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Accrual Basis

Park Meadows Village Homeowners Association, Inc.

Balance Sheet

As of November 30, 2020

ASSETS

Current Assets

Checking/Savings

Park Meadows Reserve Account 66,779.54

Park Meadows Village Operating 23,764.59

Total Checking/Savings 90,544.13

Accounts Receivable

Accounts Receivable -3,174.92

Total Accounts Receivable -3,174.92

Other Current Assets

Undeposited Funds -113.78

Total Other Current Assets -113.78

Total Current Assets 87,255.43

TOTAL ASSETS 87,255.43

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

Accounts Payable -5,418.48

Total Accounts Payable -5,418.48

Total Current Liabilities -5,418.48

Total Liabilities -5,418.48

Equity

Opening Balance Equity 74,037.76

Retained Earnings -6,098.42

Net Income 24,734.57

Total Equity 92,673.91

TOTAL LIABILITIES & EQUITY 87,255.43

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

	November 2020	Budget	Jan - Nov 20
	NOV 20		
Ordinary Income/Expense			
Income			
Income			
4020-Assessment- Monthly	13,950.00	13,950.00	153,450.00
4060- Late Charges	0.00	0.00	0.00
4170 Reserve Transfer	<u>-2,671.63</u>	<u>-2,671.63</u>	<u>-29,387.93</u>
Total Income	<u>11,278.37</u>	<u>11,278.37</u>	<u>124,062.07</u>
Total Income	11,278.37	11,278.37	124,062.07
Expense			
Administrative Expenses			
8020-Management fee	900.00	900.00	9,900.00
8024- Management- other	0.00	83.33	0.00
8040- Postage	0.00	30.00	0.00
8060- Copies/Printing/Supplies	83.84	50.00	314.14
8080-CPA Services	0.00	0.00	282.00
8100- Legal Expense	0.00	83.00	0.00
8190- Misc. Expense	60.00	62.00	653.00
8230- Bank Charges	0.00	0.00	69.19
8390- Annual Report	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Administrative Expenses	<u>1,043.84</u>	<u>1,208.33</u>	<u>11,218.33</u>
Building Maintenance			
5010-Building Mtce general	0.00	416.00	5,854.36
5020-Roof Repairs	0.00	83.00	0.00
5030-Building Supplies	0.00	0.00	252.39
5040-Exterior Repairs	0.00	416.00	13,929.65
5060-Plumbing Repairs	1,319.60	125.00	2,127.40
5250-Exterior Pest control	0.00	0.00	0.00
5605- Light bulb, fixtures	0.00	83.00	0.00
5610- Gutter Repair/ cleaning	1,850.00		3,700.00
Building Maintenance - Other	<u>0.00</u>		<u>-250.00</u>
Total Building Maintenance	<u>3,169.60</u>	<u>1,123.00</u>	<u>25,613.80</u>
Insurance Expense			
8481- Property Insurance	<u>2,759.41</u>	<u>2,000.00</u>	<u>25,421.46</u>
Total Insurance Expense	2,759.41	2,000.00	25,421.46
Landscaping and Groundskeeping			
6040-Landscape contract	1,750.00	1,312.50	12,250.00
6120-Irrigation repairs	0.00	0.00	1,212.50
6201-Trees, Sod, Plants	950.00	0.00	5,269.60
6202-Landscape general	0.00	0.00	968.18
6353-Snow Removal	<u>800.00</u>	<u>1,550.00</u>	<u>11,514.50</u>
Total Landscaping and Groundskeeping	<u>3,500.00</u>	<u>2,862.50</u>	<u>31,214.78</u>
pool/ Clubhouse Expenses			
7040-Pool Contract	0.00	0.00	5,173.06
7045- Pool Repairs	0.00	0.00	0.00
7070-Pool Heating (Gas	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total pool/ Clubhouse Expenses	0.00	0.00	5,173.06

