

Park Meadows Village Homeowners Association, Inc.

Balance Sheet

As of September 30, 2021

Sep 30, 21

ASSETS

Current Assets

Checking/Savings

Park Meadows Reserve Account 45,745.49

Park Meadows Village Operating 49,794.20

Total Checking/Savings 95,539.69

Accounts Receivable

Accounts Receivable -2,065.12

Total Accounts Receivable -2,065.12

Other Current Assets

Undeposited Funds -113.78

Total Other Current Assets -113.78

Total Current Assets 93,360.79

TOTAL ASSETS 93,360.79

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

Accounts Payable -3,411.18

Total Accounts Payable -3,411.18

Total Current Liabilities -3,411.18

Total Liabilities -3,411.18

Equity

Opening Balance Equity 74,037.76

Retained Earnings 21,337.93

Net Income 1,396.28

Total Equity 96,771.97

TOTAL LIABILITIES & EQUITY 93,360.79

Park Meadows Village Homeowners Association, Inc.
Profit & Loss Budget Performance
September 2021

	<u>Sep 21</u>	<u>Budget</u>	<u>Jan - Sep 21</u>
Ordinary Income/Expense			
Income			
Income			
4020-Assessment- Monthly	15,469.00	15,469.00	139,221.00
4170 Reserve Transfer	38,094.75	-3,166.66	23,741.47
Total Income	<u>53,563.75</u>	<u>12,302.34</u>	<u>162,962.47</u>
Total Income	53,563.75	12,302.34	162,962.47
Expense			
Administrative Expenses			
8020-Management fee	900.00	900.00	8,100.00
8024- Management- other	0.00	75.00	0.00
8040- Postage	0.00	50.00	0.00
8060- Copies/Printing/Supplies	9.19	45.00	87.10
8080-CPA Services	0.00	0.00	0.00
8081- Accounting Services	0.00		283.00
8100- Legal Expense	0.00	45.00	0.00
8190- Misc. Expense	50.00	45.00	971.85
8230- Bank Charges	0.00	0.00	0.00
8390- Annual Report	0.00	0.00	0.00
Total Administrative Expenses	<u>959.19</u>	<u>1,160.00</u>	<u>9,441.95</u>
Building Maintenance			
5010-Building Mtce general	0.00	0.00	305.08
5020-Roof Repairs	0.00	0.00	0.00
5030-Building Supplies	0.00	0.00	0.00
5040-Exterior Repairs	2.06	1,500.00	2.06
5060-Plumbing Repairs	0.00	0.00	0.00
5250-Exterior Pest control	0.00	70.00	0.00
5605- Light bulb, fixtures	44.27	41.66	258.23
5610- Gutter Repair/ cleaning	0.00	0.00	38.92
Building Maintenance - Other	0.00		160.00
Total Building Maintenance	<u>46.33</u>	<u>1,611.66</u>	<u>764.29</u>
Insurance Expense			
8481- Property Insurance	0.00	2,779.16	25,118.69
Total Insurance Expense	<u>0.00</u>	<u>2,779.16</u>	<u>25,118.69</u>
Landscaping and Groundskeeping			
6040-Landscape contract	1,505.29	2,000.00	9,031.72
6120-Irrigation repairs	596.64	500.00	3,103.80
6201-Trees, Sod, Plants	0.00	500.00	2,930.80
6202-Landscape general	240.00	750.00	1,034.22
6353-Snow Removal	0.00	0.00	6,785.00
Total Landscaping and Groundskeeping	<u>2,341.93</u>	<u>3,750.00</u>	<u>22,885.54</u>
Office Supplies	0.00		35.55
pool/ Clubhouse Expenses			
7040-Pool Contract	0.00	650.00	4,920.00
7045- Pool Repairs	0.00	0.00	381.75
7070-Pool Heating (Gas	0.00	250.00	0.00

Park Meadows Village Homeowners Association, Inc.
Profit & Loss Budget Performance
 September 2021

