

PARK MEADOWS VILLAGE HOMEOWNERS ASSOCIATION INC  
BALANCE SHEET  
May 2019

|                                      | OPERATING        | RESERVE          | TOTAL            |
|--------------------------------------|------------------|------------------|------------------|
| CURRENT ASSETS                       |                  |                  |                  |
| 1015 UNION BANK - CHECKING - PRIMARY | 47,897.09        |                  | 47,897.09        |
| 1065 UNION BANK - MM - RESERVE       |                  | 31,900.05        | 31,900.05        |
|                                      | -----            | -----            | -----            |
|                                      | 47,897.09        | 31,900.05        | 79,797.14        |
| ACCOUNTS RECEIVABLE                  |                  |                  |                  |
| 1210 ASSESSMENTS                     | 621.35           |                  | 621.35           |
| 1220 SPECIAL ASSESSMENT - RESERVES   |                  | 979.11           | 979.11           |
| 1280 DUE FROM OPERATING TO RESERVE   |                  | 1.43             | 1.43             |
|                                      | -----            | -----            | -----            |
|                                      | 621.35           | 980.54           | 1,601.89         |
| PREPAID ASSETS                       |                  |                  |                  |
|                                      | -----            | -----            | -----            |
|                                      | 0.00             | 0.00             | 0.00             |
|                                      | -----            | -----            | -----            |
| TOTAL ASSETS                         | <u>48,518.44</u> | <u>32,880.59</u> | <u>81,399.03</u> |

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

|   | OPERATING  | RESERVE     | TOTAL       |
|---|------------|-------------|-------------|
| CURRENT LIABILITIES                         |            |             |             |
| 2010 ACCOUNTS PAYABLE                       | 1,422.03   |             | 1,422.03    |
| 2011 ACCOUNTS PAYABLE - PREVIOUS MANAGEMENT | 995.00     |             | 995.00      |
| 2020 ACCRUED ESTIMATED EXPENSES             | 3,083.34   |             | 3,083.34    |
| 2130 PREPAID ASSESSMENTS                    | 3,857.50   |             | 3,857.50    |
|   | -----      | -----       | -----       |
|   | 9,357.87   | 0.00        | 9,357.87    |
| RESTRICTED EQUITY - RESERVES                |            |             |             |
| 2215 RESERVES - INTEREST                    |            | 44.50       | 44.50       |
| 2255 RESERVES - PAVING                      |            | 7,666.69    | 7,666.69    |
| 2275 RESERVES - CAPITAL IMPROVEMENTS        |            | 62,816.29   | 62,816.29   |
| 2288 RESERVES - POOL RESURFACING            |            | 5,212.50    | 5,212.50    |
| 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)  |
|   | -----      | -----       | -----       |
|   | 0.00       | 32,880.59   | 32,880.59   |
| OPERATING EQUITY                            |            |             |             |
| 2650 PRIOR YEAR SURPLUS (DEFICIT)           | 48,567.82  |             | 48,567.82   |
| 2670 CURRENT YEAR SURPLUS (DEFICIT)         | (9,407.25) |             | (9,407.25)  |
|   | -----      | -----       | -----       |
|   | 39,160.57  | 0.00        | 39,160.57   |
|   | -----      | -----       | -----       |
| TOTAL LIABILITIES & EQUITY                  | 48,518.44  | 32,880.59   | 81,399.03   |
|   | =====      | =====       | =====       |

