

PARKVIEW HEIGHTS HOA

Balance Sheet
As of 02/28/19

ASSETS

Mutual of Omaha Bank Operating	\$ 56,571.45	
Mutual of Omaha Bank - Reserve	172,803.66	
Accounts Receivable	12,016.11	
Allowance for Doubtful Account	(2,500.00)	
TOTAL ASSETS		\$ 238,891.22

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 438.28	
Prepaid Assessments	8,260.85	
Subtotal Current Liab.		\$ 8,699.13

RESERVES:

Retained Earnings	\$ 122,991.29	
Retained Earnings - Reserve	88,487.90	
Subtotal Reserves		\$ 211,479.19

EQUITY:

Current Year Net Income/(Loss)	\$ 18,712.90	
Subtotal Equity		\$ 18,712.90

TOTAL LIABILITIES & EQUITY		\$ 238,891.22
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PARKVIEW HEIGHTS HOA

Income/Expense Statement
 Period: 02/01/19 to 02/28/19

Account	Description	Current Period			Year-to-Date			Year Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04000	Assessment Income	.00	.00	.00	28,176.54	28,176.54	.00	112,706.16
04100	Late Fee Income	425.00	.00	425.00	1,125.00	.00	1,125.00	.00
04300	Legal Fee Income	.00	.00	.00	72.00	.00	72.00	.00
04400	Miscellaneous Income	.00	.00	.00	20.00	.00	20.00	.00
04450	Operating Interest Income	2.24	.00	2.24	4.71	.00	4.71	.00
04500	Reserve Income	(1,337.16)	(1,337.16)	.00	(2,674.32)	(2,674.32)	.00	(16,045.88)
	Subtotal Income	(909.92)	(1,337.16)	427.24	26,723.93	25,502.22	1,221.71	96,660.28
EXPENSES								
Utilities Expense								
05000	Electric	48.25	58.33	10.08	130.14	116.66	(13.48)	700.00
05100	Trash	1,617.68	1,699.08	81.40	3,235.36	3,398.16	162.80	20,388.92
05200	Water/Sewer	25.28	1,426.25	1,400.97	37.28	2,852.50	2,815.22	17,115.00
	Utilities Expense	1,691.21	3,183.66	1,492.45	3,402.78	6,367.32	2,964.54	38,203.92
Maintenance Expenses								
06500	Landscape Contract	499.50	533.33	33.83	999.00	1,066.66	67.66	6,400.00
06525	Irrigation Repairs	.00	291.67	291.67	.00	583.34	583.34	3,500.00
06550	Grounds Improvements	.00	125.00	125.00	.00	250.00	250.00	1,500.00
06575	Tree/Shrub Pruning	.00	250.00	250.00	.00	500.00	500.00	3,000.00
06600	Chemical Applications	.00	75.00	75.00	.00	150.00	150.00	900.00
06650	Snow Removal	573.06	416.67	(156.39)	787.09	833.34	46.25	2,500.00
06700	Holiday Decor and Lighting	.00	.00	.00	2,498.00	1,000.00	(1,498.00)	1,000.00
06800	Misc Grounds Maint	.00	241.67	241.67	.00	483.34	483.34	2,900.00
06825	Fence Maintenance & Repair	.00	166.67	166.67	.00	333.34	333.34	2,000.00
06850	Monument and Signage	.00	33.33	33.33	.00	66.66	66.66	400.00
	Maintenance Expenses	1,072.56	2,133.34	1,060.78	4,284.09	5,266.68	982.59	24,100.00
Administrative/Business								
07000	Management	1,376.78	1,376.78	.00	2,753.56	2,753.56	.00	16,521.36
07100	Administration	196.67	266.67	70.00	281.91	533.34	251.43	3,200.00
07200	Insurance	.00	438.33	438.33	.00	876.66	876.66	5,260.00
07300	Audit/Tax Return	.00	.00	.00	.00	.00	.00	375.00
07400	Bank Charges	.00	.00	.00	10.00	.00	(10.00)	.00
07500	Legal - General	.00	291.67	291.67	.00	583.34	583.34	3,500.00
07550	Legal - Collection	.00	333.33	333.33	72.00	666.66	594.66	4,000.00
07600	Miscellaneous	.00	41.67	41.67	.00	83.34	83.34	500.00
07650	Community Activities	.00	83.33	83.33	.00	166.66	166.66	1,000.00

PARKVIEW HEIGHTS HOA

Reserve Statement

As of 02/28/19

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
RESERVES:				
Reserve Contributions	(1,375.88)	2,674.32	0.00	1,298.44
Reserve Interest Income	494.17	118.99	0.00	613.16
Subtotal Reserves	<u>(881.71)</u>	<u>2,793.31</u>	<u>0.00</u>	<u>1,911.60</u>
TOTAL RESERVES	<u>(881.71)</u>	<u>2,793.31</u>	<u>0.00</u>	<u>1,911.60</u>