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

	November 2020	Budget	Jan - Nov 20
	NOV 20		
Utilities			
7910-Electric	77.40	50.00	1,996.34
7920- Water / Sewer	0.00	1,400.00	13,555.51
7940 Trash Removal	495.04	491.00	5,516.50
7950- Cable Service	666.76	605.00	7,323.92
Total Utilities	1,239.20	2,546.00	28,392.27
Total Expense	11,712.05	9,739.83	127,033.70
Net Ordinary Income	-433.68	1,538.54	-2,971.63
Other Income/Expense			
Other Income			
Reserve Income			
6305-Reserve Income	2,672.73	2,671.63	29,414.22
Total Reserve Income	2,672.73	2,671.63	29,414.22
Total Other Income	2,672.73	2,671.63	29,414.22
Other Expense			
Reserve Expenses			
9155- Reserve-Paving	0.00	0.00	0.00
9175- Exterior Staining	0.00	0.00	0.00
9188- Pool Resurfacing	0.00	0.00	0.00
9190-Reserve Study	0.00		1,708.02
Total Reserve Expenses	0.00	0.00	1,708.02
Total Other Expense	0.00	0.00	1,708.02
Net Other Income	2,672.73	2,671.63	27,706.20
Net Income	2,239.05	4,210.17	24,734.57

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

	November 2020	
	<u>YTD Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense		
Income		
Income		
4020-Assessment- Monthly	153,450.00	167,400.00
4060- Late Charges	0.00	0.00
4170 Reserve Transfer	-29,387.93	-32,059.56
Total Income	<u>124,062.07</u>	<u>135,340.44</u>
Total Income	124,062.07	135,340.44
Expense		
Administrative Expenses		
8020-Management fee	9,900.00	10,800.00
8024- Management- other	916.67	1,000.00
8040- Postage	230.00	250.00
8060- Copies/Printing/Supplies	550.00	600.00
8080-CPA Services	300.00	300.00
8100- Legal Expense	917.00	1,000.00
8190- Misc. Expense	688.00	750.00
8230- Bank Charges	75.00	75.00
8390- Annual Report	100.00	100.00
Total Administrative Expenses	<u>13,676.67</u>	<u>14,875.00</u>
Building Maintenance		
5010-Building Mtce general	4,584.00	5,000.00
5020-Roof Repairs	917.00	1,000.00
5030-Building Supplies	50.00	50.00
5040-Exterior Repairs	4,584.00	5,000.00
5060-Plumbing Repairs	1,375.00	1,500.00
5250-Exterior Pest control	400.00	400.00
5605- Light bulb, fixtures	917.00	1,000.00
5610- Gutter Repair/ cleaning		
Building Maintenance - Other		
Total Building Maintenance	<u>12,827.00</u>	<u>13,950.00</u>
Insurance Expense		
8481- Property Insurance	22,000.00	24,000.00
Total Insurance Expense	<u>22,000.00</u>	<u>24,000.00</u>
Landscaping and Groundskeeping		
6040-Landscape contract	14,437.50	15,750.00
6120-Irrigation repairs	5,000.00	5,000.00
6201-Trees, Sod, Plants	6,000.00	6,000.00
6202-Landscape general	6,000.00	6,000.00
6353-Snow Removal	7,755.44	9,305.44
Total Landscaping and Groundskeeping	<u>39,192.94</u>	<u>42,055.44</u>
pool/ Clubhouse Expenses		
7040-Pool Contract	3,300.00	3,300.00
7045- Pool Repairs	2,500.00	2,500.00
7070-Pool Heating (Gas	1,500.00	1,500.00
Total pool/ Clubhouse Expenses	<u>7,300.00</u>	<u>7,300.00</u>

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

	November 2020	
	<u>YTD Budget</u>	<u>Annual Budget</u>
Utilities		
7910-Electric	1,450.00	1,500.00
7920- Water / Sewer	17,100.00	18,500.00
7940 Trash Removal	5,401.00	5,900.00
7950- Cable Service	6,655.00	7,260.00
Total Utilities	<u>30,606.00</u>	<u>33,160.00</u>
Total Expense	<u>125,602.61</u>	<u>135,340.44</u>
Net Ordinary Income	-1,540.54	0.00
Other Income/Expense		
Other Income		
Reserve Income		
6305-Reserve Income	29,387.93	32,059.56
Total Reserve Income	<u>29,387.93</u>	<u>32,059.56</u>
Total Other Income	29,387.93	32,059.56
Other Expense		
Reserve Expenses		
9155- Reserve-Paving	4,000.00	4,000.00
9175- Exterior Staining	23,059.56	23,059.56
9188- Pool Resurfacing	5,000.00	5,000.00
9190-Reserve Study		
Total Reserve Expenses	<u>32,059.56</u>	<u>32,059.56</u>
Total Other Expense	<u>32,059.56</u>	<u>32,059.56</u>
Net Other Income	-2,671.63	0.00
Net Income	<u><u>-4,212.17</u></u>	<u><u>0.00</u></u>