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02/09/21
Accrual Basis

Park Meadows Village Homeowners Association, Inc.

Balance Sheet

As of January 31, 2021

ASSETS

Current Assets

Checking/Savings

Park Meadows Reserve Account 72,645.75

Park Meadows Village Operating 30,710.85

Total Checking/Savings 103,356.60

Accounts Receivable

Accounts Receivable -2,325.91

Total Accounts Receivable -2,325.91

Other Current Assets

Undeposited Funds -113.78

Total Other Current Assets -113.78

Total Current Assets 100,916.91

TOTAL ASSETS 100,916.91

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

Accounts Payable -1,174.41

Total Accounts Payable -1,174.41

Total Current Liabilities -1,174.41

Total Liabilities -1,174.41

Equity

Opening Balance Equity 74,037.76

Retained Earnings 21,787.93

Net Income 6,265.63

Total Equity 102,091.32

TOTAL LIABILITIES & EQUITY 100,916.91

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

	January 2021 Jan 21	Budget	Jan 21	YTD Budget
Ordinary Income/Expense				
Income				
Income				
4020-Assessment- Monthly	15,469.00	15,469.00	15,469.00	15,469.00
4170 Reserve Transfer	-3,166.66	-3,166.70	-3,166.66	-3,166.70
Total Income	<u>12,302.34</u>	<u>12,302.30</u>	<u>12,302.34</u>	<u>12,302.30</u>
Total Income	12,302.34	12,302.30	12,302.34	12,302.30
Expense				
Administrative Expenses				
8020-Management fee	900.00	900.00	900.00	900.00
8024- Management- other	0.00	80.00	0.00	80.00
8040- Postage	0.00	50.00	0.00	50.00
8060- Copies/Printing/Supplies	0.00	40.00	0.00	40.00
8080-CPA Services	0.00	0.00	0.00	0.00
8100- Legal Expense	0.00	40.00	0.00	40.00
8190- Misc. Expense	50.00	40.00	50.00	40.00
8230- Bank Charges	0.00	0.00	0.00	0.00
8390- Annual Report	0.00	100.00	0.00	100.00
Total Administrative Expenses	<u>950.00</u>	<u>1,250.00</u>	<u>950.00</u>	<u>1,250.00</u>
Building Maintenance				
5010-Building Mtce general	0.00	0.00	0.00	0.00
5020-Roof Repairs	0.00	0.00	0.00	0.00
5030-Building Supplies	0.00	0.00	0.00	0.00
5040-Exterior Repairs	0.00	500.00	0.00	500.00
5060-Plumbing Repairs	0.00	0.00	0.00	0.00
5250-Exterior Pest control	0.00	0.00	0.00	0.00
5605- Light bulb, fixtures	20.71	41.70	20.71	41.70
5610- Gutter Repair/ cleaning	0.00	0.00	0.00	0.00
Total Building Maintenance	<u>20.71</u>	<u>541.70</u>	<u>20.71</u>	<u>541.70</u>
Insurance Expense				
8481- Property Insurance	5,807.82	2,779.20	5,807.82	2,779.20
Total Insurance Expense	<u>5,807.82</u>	<u>2,779.20</u>	<u>5,807.82</u>	<u>2,779.20</u>
Landscaping and Groundskeeping				
6040-Landscape contract	0.00	0.00	0.00	0.00
6120-Irrigation repairs	0.00	0.00	0.00	0.00
6201-Trees, Sod, Plants	0.00	0.00	0.00	0.00
6202-Landscape general	0.00	0.00	0.00	0.00
6353-Snow Removal	270.00	2,000.00	270.00	2,000.00
Total Landscaping and Groundskeeping	<u>270.00</u>	<u>2,000.00</u>	<u>270.00</u>	<u>2,000.00</u>
pool/ Clubhouse Expenses				
7040-Pool Contract	0.00	0.00	0.00	0.00
7045- Pool Repairs	0.00	0.00	0.00	0.00
7070-Pool Heating (Gas	0.00	0.00	0.00	0.00
Total pool/ Clubhouse Expenses	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Utilities				
7910-Electric	80.18	75.00	80.18	75.00

