

PARKVIEW HEIGHTS HOA

Balance Sheet
As of 12/31/17

ASSETS

Mutual of Omaha Bank Operating	\$ 49,864.85	
Mutual of Omaha Bank - Reserve	120,048.70	
Accounts Receivable	19,753.61	
Allowance for Doubtful Account	(2,500.00)	
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TOTAL ASSETS		\$ 187,167.16
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 1,035.54	
Prepaid Assessments	10,997.10	
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Subtotal Current Liab.		\$ 12,032.64

RESERVES:

Retained Earnings	\$ 51,723.44	
Retained Earnings - Reserve	88,487.90	
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Subtotal Reserves		\$ 140,211.34

EQUITY:

Current Year Net Income/(Loss)	\$ 34,923.18	
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Subtotal Equity		\$ 34,923.18

TOTAL LIABILITIES & EQUITY		\$ 187,167.16
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PARKVIEW HEIGHTS HOA

Income/Expense Statement Period: 12/01/17 to 12/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04000	Assessment Income	(319.00)	7,762.37	(8,081.37)	93,148.00	93,148.00	.00	93,148.00
04100	Late Fee Income	225.00	125.00	100.00	5,150.00	1,500.00	3,650.00	1,500.00
04150	Violation Income	.00	29.13	(29.13)	25.00	350.00	(325.00)	350.00
04300	Legal Fee Income	398.50	.00	398.50	4,159.85	.00	4,159.85	.00
04400	Miscellaneous Income	.00	.00	.00	61.37	.00	61.37	.00
04450	Operating Interest Income	2.22	.00	2.22	57.85	.00	57.85	.00
04500	Reserve Income	(1,122.00)	.00	(1,122.00)	(11,220.00)	.00	(11,220.00)	.00
	Subtotal Income	(815.28)	7,916.50	(8,731.78)	91,382.07	94,998.00	(3,615.93)	94,998.00
EXPENSES								
Utilities Expense								
05000	Electric	58.04	65.87	7.83	697.80	790.00	92.20	790.00
05100	Trash	1,511.10	1,586.63	75.53	18,133.20	19,040.00	906.80	19,040.00
05200	Water/Sewer	27.00	1,037.12	1,010.12	11,071.31	12,445.00	1,373.69	12,445.00
	Utilities Expense	1,596.14	2,689.62	1,093.48	29,902.31	32,275.00	2,372.69	32,275.00
Maintenance Expenses								
06500	Landscape Contract	399.25	425.00	25.75	3,992.50	5,100.00	1,107.50	5,100.00
06525	Irrigation Repairs	277.00	291.63	14.63	1,501.00	3,500.00	1,999.00	3,500.00
06550	Grounds Improvements	.00	291.63	291.63	.00	3,500.00	3,500.00	3,500.00
06575	Tree/Shrub Pruning	.00	125.00	125.00	2,498.00	1,500.00	(998.00)	1,500.00
06600	Chemical Applications	.00	66.63	66.63	.00	800.00	800.00	800.00
06650	Snow Removal	.00	400.00	400.00	450.00	2,500.00	2,050.00	2,500.00
06700	Holiday Decor and Lighting	.00	.00	.00	.00	880.00	880.00	880.00
06800	Misc Grounds Maint	.00	41.63	41.63	897.00	500.00	(397.00)	500.00
06825	Fence Maintenance & Repair	.00	166.63	166.63	1,742.00	2,000.00	258.00	2,000.00
06850	Monument and Signage	.00	8.37	8.37	40.97	100.00	59.03	100.00
	Maintenance Expenses	676.25	1,816.52	1,140.27	11,121.47	20,380.00	9,258.53	20,380.00
Administrative/Business								
07000	Management	1,251.00	1,251.00	.00	15,012.00	15,012.00	.00	15,012.00
07100	Administration	549.80	266.63	(283.17)	3,341.97	3,200.00	(141.97)	3,200.00
07200	Insurance	.00	297.25	297.25	2,540.00	3,567.00	1,027.00	3,567.00
07300	Audit/Tax Return	275.00	.00	(275.00)	275.00	2,000.00	1,725.00	2,000.00
07500	Legal - General	.00	41.63	41.63	24.00	500.00	476.00	500.00
07550	Legal - Collection	398.50	300.00	(98.50)	5,458.85	3,600.00	(1,858.85)	3,600.00
07625	Homeowner Reimbursement	.00	.00	.00	159.50	.00	(159.50)	.00
07650	Community Activities	.00	83.37	83.37	.00	1,000.00	1,000.00	1,000.00

PARKVIEW HEIGHTS HOA

Income/Expense Statement
 Period: 12/01/17 to 12/31/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
	Administrative/Business	2,474.30	2,239.88	(234.42)	26,811.32	28,879.00	2,067.68	28,879.00
	TOTAL EXPENSES	4,746.69	6,746.02	1,999.33	67,835.10	81,534.00	13,698.90	81,534.00
	Current Year Net Income/(loss)	(5,561.97)	1,170.48	(6,732.45)	23,546.97	13,464.00	10,082.97	13,464.00
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