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Accrual Basis

Park Meadows Village Homeowners Association, Inc.

Balance Sheet

As of ~~October~~ ^{Oct 31, 20} 31, 2020

ASSETS

Current Assets

Checking/Savings

Park Meadows Reserve Account 64,106.81

Park Meadows Village Operating 27,117.00

Total Checking/Savings 91,223.81

Accounts Receivable

Accounts Receivable -2,724.92

Total Accounts Receivable -2,724.92

Other Current Assets

Undeposited Funds -563.78

Total Other Current Assets -563.78

Total Current Assets 87,935.11

TOTAL ASSETS 87,935.11

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

Accounts Payable -2,499.75

Total Accounts Payable -2,499.75

Total Current Liabilities -2,499.75

Total Liabilities -2,499.75

Equity

Opening Balance Equity 74,037.76

Retained Earnings -6,098.42

Net Income 22,495.52

Total Equity 90,434.86

TOTAL LIABILITIES & EQUITY 87,935.11

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

	October 2020	Budget	Jan - Oct 20	YTD Budget
Ordinary Income/Expense				
Income				
Income				
4020-Assessment- Monthly	13,950.00	13,950.00	139,500.00	139,500.00
4060- Late Charges	0.00	0.00	0.00	0.00
4170 Reserve Transfer	-2,671.63	-2,671.63	-26,716.30	-26,716.30
Total Income	11,278.37	11,278.37	112,783.70	112,783.70
Total Income	11,278.37	11,278.37	112,783.70	112,783.70
Expense				
Administrative Expenses				
8020-Management fee	900.00	900.00	9,000.00	9,000.00
8024- Management- other	0.00	83.33	0.00	833.34
8040- Postage	0.00	20.00	0.00	200.00
8060- Copies/Printing/Supplies	77.57	50.00	230.30	500.00
8080-CPA Services	0.00	0.00	282.00	300.00
8100- Legal Expense	0.00	83.00	0.00	834.00
8190- Misc. Expense	50.00	62.00	593.00	626.00
8230- Bank Charges	0.00	0.00	69.19	75.00
8390- Annual Report	0.00	0.00	0.00	100.00
Total Administrative Expenses	1,027.57	1,198.33	10,174.49	12,468.34
Building Maintenance				
5010-Building Mtce general	0.00	416.00	5,854.36	4,168.00
5020-Roof Repairs	0.00	83.00	0.00	834.00
5030-Building Supplies	0.00	0.00	252.39	50.00
5040-Exterior Repairs	2,447.31	416.00	13,929.65	4,168.00
5060-Plumbing Repairs	0.00	125.00	807.80	1,250.00
5250-Exterior Pest control	0.00	0.00	0.00	400.00
5605- Light bulb, fixtures	0.00	83.00	0.00	834.00
5610- Gutter Repair/ cleaning	0.00		1,850.00	
Building Maintenance - Other	0.00		-250.00	
Total Building Maintenance	2,447.31	1,123.00	22,444.20	11,704.00
Insurance Expense				
8481- Property Insurance	2,759.49	2,000.00	22,662.05	20,000.00
Total Insurance Expense	2,759.49	2,000.00	22,662.05	20,000.00
Landscaping and Groundskeeping				
6040-Landscape contract	1,750.00	1,312.50	10,500.00	13,125.00
6120-Irrigation repairs	75.00	714.00	1,212.50	5,000.00
6201-Trees, Sod, Plants	0.00	0.00	4,319.60	6,000.00
6202-Landscape general	50.00	0.00	968.18	6,000.00
6353-Snow Removal	0.00	1,550.00	10,714.50	6,205.44
Total Landscaping and Groundskeeping	1,875.00	3,576.50	27,714.78	36,330.44
pool/ Clubhouse Expenses				
7040-Pool Contract	1,375.00	0.00	5,173.06	3,300.00
7045- Pool Repairs	0.00	0.00	0.00	2,500.00
7070-Pool Heating (Gas	0.00	0.00	0.00	1,500.00
Total pool/ Clubhouse Expenses	1,375.00	0.00	5,173.06	7,300.00

