

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

	OPERATING	RESERVE	TOTAL
CURRENT ASSETS			
1015 UNION BANK - CHECKING - PRIMARY	42,916.80		42,916.80
1065 UNION BANK - MM - RESERVE		21,367.41	21,367.41
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	42,916.80	21,367.41	64,284.21
ACCOUNTS RECEIVABLE			
1210 ASSESSMENTS	502.61		502.61
1220 SPECIAL ASSESSMENT - RESERVES		310.32	310.32
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	502.61	310.32	812.93
PREPAID ASSETS			
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	0.00	0.00	0.00
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TOTAL ASSETS	<u>43,419.41</u>	<u>21,677.73</u>	<u>65,097.14</u>

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

	OPERATING	RESERVE	TOTAL
CURRENT LIABILITIES			
2010	ACCOUNTS PAYABLE	5,780.19	5,780.19
2011	ACCOUNTS PAYABLE - PREVIOUS MANAGEMENT	995.00	995.00
2020	ACCRUED ESTIMATED EXPENSES	2,067.09	2,067.09
2130	PREPAID ASSESSMENTS	3,776.13	3,776.13
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	12,618.41	0.00	12,618.41
RESTRICTED EQUITY - RESERVES			
2215	RESERVES - INTEREST	48.39	48.39
2255	RESERVES - PAVING	8,000.02	8,000.02
2275	RESERVES - CAPITAL IMPROVEMENTS	64,903.71	64,903.71
2288	RESERVES - POOL RESURFACING	5,455.00	5,455.00
SPENT FROM RESERVES			
2422	RESERVES - BALCONIES	(11,799.61)	(11,799.61)
2500	RESERVES - LANDSCAPING	(29,126.03)	(29,126.03)
2550	RESERVES - IRRIGATION	(1,933.75)	(1,933.75)
2569	RESERVES - CONCRETE REPAIRS	(13,870.00)	(13,870.00)
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	0.00	21,677.73	21,677.73
OPERATING EQUITY			
2650	PRIOR YEAR SURPLUS (DEFICIT)	48,567.82	48,567.82
2670	CURRENT YEAR SURPLUS (DEFICIT)	(17,766.82)	(17,766.82)
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	30,801.00	0.00	30,801.00
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	TOTAL LIABILITIES & EQUITY	43,419.41	21,677.73
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		<u>43,419.41</u>	<u>21,677.73</u>
		<u>-----</u>	<u>65,097.14</u>

PARK MEADOWS VILLAGE HOMEOWNERS ASSOCIATION INC
 REVENUE & EXPENSE BUDGET COMPARISON REPORT
 JUNE 2019

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	6 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
INCOME							
4020 ASSESSMENTS - MONTHLY	13,950.00	13,950.00	0.00	83,700.00	83,700.00	0.00	167,400
4060 LATE CHARGES	- 14.12	0.00	- 14.12	71.39	0.00	71.39	0
4340 INTEREST - RESERVES	3.89	0.00	3.89	48.39	0.00	48.39	0
4350 INTEREST ALLOC TO RESERVES	- 3.89	0.00	- 3.89	- 48.39	0.00	- 48.39	0
4370 INTEREST CHARGED - SPECIAL ASSESSMENT	4.09	0.00	4.09	25.13	0.00	25.13	0
4371 INTEREST CHARGED ALLOC TO SPECIAL ASSMNT	- 4.09	0.00	- 4.09	- 25.13	0.00	- 25.13	0
4970	13,935.88	13,950.00	- 14.12	83,771.39	83,700.00	71.39	167,400
4980 TOTAL INCOME	13,935.88	13,950.00	- 14.12	83,771.39	83,700.00	71.39	167,400
EXPENSES							
BUILDING MAINTENANCE							
5010 BUILDING MAINTENANCE	719.25	315.00	404.25	7,617.27	1,890.00	5,727.27	3,780
5020 ROOF REPAIRS	4,875.00	83.33	4,791.67	4,875.00	500.02	4,374.98	1,000
5040 EXTERIOR REPAIRS	0.00	458.33	-458.33	0.00	2,750.02	-2,750.02	5,500
5060 PLUMBING REPAIRS	0.00	125.00	-125.00	1,615.00	750.00	865.00	1,500
5250 EXTERIOR PEST CONTROL	135.00	33.33	101.67	135.00	200.02	- 65.02	400
5605 LIGHT BULBS AND FIXTURES	100.00	125.00	- 25.00	100.00	750.00	-650.00	1,500
5610 GUTTER REPAIR	0.00	166.67	-166.67	0.00	999.98	-999.98	2,000
5799	5,829.25	1,306.66	4,522.59	14,342.27	7,840.04	6,502.23	15,680