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

|   | -----<br>CURRENT<br>PERIOD<br>----- | -----<br>MONTHLY<br>BUDGET<br>----- | -----<br>MONTHLY<br>VARIANCE<br>----- | -----<br>5 MONTH<br>PERIOD<br>----- | -----<br>Y-T-D<br>BUDGET<br>----- | -----<br>Y-T-D<br>VARIANCE<br>----- | -----<br>ANNUAL<br>BUDGET<br>----- |
|---|-------------------------------------|-------------------------------------|---------------------------------------|-------------------------------------|-----------------------------------|-------------------------------------|------------------------------------|
| <b>INCOME</b>                                 |                                     |                                     |                                       |                                     |                                   |                                     |                                    |
| 4020 ASSESSMENTS - MONTHLY                    | 13,950.00                           | 13,950.00                           | 0.00                                  | 69,750.00                           | 69,750.00                         | 0.00                                | 167,400                            |
| 4060 LATE CHARGES                             | 19.05                               | 0.00                                | 19.05                                 | 85.51                               | 0.00                              | 85.51                               | 0                                  |
| 4340 INTEREST - RESERVES                      | 5.24                                | 0.00                                | 5.24                                  | 44.50                               | 0.00                              | 44.50                               | 0                                  |
| 4350 INTEREST ALLOC TO RESERVES               | - 5.24                              | 0.00                                | - 5.24                                | - 44.50                             | 0.00                              | - 44.50                             | 0                                  |
| 4370 INTEREST CHARGED - SPECIAL ASSESSMENT    | 13.41                               | 0.00                                | 13.41                                 | 21.04                               | 0.00                              | 21.04                               | 0                                  |
| 4371 INTEREST CHARGED ALLOC TO SPECIAL ASSMNT | - 13.41                             | 0.00                                | - 13.41                               | - 21.04                             | 0.00                              | - 21.04                             | 0                                  |
| 4970  | 13,969.05                           | 13,950.00                           | 19.05                                 | 69,835.51                           | 69,750.00                         | 85.51                               | 167,400                            |
| 4980 TOTAL INCOME                             | 13,969.05                           | 13,950.00                           | 19.05                                 | 69,835.51                           | 69,750.00                         | 85.51                               | 167,400                            |
| <b>EXPENSES</b>                               |                                     |                                     |                                       |                                     |                                   |                                     |                                    |
| <b>BUILDING MAINTENANCE</b>                   |                                     |                                     |                                       |                                     |                                   |                                     |                                    |
| 5010 BUILDING MAINTENANCE                     | 877.08                              | 315.00                              | 562.08                                | 6,898.02                            | 1,575.00                          | 5,323.02                            | 3,780                              |
| 5020 ROOF REPAIRS                             | 0.00                                | 83.33                               | - 83.33                               | 0.00                                | 416.69                            | -416.69                             | 1,000                              |
| 5040 EXTERIOR REPAIRS                         | 0.00                                | 458.33                              | -458.33                               | 0.00                                | 2,291.69                          | -2,291.69                           | 5,500                              |
| 5060 PLUMBING REPAIRS                         | 0.00                                | 125.00                              | -125.00                               | 1,615.00                            | 625.00                            | 990.00                              | 1,500                              |
| 5250 EXTERIOR PEST CONTROL                    | 0.00                                | 33.33                               | - 33.33                               | 0.00                                | 166.69                            | -166.69                             | 400                                |
| 5605 LIGHT BULBS AND FIXTURES                 | 0.00                                | 125.00                              | -125.00                               | 0.00                                | 625.00                            | -625.00                             | 1,500                              |
| 5610 GUTTER REPAIR                            | 0.00                                | 166.67                              | -166.67                               | 0.00                                | 833.31                            | -833.31                             | 2,000                              |
| 5799  | 877.08                              | 1,306.66                            | -429.58                               | 8,513.02                            | 6,533.38                          | 1,979.64                            | 15,680                             |