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

	January 2021 Jan 21	Budget	Jan 21	YTD Budget
7920- Water / Sewer	1,568.50	4,000.00	1,568.50	4,000.00
7940 Trash Removal	520.09	510.00	520.09	510.00
7950- Cable Service	0.00	667.00	0.00	667.00
Total Utilities	2,168.77	5,252.00	2,168.77	5,252.00
Total Expense	9,217.30	11,822.90	9,217.30	11,822.90
Net Ordinary Income	3,085.04	479.40	3,085.04	479.40
Other Income/Expense				
Other Income				
Reserve Income				
6305-Reserve Income	3,180.59	3,166.70	3,180.59	3,166.70
Total Reserve Income	3,180.59	3,166.70	3,180.59	3,166.70
Total Other Income	3,180.59	3,166.70	3,180.59	3,166.70
Other Expense				
Reserve Expenses				
9155- Reserve-Paving	0.00	0.00	0.00	0.00
9175- Exterior Staining	0.00	0.00	0.00	0.00
9188- Pool Resurfacing	0.00	0.00	0.00	0.00
Total Reserve Expenses	0.00	0.00	0.00	0.00
Total Other Expense	0.00	0.00	0.00	0.00
Net Other Income	3,180.59	3,166.70	3,180.59	3,166.70
Net Income	6,265.63	3,646.10	6,265.63	3,646.10

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

January 2021
Annual Budget

Ordinary Income/Expense

Income

Income

4020-Assessment- Monthly 185,628.00

4170 Reserve Transfer -38,000.00

Total Income 147,628.00

Total Income 147,628.00

Expense

Administrative Expenses

8020-Management fee 10,800.00

8024- Management- other 908.00

8040- Postage 200.00

8060- Copies/Printing/Supplies 500.00

8080-CPA Services 300.00

8100- Legal Expense 500.00

8190- Misc. Expense 500.00

8230- Bank Charges 75.00

8390- Annual Report 100.00

Total Administrative Expenses 13,883.00

Building Maintenance

5010-Building Mtce general 5,500.00

5020-Roof Repairs 0.00

5030-Building Supplies 50.00

5040-Exterior Repairs 7,000.00

5060-Plumbing Repairs 1,000.00

5250-Exterior Pest control 400.00

5605- Light bulb, fixtures 500.00

5610- Gutter Repair/ cleaning 3,700.00

Total Building Maintenance 18,150.00

Insurance Expense

8481- Property Insurance 33,350.00

Total Insurance Expense 33,350.00

Landscaping and Groundskeeping

6040-Landscape contract 16,000.00

6120-Irrigation repairs 4,000.00

6201-Trees, Sod, Plants 5,000.00

6202-Landscape general 5,000.00

6353-Snow Removal 10,000.00

Total Landscaping and Groundskeeping 40,000.00

pool/ Clubhouse Expenses

7040-Pool Contract 4,000.00

7045- Pool Repairs 2,045.00

7070-Pool Heating (Gas 1,500.00

Total pool/ Clubhouse Expenses 7,545.00

Utilities

7910-Electric 1,600.00

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

January 2021

	<u>Annual Budget</u>
7920- Water / Sewer	19,000.00
7940 Trash Removal	6,100.00
7950- Cable Service	8,000.00
Total Utilities	<u>34,700.00</u>
Total Expense	<u>147,628.00</u>
Net Ordinary Income	0.00
Other Income/Expense	
Other Income	
Reserve Income	
6305-Reserve Income	38,000.00
Total Reserve Income	<u>38,000.00</u>
Total Other Income	38,000.00
Other Expense	
Reserve Expenses	
9155- Reserve-Paving	0.00
9175- Exterior Staining	24,000.00
9188- Pool Resurfacing	5,000.00
Total Reserve Expenses	<u>29,000.00</u>
Total Other Expense	<u>29,000.00</u>
Net Other Income	<u>9,000.00</u>
Net Income	<u><u>9,000.00</u></u>