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GROUNDS MAINTENANCE							
6040 CONTRACTED LAWN SERVICE	3,500.00	1,312.50	2,187.50	8,988.00	7,875.00	1,113.00	15,750
6120 IRRIGATION MAINTENANCE & REPAIR	3,410.00	416.67	2,993.33	5,343.75	2,499.98	2,843.77	5,000
6201 TREES/SOD/PLANTS	0.00	500.00	-500.00	4,300.00	3,000.00	1,300.00	6,000
6202 LANDSCAPING	40.00	541.67	-501.67	1,466.25	3,249.98	-1,783.73	6,500
6353 SNOW SERVICES	0.00	666.67	-666.67	13,893.25	3,999.98	9,893.27	8,000
6599	6,950.00	3,437.51	3,512.49	33,991.25	20,624.94	13,366.31	41,250
POOL/CLUBHOUSE EXPENSE							
7040 CONTRACTED POOL SERVICE	550.00	275.00	275.00	2,750.00	1,650.00	1,100.00	3,300
7045 POOL REPAIR	0.00	208.33	-208.33	870.60	1,250.02	-379.42	2,500
7070 POOL HEATING (GAS)	0.00	125.00	-125.00	0.00	750.00	-750.00	1,500
7899	550.00	608.33	- 58.33	3,620.60	3,650.02	- 29.42	7,300
UTILITIES							
7910 ELECTRIC	540.19	100.00	440.19	1,132.92	600.00	532.92	1,200
7920 WATER/SEWER	465.66	1,541.67	-1,076.01	6,078.91	9,249.98	-3,171.07	18,500
7940 TRASH REMOVAL	425.42	425.42	0.00	2,908.13	2,552.48	355.65	5,105
7950 CABLE SERVICE	626.18	605.00	21.18	3,786.73	3,630.00	156.73	7,260
7999	2,057.45	2,672.09	-614.64	13,906.69	16,032.46	-2,125.77	32,065

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	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	6 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
ADMINISTRATIVE							
8020 MANAGEMENT FEE	600.00	600.00	0.00	3,600.00	3,600.00	0.00	7,200
8024 MANAGEMENT	15.75	333.33	-317.58	630.00	2,000.02	-1,370.02	4,000
8040 POSTAGE	14.15	25.00	- 10.85	103.17	150.00	- 46.83	300
8060 COPIES/PRINTING/SUPPLIES	56.45	83.33	- 26.88	765.75	500.02	265.73	1,000
8080 CPA SERVICES	0.00	28.75	- 28.75	0.00	172.50	-172.50	345
8081 ACCOUNTING SERVICES	0.00	0.00	0.00	315.00	0.00	315.00	0
8100 LEGAL EXPENSE	95.00	83.33	11.67	95.00	500.02	-405.02	1,000
8190 MISCELLANEOUS	0.00	62.50	- 62.50	0.00	375.00	-375.00	750
8335 RESERVE ANALYSIS FUND	1,380.00	208.33	1,171.67	1,380.00	1,250.02	129.98	2,500
8390 ANNUAL CORPORATE REPORT	0.00	8.33	- 8.33	0.00	50.02	- 50.02	100
8479	2,161.35	1,432.90	728.45	6,888.92	8,597.60	-1,708.68	17,195
INSURANCE							
8481 PROPERTY INSURANCE	2,088.24	1,833.33	254.91	12,833.44	11,000.02	1,833.42	22,000
8499	2,088.24	1,833.33	254.91	12,833.44	11,000.02	1,833.42	22,000
BUDGETED TRANSFERS TO RESERVE FUND							
9155 PAVING	333.33	333.33	0.00	2,000.02	2,000.02	0.00	4,000
9175 CAPITAL IMPROVEMENTS	2,083.33	2,083.33	0.00	12,500.02	12,500.02	0.00	25,000
9188 POOL RESURFACING	242.50	242.50	0.00	1,455.00	1,455.00	0.00	2,910
9299	2,659.16	2,659.16	0.00	15,955.04	15,955.04	0.00	31,910

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	----- CURRENT PERIOD -----	----- MONTHLY BUDGET -----	----- MONTHLY VARIANCE -----	----- 6 MONTH PERIOD -----	----- Y-T-D BUDGET -----	----- Y-T-D VARIANCE -----	----- ANNUAL BUDGET -----
9980 TOTAL EXPENSES	22,295.45	13,949.98	8,345.47	101,538.21	83,700.12	17,838.09	167,400
9990 GAIN (LOSS)	<u>(8,359.57)</u>	<u>0.02</u>	<u>8,359.59</u>	<u>(17,766.82)</u>	<u>(0.12)</u>	<u>17,766.70</u>	<u>0</u>