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

|                                      | -----<br>CURRENT<br>PERIOD<br>----- | -----<br>MONTHLY<br>BUDGET<br>----- | -----<br>MONTHLY<br>VARIANCE<br>----- | -----<br>5 MONTH<br>PERIOD<br>----- | -----<br>Y-T-D<br>BUDGET<br>----- | -----<br>Y-T-D<br>VARIANCE<br>----- | -----<br>ANNUAL<br>BUDGET<br>----- |
|--------------------------------------|-------------------------------------|-------------------------------------|---------------------------------------|-------------------------------------|-----------------------------------|-------------------------------------|------------------------------------|
| <b>GROUNDS MAINTENANCE</b>           |                                     |                                     |                                       |                                     |                                   |                                     |                                    |
| 6040 CONTRACTED LAWN SERVICE         | 1,750.00                            | 1,312.50                            | 437.50                                | 5,488.00                            | 6,562.50                          | -1,074.50                           | 15,750                             |
| 6120 IRRIGATION MAINTENANCE & REPAIR | 0.00                                | 416.67                              | -416.67                               | 1,933.75                            | 2,083.31                          | -149.56                             | 5,000                              |
| 6201 TREES/SOD/PLANTS                | 300.00                              | 500.00                              | -200.00                               | 4,300.00                            | 2,500.00                          | 1,800.00                            | 6,000                              |
| 6202 LANDSCAPING                     | 0.00                                | 541.67                              | -541.67                               | 1,426.25                            | 2,708.31                          | -1,282.06                           | 6,500                              |
| 6353 SNOW SERVICES                   | 0.00                                | 666.67                              | -666.67                               | 13,893.25                           | 3,333.31                          | 10,559.94                           | 8,000                              |
| 6599                                 | 2,050.00                            | 3,437.51                            | -1,387.51                             | 27,041.25                           | 17,187.43                         | 9,853.82                            | 41,250                             |
| <b>POOL/CLUBHOUSE EXPENSE</b>        |                                     |                                     |                                       |                                     |                                   |                                     |                                    |
| 7040 CONTRACTED POOL SERVICE         | 550.00                              | 275.00                              | 275.00                                | 2,200.00                            | 1,375.00                          | 825.00                              | 3,300                              |
| 7045 POOL REPAIR                     | 870.60                              | 208.33                              | 662.27                                | 870.60                              | 1,041.69                          | -171.09                             | 2,500                              |
| 7070 POOL HEATING (GAS)              | 0.00                                | 125.00                              | -125.00                               | 0.00                                | 625.00                            | -625.00                             | 1,500                              |
| 7899                                 | 1,420.60                            | 608.33                              | 812.27                                | 3,070.60                            | 3,041.69                          | 28.91                               | 7,300                              |
| <b>UTILITIES</b>                     |                                     |                                     |                                       |                                     |                                   |                                     |                                    |
| 7910 ELECTRIC                        | 360.00                              | 100.00                              | 260.00                                | 592.73                              | 500.00                            | 92.73                               | 1,200                              |
| 7920 WATER/SEWER                     | 1,541.67                            | 1,541.67                            | 0.00                                  | 5,613.25                            | 7,708.31                          | -2,095.06                           | 18,500                             |
| 7940 TRASH REMOVAL                   | 489.46                              | 425.42                              | 64.04                                 | 2,482.71                            | 2,127.06                          | 355.65                              | 5,105                              |
| 7950 CABLE SERVICE                   | 636.11                              | 605.00                              | 31.11                                 | 3,160.55                            | 3,025.00                          | 135.55                              | 7,260                              |
| 7999                                 | 3,027.24                            | 2,672.09                            | 355.15                                | 11,849.24                           | 13,360.37                         | -1,511.13                           | 32,065                             |

