

Park Meadows Village HOA, Inc.

Balance Sheet

As of October 31, 2022

Oct 31, 22

ASSETS

Current Assets

Checking/Savings

Park Meadows Reserve Account 52,870.09

Park Meadows Village Operating 11,980.03

Total Checking/Savings 64,850.12

Accounts Receivable

Accounts Receivable -1,886.00

Total Accounts Receivable -1,886.00

Other Current Assets

Undeposited Funds -113.78

Total Other Current Assets -113.78

Total Current Assets 62,850.34

TOTAL ASSETS 62,850.34

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

Accounts Payable -4,810.69

Total Accounts Payable -4,810.69

Total Current Liabilities -4,810.69

Total Liabilities -4,810.69

Equity

Opening Balance Equity 74,037.76

Retained Earnings 6,735.71

Net Income -13,112.44

Total Equity 67,661.03

TOTAL LIABILITIES & EQUITY 62,850.34

Park Meadows Village HOA, Inc.
Profit & Loss Budget Performance
 October 2022

	<u>Oct 22</u>	<u>Budget</u>	<u>Jan - Oct 22</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense					
Income					
Income					
4020-Assessment- Monthly	16,915.99	16,895.00	169,469.99	168,950.00	202,740.00
4170 Reserve Transfer	-3,166.66	-3,166.66	-31,666.60	-31,666.60	-38,000.00
Income - Other	80.00		80.00		
Total Income	<u>13,829.33</u>	<u>13,728.34</u>	<u>137,883.39</u>	<u>137,283.40</u>	<u>164,740.00</u>
Total Income	13,829.33	13,728.34	137,883.39	137,283.40	164,740.00
Expense					
Administrative Expenses					
8020-Management fee	900.00	900.00	9,000.00	9,000.00	10,800.00
8024- Management- other	0.00	0.00	0.00	500.00	500.00
8040- Postage	0.00	0.00	0.00	0.00	200.00
8060- Copies/Printing/Supplies	93.45	10.00	243.93	100.00	200.00
8080-CPA Services	0.00	0.00	310.00	290.00	290.00
8100- Legal Expense	0.00	250.00	0.00	500.00	500.00
8190- Misc. Expense	140.00	20.00	600.00	200.00	200.00
8230- Bank Charges	2.00	4.15	95.02	41.50	50.00
8390- Annual Report	0.00	0.00	0.00	0.00	50.00
Total Administrative Expenses	<u>1,135.45</u>	<u>1,184.15</u>	<u>10,248.95</u>	<u>10,631.50</u>	<u>12,790.00</u>
Building Maintenance					
5010-Building Mtce general	29.98	50.00	208.34	4,400.00	4,500.00
5020-Roof Repairs	0.00	0.00	0.00	0.00	0.00
5030-Building Supplies	0.00	0.00	26.00	50.00	50.00
5040-Exterior Repairs	0.00	0.00	28.86	5,000.00	5,000.00
5060-Building Supplies	0.00		103.00		
5060-Plumbing Repairs	0.00	250.00	1,268.30	500.00	500.00
5250-Exterior Pest control	0.00	0.00	0.00	100.00	100.00
5605- Light bulb, fixtures	0.00	20.00	292.57	260.00	300.00
5610- Gutter Repair/ cleaning	0.00	0.00	107.88	3,700.00	3,700.00
Total Building Maintenance	<u>29.98</u>	<u>320.00</u>	<u>2,034.95</u>	<u>14,010.00</u>	<u>14,150.00</u>
Insurance Expense					
8481- Property Insurance	160.20	4,916.66	44,547.89	49,166.60	59,000.00

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Total Insurance Expense	160.20	4,916.66	44,547.89	49,166.60	59,000.00
Landscaping and Groundskeeping					
6040-Landscape contract	0.00	2,142.90	7,526.43	15,000.00	15,000.00
6120-Irrigation repairs	29.98	0.00	661.72	3,500.00	3,500.00
6201-Trees, Sod, Plants	0.00	0.00	7,441.02	3,150.00	4,000.00
6202-Landscape general	0.00	0.00	2,995.41	4,000.00	4,000.00
6353-Snow Removal	0.00	0.00	16,770.74	7,000.00	10,000.00
Total Landscaping and Groundskeeping	29.98	2,142.90	35,395.32	32,650.00	36,500.00
pool/ Clubhouse Expenses					
7040-Pool Contract	870.00	0.00	5,220.00	4,920.00	4,920.00
7045- Pool Repairs	0.00	0.00	41.00	1,460.00	1,460.00
Total pool/ Clubhouse Expenses	870.00	0.00	5,261.00	6,380.00	6,380.00
Repairs and Maintenance	0.00		58.99		
Utilities					
7910-Electric	95.84	85.00	2,494.03	1,830.00	2,000.00
7920- Water / Sewer	4,217.33	2,000.00	14,630.27	16,200.00	19,000.00
7940 Trash Removal	601.63	535.00	5,820.08	5,330.00	6,400.00
7950- Cable Service	723.84	710.00	7,220.17	7,100.00	8,520.00
Total Utilities	5,638.64	3,330.00	30,164.55	30,460.00	35,920.00
Total Expense	7,864.25	11,893.71	127,711.65	143,298.10	164,740.00
Net Ordinary Income	5,965.08	1,834.63	10,171.74	-6,014.70	0.00
Other Income/Expense					
Other Income					
Reserve Income					
6305-Reserve Income	3,177.34	3,333.33	31,695.82	33,333.30	40,000.00
Reserve Transfer to Operating	0.00		-40,180.00		
Total Reserve Income	3,177.34	3,333.33	-8,484.18	33,333.30	40,000.00
Total Other Income	3,177.34	3,333.33	-8,484.18	33,333.30	40,000.00
Other Expense					
Reserve Expenses					
9154-Reserve expense allocation	0.00		-40,180.00		
9155- Reserve-Paving	0.00	23,572.30	0.00	23,572.30	23,572.30
9165- Reserve Deck replace	0.00		10,500.00		

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	<u>Oct 22</u>	<u>Budget</u>	<u>Jan - Oct 22</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
9170-Reserve Siding / Trim	0.00		12,300.00		
9175- Exterior Staining	0.00	0.00	29,680.00	52,241.41	52,241.41
9189-Pool Pump	0.00		2,500.00		
Total Reserve Expenses	<u>0.00</u>	<u>23,572.30</u>	<u>14,800.00</u>	<u>75,813.71</u>	<u>75,813.71</u>
Total Other Expense	<u>0.00</u>	<u>23,572.30</u>	<u>14,800.00</u>	<u>75,813.71</u>	<u>75,813.71</u>
Net Other Income	<u>3,177.34</u>	<u>-20,238.97</u>	<u>-23,284.18</u>	<u>-42,480.41</u>	<u>-35,813.71</u>
Net Income	<u>9,142.42</u>	<u>-18,404.34</u>	<u>-13,112.44</u>	<u>-48,495.11</u>	<u>-35,813.71</u>