	<u>Sep 21</u>	<u>Budget</u>	<u>Jan - Sep 21</u>
Total pool/ Clubhouse Expenses	0.00	900.00	5,301.75
Utilities			
7910-Electric	398.76	200.00	1,994.08
7920- Water / Sewer	0.00	0.00	9,650.73
7940 Trash Removal	532.49	508.00	4,765.77
7950- Cable Service	705.88	667.00	5,646.76
Total Utilities	<u>1,637.13</u>	<u>1,375.00</u>	<u>22,057.34</u>
Total Expense	<u>4,984.58</u>	<u>11,575.82</u>	<u>85,605.11</u>
Net Ordinary Income	48,579.17	726.52	77,357.36
Other Income/Expense			
Other Income			
Reserve Income			
6305-Reserve Income	3,167.34	3,166.66	28,521.74
Reserve Transfer to Operating	-41,261.41		-52,241.41
Total Reserve Income	<u>-38,094.07</u>	<u>3,166.66</u>	<u>-23,719.67</u>
Total Other Income	-38,094.07	3,166.66	-23,719.67
Other Expense			
Reserve Expenses			
9155- Reserve-Paving	0.00	0.00	0.00
9175- Exterior Staining	33,987.19	0.00	52,241.41
9188- Pool Resurfacing	0.00	0.00	0.00
Total Reserve Expenses	<u>33,987.19</u>	<u>0.00</u>	<u>52,241.41</u>
Total Other Expense	<u>33,987.19</u>	<u>0.00</u>	<u>52,241.41</u>
Net Other Income	-72,081.26	3,166.66	-75,961.08
Net Income	<u><u>-23,502.09</u></u>	<u><u>3,893.18</u></u>	<u><u>1,396.28</u></u>

Park Meadows Village Homeowners Association, Inc.
Profit & Loss Budget Performance
 September 2021

	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense		
Income		
Income		
4020-Assessment- Monthly	139,221.00	185,628.00
4170 Reserve Transfer	-28,500.02	-38,000.00
Total Income	<u>110,720.98</u>	<u>147,628.00</u>
Total Income	110,720.98	147,628.00
Expense		
Administrative Expenses		
8020-Management fee	8,100.00	10,800.00
8024- Management- other	683.00	908.00
8040- Postage	200.00	200.00
8060- Copies/Printing/Supplies	365.00	500.00
8080-CPA Services	300.00	300.00
8081- Accounting Services		
8100- Legal Expense	365.00	500.00
8190- Misc. Expense	365.00	500.00
8230- Bank Charges	75.00	75.00
8390- Annual Report	100.00	100.00
Total Administrative Expenses	<u>10,553.00</u>	<u>13,883.00</u>
Building Maintenance		
5010-Building Mtce general	5,500.00	5,500.00
5020-Roof Repairs	0.00	0.00
5030-Building Supplies	50.00	50.00
5040-Exterior Repairs	5,500.00	7,000.00
5060-Plumbing Repairs	500.00	1,000.00
5250-Exterior Pest control	400.00	400.00
5605- Light bulb, fixtures	375.02	500.00
5610- Gutter Repair/ cleaning	1,850.00	3,700.00
Building Maintenance - Other		
Total Building Maintenance	<u>14,175.02</u>	<u>18,150.00</u>
Insurance Expense		
8481- Property Insurance	25,012.52	33,350.00
Total Insurance Expense	<u>25,012.52</u>	<u>33,350.00</u>
Landscaping and Groundskeeping		
6040-Landscape contract	14,000.00	16,000.00
6120-Irrigation repairs	3,500.00	4,000.00
6201-Trees, Sod, Plants	5,000.00	5,000.00
6202-Landscape general	4,500.00	5,000.00
6353-Snow Removal	7,300.00	10,000.00
Total Landscaping and Groundskeeping	<u>34,300.00</u>	<u>40,000.00</u>
Office Supplies		
pool/ Clubhouse Expenses		
7040-Pool Contract	4,000.00	4,000.00
7045- Pool Repairs	2,045.00	2,045.00
7070-Pool Heating (Gas	1,500.00	1,500.00

Park Meadows Village Homeowners Association, Inc.
Profit & Loss Budget Performance
 September 2021

	<u>YTD Budget</u>	<u>Annual Budget</u>
Total pool/ Clubhouse Expenses	7,545.00	7,545.00
Utilities		
7910-Electric	1,400.00	1,600.00
7920- Water / Sewer	14,000.00	19,000.00
7940 Trash Removal	4,576.00	6,100.00
7950- Cable Service	6,003.00	8,000.00
Total Utilities	<u>25,979.00</u>	<u>34,700.00</u>
Total Expense	<u>117,564.54</u>	<u>147,628.00</u>
Net Ordinary Income	-6,843.56	0.00
Other Income/Expense		
Other Income		
Reserve Income		
6305-Reserve Income	28,500.02	38,000.00
Reserve Transfer to Operating		
Total Reserve Income	<u>28,500.02</u>	<u>38,000.00</u>
Total Other Income	28,500.02	38,000.00
Other Expense		
Reserve Expenses		
9155- Reserve-Paving	0.00	0.00
9175- Exterior Staining	24,000.00	24,000.00
9188- Pool Resurfacing	5,000.00	5,000.00
Total Reserve Expenses	<u>29,000.00</u>	<u>29,000.00</u>
Total Other Expense	<u>29,000.00</u>	<u>29,000.00</u>
Net Other Income	<u>-499.98</u>	<u>9,000.00</u>
Net Income	<u><u>-7,343.54</u></u>	<u><u>9,000.00</u></u>