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

|   | CURRENT PERIOD | MONTHLY BUDGET | MONTHLY VARIANCE | 5 MONTH PERIOD | Y-T-D BUDGET | Y-T-D VARIANCE | ANNUAL BUDGET |
|---|----------------|----------------|------------------|----------------|--------------|----------------|---------------|
| <b>ADMINISTRATIVE</b>                     |                |                |                  |                |              |                |               |
| 8020 MANAGEMENT FEE                       | 600.00         | 600.00         | 0.00             | 3,000.00       | 3,000.00     | 0.00           | 7,200         |
| 8024 MANAGEMENT                           | 438.00         | 333.33         | 104.67           | 614.25         | 1,666.69     | -1,052.44      | 4,000         |
| 8040 POSTAGE                              | 5.65           | 25.00          | - 19.35          | 89.02          | 125.00       | - 35.98        | 300           |
| 8060 COPIES/PRINTING/SUPPLIES             | 90.77          | 83.33          | 7.44             | 709.30         | 416.69       | 292.61         | 1,000         |
| 8080 CPA SERVICES                         | 0.00           | 28.75          | - 28.75          | 0.00           | 143.75       | -143.75        | 345           |
| 8081 ACCOUNTING SERVICES                  | 0.00           | 0.00           | 0.00             | 315.00         | 0.00         | 315.00         | 0             |
| 8100 LEGAL EXPENSE                        | 0.00           | 83.33          | - 83.33          | 0.00           | 416.69       | -416.69        | 1,000         |
| 8190 MISCELLANEOUS                        | 0.00           | 62.50          | - 62.50          | 0.00           | 312.50       | -312.50        | 750           |
| 8335 RESERVE ANALYSIS FUND                | 0.00           | 208.33         | -208.33          | 0.00           | 1,041.69     | -1,041.69      | 2,500         |
| 8390 ANNUAL CORPORATE REPORT              | 0.00           | 8.33           | - 8.33           | 0.00           | 41.69        | - 41.69        | 100           |
| 8479                                      | 1,134.42       | 1,432.90       | -298.48          | 4,727.57       | 7,164.70     | -2,437.13      | 17,195        |
| <b>INSURANCE</b>                          |                |                |                  |                |              |                |               |
| 8481 PROPERTY INSURANCE                   | 0.00           | 1,833.33       | -1,833.33        | 10,745.20      | 9,166.69     | 1,578.51       | 22,000        |
| 8499                                      | 0.00           | 1,833.33       | -1,833.33        | 10,745.20      | 9,166.69     | 1,578.51       | 22,000        |
| <b>BUDGETED TRANSFERS TO RESERVE FUND</b> |                |                |                  |                |              |                |               |
| 9155 PAVING                               | 333.33         | 333.33         | 0.00             | 1,666.69       | 1,666.69     | 0.00           | 4,000         |
| 9175 CAPITAL IMPROVEMENTS                 | 2,083.33       | 2,083.33       | 0.00             | 10,416.69      | 10,416.69    | 0.00           | 25,000        |
| 9188 POOL RESURFACING                     | 242.50         | 242.50         | 0.00             | 1,212.50       | 1,212.50     | 0.00           | 2,910         |
| 9299                                      | 2,659.16       | 2,659.16       | 0.00             | 13,295.88      | 13,295.88    | 0.00           | 31,910        |

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

|                     | -----<br>CURRENT<br>PERIOD<br>----- | -----<br>MONTHLY<br>BUDGET<br>----- | -----<br>MONTHLY<br>VARIANCE<br>----- | -----<br>5 MONTH<br>PERIOD<br>----- | -----<br>Y-T-D<br>BUDGET<br>----- | -----<br>Y-T-D<br>VARIANCE<br>----- | -----<br>ANNUAL<br>BUDGET<br>----- |
|---------------------|-------------------------------------|-------------------------------------|---------------------------------------|-------------------------------------|-----------------------------------|-------------------------------------|------------------------------------|
| 9980 TOTAL EXPENSES | 11,168.50                           | 13,949.98                           | -2,781.48                             | 79,242.76                           | 69,750.14                         | 9,492.62                            | 167,400                            |
| 9990 GAIN (LOSS)    | <u>2,800.55</u>                     | <u>0.02</u>                         | <u>(2,800.53)</u>                     | <u>(9,407.25)</u>                   | <u>(0.14)</u>                     | <u>9,407.11</u>                     | <u>0</u>                           |