672.61	2,671.63	24,068.83
<b>Total Reserve Income</b>	<u>2,672.61</u>	<u>2,671.63</u>	<u>24,068.83</u>
<b>Total Other Income</b>	2,672.61	2,671.63	24,068.83
<b>Other Expense</b>			
<b>Reserve Expenses</b>			
9155- Reserve-Paving	0.00	0.00	0.00
9175- Exterior Staining	0.00	0.00	0.00
9188- Pool Resurfacing	0.00	0.00	0.00
9190-Reserve Study	0.00		1,708.02
<b>Total Reserve Expenses</b>	<u>0.00</u>	<u>0.00</u>	<u>1,708.02</u>
<b>Total Other Expense</b>	<u>0.00</u>	<u>0.00</u>	<u>1,708.02</u>
<b>Net Other Income</b>	<u>2,672.61</u>	<u>2,671.63</u>	<u>22,360.81</u>
<b>Net Income</b>	<u><u>9,461.96</u></u>	<u><u>1,339.17</u></u>	<u><u>23,312.95</u></u>

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

**September 2020**

	<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	-24,044.67	-32,059.56
<b>Total Income</b>	<u>101,505.33</u>	<u>135,340.44</u>
<b>Total Income</b>	101,505.33	135,340.44
<b>Expense</b>		
<b>Administrative Expenses</b>		
8020-Management fee	8,100.00	10,800.00
8024- Management- other	750.01	1,000.00
8040- Postage	180.00	250.00
8060- Copies/Printing/Supplies	450.00	600.00
8080-CPA Services	300.00	300.00
8100- Legal Expense	751.00	1,000.00
8190- Misc. Expense	564.00	750.00
8230- Bank Charges	75.00	75.00
8390- Annual Report	100.00	100.00
<b>Total Administrative Expenses</b>	<u>11,270.01</u>	<u>14,875.00</u>
<b>Building Maintenance</b>		
5010-Building Mtce general	3,752.00	5,000.00
5020-Roof Repairs	751.00	1,000.00
5030-Building Supplies	50.00	50.00
5040-Exterior Repairs	3,752.00	5,000.00
5060-Plumbing Repairs	1,125.00	1,500.00
5250-Exterior Pest control	400.00	400.00
5605- Light bulb, fixtures	751.00	1,000.00
5610- Gutter Repair/ cleaning		
Building Maintenance - Other		
<b>Total Building Maintenance</b>	<u>10,581.00</u>	<u>13,950.00</u>
<b>Insurance Expense</b>		
8481- Property Insurance	18,000.00	24,000.00
<b>Total Insurance Expense</b>	<u>18,000.00</u>	<u>24,000.00</u>
<b>Landscaping and Groundskeeping</b>		
6040-Landscape contract	11,812.50	15,750.00
6120-Irrigation repairs	4,286.00	5,000.00
6201-Trees, Sod, Plants	6,000.00	6,000.00
6202-Landscape general	6,000.00	6,000.00
6353-Snow Removal	4,655.44	9,305.44
<b>Total Landscaping and Groundskeeping</b>	<u>32,753.94</u>	<u>42,055.44</u>
<b>pool/ Clubhouse Expenses</b>		
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>	<u>7,300.00</u>	<u>7,300.00</u>

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

	<b>September 2020</b>	
	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Utilities</b>		
7910-Electric	1,350.00	1,500.00
7920- Water / Sewer	14,300.00	18,500.00
7940 Trash Removal	4,419.00	5,900.00
7950- Cable Service	5,445.00	7,260.00
<b>Total Utilities</b>	<u>25,514.00</u>	<u>33,160.00</u>
<b>Total Expense</b>	<u>105,418.95</u>	<u>135,340.44</u>
<b>Net Ordinary Income</b>	-3,913.62	0.00
<b>Other Income/Expense</b>		
<b>Other Income</b>		
<b>Reserve Income</b>		
6305-Reserve Income	24,044.67	32,059.56
<b>Total Reserve Income</b>	<u>24,044.67</u>	<u>32,059.56</u>
<b>Total Other Income</b>	24,044.67	32,059.56
<b>Other Expense</b>		
<b>Reserve Expenses</b>		
9155- Reserve-Paving	4,000.00	4,000.00
9175- Exterior Staining	23,059.56	23,059.56
9188- Pool Resurfacing	5,000.00	5,000.00
9190-Reserve Study		
<b>Total Reserve Expenses</b>	<u>32,059.56</u>	<u>32,059.56</u>
<b>Total Other Expense</b>	<u>32,059.56</u>	<u>32,059.56</u>
<b>Net Other Income</b>	-8,014.89	0.00
<b>Net Income</b>	<u><u>-11,928.51</u></u>	<u><u>0.00</u></u>