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

	October 2020	Budget	Jan - Oct 20	YTD Budget
	Oct 20			
Utilities				
7910-Electric	95.86	50.00	1,918.94	1,400.00
7920- Water / Sewer	4,024.68	1,400.00	13,555.51	15,700.00
7940 Trash Removal	496.72	491.00	5,021.46	4,910.00
7950- Cable Service	666.83	605.00	6,657.16	6,050.00
Total Utilities	5,284.09	2,546.00	27,153.07	28,060.00
Total Expense	14,768.46	10,443.83	115,321.65	115,862.78
Net Ordinary Income	-3,490.09	834.54	-2,537.95	-3,079.08
Other Income/Expense				
Other Income				
Reserve Income				
6305-Reserve Income	2,672.66	2,671.63	26,741.49	26,716.30
Total Reserve Income	2,672.66	2,671.63	26,741.49	26,716.30
Total Other Income	2,672.66	2,671.63	26,741.49	26,716.30
Other Expense				
Reserve Expenses				
9155- Reserve-Paving	0.00	0.00	0.00	4,000.00
9175- Exterior Staining	0.00	0.00	0.00	23,059.56
9188- Pool Resurfacing	0.00	0.00	0.00	5,000.00
9190-Reserve Study	0.00		1,708.02	
Total Reserve Expenses	0.00	0.00	1,708.02	32,059.56
Total Other Expense	0.00	0.00	1,708.02	32,059.56
Net Other Income	2,672.66	2,671.63	25,033.47	-5,343.26
Net Income	-817.43	3,506.17	22,495.52	-8,422.34

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

October 2020
Annual Budget

Ordinary Income/Expense

Income

Income

4020-Assessment- Monthly	167,400.00
4060- Late Charges	0.00
4170 Reserve Transfer	-32,059.56

Total Income 135,340.44

Total Income 135,340.44

Expense

Administrative Expenses

8020-Management fee	10,800.00
8024- Management- other	1,000.00
8040- Postage	250.00
8060- Copies/Printing/Supplies	600.00
8080-CPA Services	300.00
8100- Legal Expense	1,000.00
8190- Misc. Expense	750.00
8230- Bank Charges	75.00
8390- Annual Report	100.00

Total Administrative Expenses 14,875.00

Building Maintenance

5010-Building Mtce general	5,000.00
5020-Roof Repairs	1,000.00
5030-Building Supplies	50.00
5040-Exterior Repairs	5,000.00
5060-Plumbing Repairs	1,500.00
5250-Exterior Pest control	400.00
5605- Light bulb, fixtures	1,000.00
5610- Gutter Repair/ cleaning	
Building Maintenance - Other	

Total Building Maintenance 13,950.00

Insurance Expense

8481- Property Insurance	24,000.00
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Total Insurance Expense 24,000.00

Landscaping and Groundskeeping

6040-Landscape contract	15,750.00
6120-Irrigation repairs	5,000.00
6201-Trees, Sod, Plants	6,000.00
6202-Landscape general	6,000.00
6353-Snow Removal	9,305.44

Total Landscaping and Groundskeeping 42,055.44

pool/ Clubhouse Expenses

7040-Pool Contract	3,300.00
7045- Pool Repairs	2,500.00
7070-Pool Heating (Gas	1,500.00

Total pool/ Clubhouse Expenses 7,300.00

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

October 2020
Annual Budget

Utilities	
7910-Electric	1,500.00
7920- Water / Sewer	18,500.00
7940 Trash Removal	5,900.00
7950- Cable Service	7,260.00
Total Utilities	33,160.00
Total Expense	135,340.44
Net Ordinary Income	0.00
Other Income/Expense	
Other Income	
Reserve Income	
6305-Reserve Income	32,059.56
Total Reserve Income	32,059.56
Total Other Income	32,059.56
Other Expense	
Reserve Expenses	
9155- Reserve-Paving	4,000.00
9175- Exterior Staining	23,059.56
9188- Pool Resurfacing	5,000.00
9190-Reserve Study	
Total Reserve Expenses	32,059.56
Total Other Expense	32,059.56
Net Other Income	0.00
Net Income	0.00