

PARK MEADOWS VILLAGE HOMEOWNERS ASSOCIATION INC  
BALANCE SHEET  
February 2019

	OPERATING	RESERVE	TOTAL
CURRENT ASSETS			
1015 UNION BANK - CHECKING - PRIMARY	30,294.02		30,294.02
1065 UNION BANK - MM - RESERVE		59,934.84	59,934.84
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	30,294.02	59,934.84	90,228.86
ACCOUNTS RECEIVABLE			
1220 SPECIAL ASSESSMENT - RESERVES		2,536.61	2,536.61
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	0.00	2,536.61	2,536.61
PREPAID ASSETS			
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	0.00	0.00	0.00
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TOTAL ASSETS	<u>30,294.02</u>	<u>62,471.45</u>	<u>92,765.47</u>

PARK MEADOWS VILLAGE HOMEOWNERS ASSOCIATION INC  
 B A L A N C E S H E E T  
 February 2019

	OPERATING	RESERVE	TOTAL
CURRENT LIABILITIES			
2010 ACCOUNTS PAYABLE	6,272.74		6,272.74
2011 ACCOUNTS PAYABLE - PREVIOUS MANAGEMENT	995.00		995.00
2020 ACCRUED ESTIMATED EXPENSES	1,485.08		1,485.08
2130 PREPAID ASSESSMENTS	1,710.00		1,710.00
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	10,462.82	0.00	10,462.82
RESTRICTED EQUITY - RESERVES			
2215 RESERVES - INTEREST		19.35	19.35
2255 RESERVES - PAVING		6,000.00	6,000.00
2275 RESERVES - CAPITAL IMPROVEMENTS		52,452.10	52,452.10
2288 RESERVES - POOL RESURFACING		4,000.00	4,000.00
SPENT FROM RESERVES			
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	0.00	62,471.45	62,471.45
OPERATING EQUITY			
2650 PRIOR YEAR SURPLUS (DEFICIT)	48,567.82		48,567.82
2670 CURRENT YEAR SURPLUS (DEFICIT)	(28,736.62)		(28,736.62)
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	19,831.20	0.00	19,831.20
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TOTAL LIABILITIES & EQUITY	30,294.02	62,471.45	92,765.47
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PARK MEADOWS VILLAGE HOMEOWNERS ASSOCIATION INC  
 REVENUE & EXPENSE BUDGET COMPARISON REPORT  
 FEBRUARY 2019

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	2 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
<b>INCOME</b>							
4020 ASSESSMENTS - MONTHLY	13,175.00	13,175.00	0.00	26,350.00	26,350.00	0.00	167,400
4340 INTEREST - RESERVES	9.18	0.00	9.18	19.35	0.00	19.35	0
4350 INTEREST ALLOC TO RESERVES	- 9.18	0.00	- 9.18	- 19.35	0.00	- 19.35	0
4370 INTEREST CHARGED - SPECIAL ASSESSMENT	36.96	0.00	36.96	73.54	0.00	73.54	0
4371 INTEREST CHARGED ALLOC TO SPECIAL ASSMNT	- 36.96	0.00	- 36.96	- 73.54	0.00	- 73.54	0
4970	13,175.00	13,175.00	0.00	26,350.00	26,350.00	0.00	167,400
4980 TOTAL INCOME	13,175.00	13,175.00	0.00	26,350.00	26,350.00	0.00	167,400
<b>EXPENSES</b>							
<b>BUILDING MAINTENANCE</b>							
5010 BUILDING MAINTENANCE	545.25	846.25	-301.00	3,914.25	1,692.50	2,221.75	3,780
5020 ROOF REPAIRS	0.00	83.33	- 83.33	0.00	166.70	-166.70	1,000
5040 EXTERIOR REPAIRS	0.00	500.00	-500.00	0.00	500.00	-500.00	5,500
5060 PLUMBING REPAIRS	0.00	41.67	- 41.67	1,475.00	83.30	1,391.70	1,500
5250 EXTERIOR PEST CONTROL	0.00	34.75	- 34.75	0.00	69.50	- 69.50	400
5605 LIGHT BULBS AND FIXTURES	0.00	183.33	-183.33	0.00	366.70	-366.70	1,500
5610 GUTTER REPAIR	0.00	291.67	-291.67	0.00	583.30	-583.30	2,000
5799	545.25	1,981.00	-1,435.75	5,389.25	3,462.00	1,927.25	15,680

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	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	2 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
<b>GROUNDS MAINTENANCE</b>							
6040 CONTRACTED LAWN SERVICE	1,988.00	1,325.42	662.58	1,988.00	2,650.80	-662.80	15,750
6120 IRRIGATION MAINTENANCE & REPAIR	1,933.75	846.33	1,087.42	1,933.75	1,692.70	241.05	5,000
6201 TREES/SOD/PLANTS	0.00	521.67	-521.67	0.00	1,043.30	-1,043.30	6,000
6202 LANDSCAPING	32,486.03	1,466.67	31,019.36	32,486.03	2,933.30	29,552.73	6,500
6353 SNOW SERVICES	2,242.50	638.08	1,604.42	2,550.50	1,276.20	1,274.30	8,000
6599	38,650.28	4,798.17	33,852.11	38,958.28	9,596.30	29,361.98	41,250
<b>POOL/CLUBHOUSE EXPENSE</b>							
7040 CONTRACTED POOL SERVICE	0.00	370.17	-370.17	0.00	740.30	-740.30	3,300
7045 POOL REPAIR	0.00	366.42	-366.42	0.00	732.80	-732.80	2,500
7070 POOL HEATING (GAS)	0.00	133.25	-133.25	0.00	266.50	-266.50	1,500
7899	0.00	869.84	-869.84	0.00	1,739.60	-1,739.60	7,300
<b>UTILITIES</b>							
7910 ELECTRIC	24.79	93.25	-68.46	-33.24	186.50	-219.74	1,200
7920 WATER/SEWER	1,391.83	1,391.83	0.00	1,897.93	2,783.70	-885.77	18,500
7940 TRASH REMOVAL	554.57	413.25	141.32	1,025.68	826.50	199.18	5,105
7950 CABLE SERVICE	626.11	605.00	21.11	1,252.22	1,210.00	42.22	7,260
7999	2,597.30	2,503.33	93.97	4,142.59	5,006.70	-864.11	32,065



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	----- CURRENT PERIOD -----	----- MONTHLY BUDGET -----	----- MONTHLY VARIANCE -----	----- 2 MONTH PERIOD -----	----- Y-T-D BUDGET -----	----- Y-T-D VARIANCE -----	----- ANNUAL BUDGET -----
9980 TOTAL EXPENSES	45,161.52	13,520.00	31,641.52	55,086.62	26,540.00	28,546.62	167,400
9990 GAIN (LOSS)	<u>(31,986.52)</u>	<u>(345.00)</u>	<u>31,641.52</u>	<u>(28,736.62)</u>	<u>(190.00)</u>	<u>28,546.62</u>	<u>0</u>