

Parkview Heights Homeowners Association, Inc

Balance Sheet For 9/30/2025

Assets

Mutual of Omaha Bank Operating	\$107,883.62
Mutual of Omaha Bank - Reserve	\$105,325.88
Accounts Receivable	\$16,737.64
Allowance for Doubtful Account	<u>(\$2,500.00)</u>

Total Assets

	\$227,447.14
Total Assets	<u>\$227,447.14</u>

Liabilities

Accounts Payable	\$5,265.24
Prepaid Assessments	\$16,257.07
Suspense	<u>\$212.28</u>

Total Liabilities

\$21,734.59

Equity

Net Income	(\$74,127.62)
Retained Earnings	\$197,472.77
Retained Earnings - Reserve	<u>\$81,121.13</u>

Total Equity

\$204,466.28

Total Liabilities / Equity	<u>\$226,200.87</u>
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Parkview Heights Homeowners Association, Inc

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	-	11,363.67	(11,363.67)	102,273.00	102,273.03	(.03)	136,364.00
4100 - Late Fee Income	225.00	-	225.00	2,750.00	-	2,750.00	-
4120 - Legal Fees Collection Income	-	-	-	2,180.00	-	2,180.00	-
4400 - Miscellaneous Income	56.84	-	56.84	57.34	-	57.34	-
4450 - Operating Interest Income	4.50	-	4.50	46.87	-	46.87	-
4500 - Reserve Income	(1,069.37)	-	(1,069.37)	(9,624.33)	-	(9,624.33)	-
Total Income	(783.03)	11,363.67	(12,146.70)	97,682.88	102,273.03	(4,590.15)	136,364.00
Total Income	(783.03)	11,363.67	(12,146.70)	97,682.88	102,273.03	(4,590.15)	136,364.00
Operating Expense							
Expense							
5000 - Electric	68.51	60.42	(8.09)	522.70	543.78	21.08	725.00
5100 - Trash	2,360.82	2,433.33	72.51	21,648.96	21,899.97	251.01	29,200.00
5200 - Water/Sewer	1,252.31	916.67	(335.64)	9,756.65	8,250.03	(1,506.62)	11,000.00
6500 - Landscape Contract	1,450.47	900.00	(550.47)	8,702.82	8,100.00	(602.82)	10,800.00
6525 - Irrigation Repairs	-	166.67	166.67	1,704.00	1,500.03	(203.97)	2,000.00
6550 - Grounds Improvements	-	516.67	516.67	-	4,650.03	4,650.03	6,200.00
6575 - Tree/Shrub Pruning	-	1,166.67	1,166.67	20,163.00	10,500.03	(9,662.97)	14,000.00
6600 - Chemical Applications	-	50.00	50.00	-	450.00	450.00	600.00
6650 - Snow Removal	-	350.00	350.00	2,025.00	3,150.00	1,125.00	4,200.00
6700 - Holiday Decor and Lighting	-	177.08	177.08	2,000.00	1,593.72	(406.28)	2,125.00
6800 - Misc Grounds Maint	-	250.00	250.00	5,645.38	2,250.00	(3,395.38)	3,000.00
6825 - Fence Maintenance & Repair	-	83.33	83.33	-	749.97	749.97	1,000.00
6850 - Monument and Signage	-	41.67	41.67	-	375.03	375.03	500.00
7000 - Management	1,690.16	1,690.13	(.03)	15,563.00	15,211.17	(351.83)	20,281.56
7100 - Administration	314.88	516.67	201.79	1,862.77	4,650.03	2,787.26	6,200.00
7200 - Insurance	-	350.00	350.00	4,264.00	3,150.00	(1,114.00)	4,200.00
7300 - Audit/Tax Return	-	41.67	41.67	-	375.03	375.03	500.00
7500 - Legal - General	-	83.33	83.33	109.50	749.97	640.47	1,000.00
7550 - Legal - Collection	68.00	416.67	348.67	3,494.00	3,750.03	256.03	5,000.00
7650 - Community Activities	-	83.33	83.33	-	749.97	749.97	1,000.00
8000 - Reserve Contributions	-	1,069.37	1,069.37	-	9,624.33	9,624.33	12,832.44
Total Expense	7,205.15	11,363.68	4,158.53	97,461.78	102,273.12	4,811.34	136,364.00
Total Expense	7,205.15	11,363.68	4,158.53	97,461.78	102,273.12	4,811.34	136,364.00
Operating Net Total	(7,988.18)	(.01)	(7,988.17)	221.10	(.09)	221.19	-

Parkview Heights Homeowners Association, Inc

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4600 - Reserve Interest Income	18.86	-	18.86	264.95	-	264.95	-
Total Income	18.86	-	18.86	264.95	-	264.95	-
Total Income	18.86	-	18.86	264.95	-	264.95	-
Reserve Expense							
Expense							
8000 - Reserve Contributions	(1,069.37)	-	1,069.37	(9,624.33)	-	9,624.33	-
8050 - Reserve Expense	-	-	-	84,238.00	-	(84,238.00)	-
Total Expense	(1,069.37)	-	1,069.37	74,613.67	-	(74,613.67)	-
Total Expense	(1,069.37)	-	1,069.37	74,613.67	-	(74,613.67)	-
Reserve Net Total	1,088.23	-	1,088.23	(74,348.72)	-	(74,348.72)	-
Net Total	(6,899.95)	(.01)	(6,899.94)	(74,127.62)	(.09)	(74,127.53)	-