

PARKVIEW HEIGHTS HOA

Balance Sheet

As of 07/31/18

ASSETS

Mutual of Omaha Bank Operating \$	50,218.05	
Mutual of Omaha Bank - Reserve	164,135.36	
Accounts Receivable	12,908.08	
Allowance for Doubtful Account	(2,500.00)	
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TOTAL ASSETS		\$ 224,761.49
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Prepaid Assessments	\$ 8,948.22	
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Subtotal Current Liab.		\$ 8,948.22

RESERVES:

Retained Earnings	\$ 87,746.62	
Retained Earnings - Reserve	88,487.90	
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Subtotal Reserves		\$ 176,234.52

EQUITY:

Current Year Net Income/(Loss)	\$ 39,578.75	
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Subtotal Equity		\$ 39,578.75
TOTAL LIABILITIES & EQUITY		\$ 224,761.49
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PARKVIEW HEIGHTS HOA

Income/Expense Statement
Period: 07/01/18 to 07/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04000	Assessment Income	25,615.70	8,538.57	17,077.13	76,847.10	59,769.99	17,077.11	102,462.80
04100	Late Fee Income	575.00	.00	575.00	2,725.00	.00	2,725.00	.00
04300	Legal Fee Income	.00	.00	.00	3,270.22	.00	3,270.22	.00
04400	Miscellaneous Income	.00	.00	.00	36.44	.00	36.44	.00
04450	Operating Interest Income	41.49	.00	41.49	56.59	.00	56.59	.00
04500	Reserve Income	(1,122.00)	(1,122.00)	.00	(7,854.00)	(7,854.00)	.00	(13,464.00)
	Subtotal Income	25,110.19	7,416.57	17,693.62	75,081.35	51,915.99	23,165.36	88,998.80
EXPENSES								
Utilities Expense								
05000	Electric	.00	65.83	65.83	303.68	460.81	157.13	790.00
05100	Trash	1,617.68	1,613.33	(4.35)	11,323.76	11,293.31	(30.45)	19,360.00
05200	Water/Sewer	.00	1,015.83	1,015.83	5,991.04	7,110.81	1,119.77	12,190.00
	Utilities Expense	1,617.68	2,694.99	1,077.31	17,618.48	18,864.93	1,246.45	32,340.00
Maintenance Expenses								
06500	Landscape Contract	499.50	499.50	.00	3,195.75	3,496.50	300.75	5,994.00
06525	Irrigation Repairs	650.32	291.67	(358.65)	2,060.93	2,041.69	(19.24)	3,500.00
06550	Grounds Improvements	.00	291.67	291.67	.00	2,041.69	2,041.69	3,500.00
06575	Tree/Shrub Pruning	.00	250.00	250.00	.00	1,750.00	1,750.00	3,000.00
06600	Chemical Applications	.00	66.67	66.67	443.00	466.69	23.69	800.00
06650	Snow Removal	.00	208.33	208.33	.00	1,458.31	1,458.31	2,500.00
06700	Holiday Decor and Lighting	.00	83.33	83.33	900.00	583.31	(316.69)	1,000.00
06750	Lighting Maintenance	.00	.00	.00	500.00	.00	(500.00)	.00
06800	Misc Grounds Maint	.00	41.67	41.67	493.00	291.69	(201.31)	500.00
06825	Fence Maintenance & Repair	.00	166.67	166.67	.00	1,166.69	1,166.69	2,000.00
06850	Monument and Signage	.00	33.33	33.33	.00	233.31	233.31	400.00
	Maintenance Expenses	1,149.82	1,932.84	783.02	7,592.68	13,529.88	5,937.20	23,194.00
Administrative/Business								
07000	Management	1,313.50	1,313.50	.00	9,194.50	9,194.50	.00	15,762.00
07100	Administration	323.43	266.67	(56.76)	1,651.22	1,866.69	215.47	3,200.00
07200	Insurance	.00	327.08	327.08	2,701.00	2,289.56	(411.44)	3,925.00
07300	Audit/Tax Return	.00	166.67	166.67	4.14	1,166.69	1,162.55	2,000.00
07500	Legal - General	.00	298.15	298.15	727.70	2,087.05	1,359.35	3,577.80
07550	Legal - Collection	858.85	333.33	(525.52)	3,804.37	2,333.31	(1,471.06)	4,000.00
07625	Homeowner Reimbursement	.00	.00	.00	175.45	.00	(175.45)	.00
07650	Community Activities	.00	83.33	83.33	.00	583.31	583.31	1,000.00

PARKVIEW HEIGHTS HOA
Reserve Statement
As of 07/31/18

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
RESERVES:				
2018 Reserve Income	7,854.00	7,854.00	0.00	15,708.00
Reserve Interest Income	156.21	112.94	0.00	269.15
Subtotal Reserves	8,010.21	7,966.94	0.00	15,977.15
TOTAL RESERVES	8,010.21	7,966.94	0.00	15,977.15