

**PARK VILLAGE ESTATES COMM.**

Balance Sheet  
As of 02/29/20

ASSETS

OPERATING FUNDS		
NEWFIRST BANK	\$ 48,045.48	
TOTAL OPERATING FUNDS	<u>\$ 48,045.48</u>	
RESERVES		
NEWFIRST RSRV .65%	\$ 105,069.27	
TOTAL RESERVES	<u>\$ 105,069.27</u>	
ACCOUNTS RECEIVABLE		
A/R TOTAL	\$ 35,116.25	
ALLOWANCE FOR BAD DEBTS	(800.00)	
TOTAL ACCOUNTS RECEIVABLE	<u>\$ 34,316.25</u>	
PREPAID EXPENSES		
PREPAID INSURANCE	\$ 3,501.35	
PREPAID STORAGE	480.00	
TOTAL PREPAID EXPENSES	<u>\$ 3,981.35</u>	
TOTAL ASSETS		<u>\$ 191,412.35</u>

LIABILITIES & EQUITY

CURRENT LIABILITIES:		
UNEARNED ASSESSMENTS	\$ 59,325.00	
PREPAID ASSESSMENTS	482.31	
Subtotal Current Liab.	<u>\$ 59,807.31</u>	
EQUITY:		
OWNER'S EQUITY	\$ 18,504.09	
GENERAL RESERVES	105,069.27	
Current Year Net Income/(Loss)	8,031.68	
Subtotal Equity	<u>\$ 131,605.04</u>	
TOTAL LIABILITIES & EQUITY		<u>\$ 191,412.35</u>

**PARK VILLAGE ESTATES COMM.**

Income/Expense Statement  
 Period: 02/01/20 to 02/29/20

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME								
04010	MAINTENANCE FEES	5,932.50	5,932.50	.00	11,865.00	11,865.00	.00	71,190.00
04020	LESS: BAD DEBT	.00	(208.33)	208.33	(67.38)	(416.66)	349.28	(2,500.00)
04200	LATE FEES	5,200.00	41.67	5,158.33	5,200.00	83.34	5,116.66	500.00
04220	HOMEOWNER INTEREST	118.03	20.83	97.20	339.97	41.66	298.31	250.00
04225	CERTIFIED MAIL	140.00	166.67	(26.67)	245.00	333.34	(88.34)	2,000.00
04500	LEGAL FEES	1,424.35	750.00	674.35	3,986.14	1,500.00	2,486.14	9,000.00
04800	MISCELLANEOUS	(225.00)	.00	(225.00)	.00	.00	.00	.00
	Subtotal Income	12,589.88	6,703.34	5,886.54	21,568.73	13,406.68	8,162.05	80,440.00
EXPENSES								
UTILITIES								
08010	ELECTRICITY - COMMON	59.84	83.33	23.49	116.02	166.66	50.64	1,000.00
08030	WATER & SEWER	303.07	158.33	(144.74)	697.79	316.66	(381.13)	1,900.00
	UTILITIES	362.91	241.66	(121.25)	813.81	483.32	(330.49)	2,900.00
CONTRACT SERVICES								
08130	LANDSCAPING	1,288.18	1,333.33	45.15	2,576.36	2,666.66	90.30	16,000.00
	CONTRACT SERVICES	1,288.18	1,333.33	45.15	2,576.36	2,666.66	90.30	16,000.00
REPAIRS & MAINTENANCE								
08330	LANDSCAPE EXTRAS	.00	208.33	208.33	.00	416.66	416.66	2,500.00
08340	YARD OF THE MONTH	.00	25.00	25.00	.00	50.00	50.00	300.00
08530	IRRIGATION	.00	125.00	125.00	276.03	250.00	(26.03)	1,500.00
08550	FENCES	.00	341.67	341.67	.00	683.34	683.34	4,100.00
08560	GENERAL REPAIRS	.00	666.67	666.67	.00	1,333.34	1,333.34	8,000.00
08565	PLAYGROUND/PARK	.00	83.33	83.33	.00	166.66	166.66	1,000.00
	REPAIRS & MAINTENANCE	.00	1,450.00	1,450.00	276.03	2,900.00	2,623.97	17,400.00
ADMINISTRATIVE								
08720	NEWSLETTER/WEB SITE	.00	29.17	29.17	320.00	58.34	(261.66)	350.00
08730	SOCIAL EVENTS	.00	166.67	166.67	.00	333.34	333.34	2,000.00
08750	BANK CHARGES	.00	4.17	4.17	.00	8.34	8.34	50.00
08780	OTHER TAXES	.00	8.33	8.33	.00	16.66	16.66	100.00
08800	LEGAL FEES	1,782.09	833.33	(948.76)	4,651.50	1,666.66	(2,984.84)	10,000.00
08810	AUDIT	.00	166.66	166.66	.00	333.32	333.32	2,000.00
08820	TAX PREP	.00	500.00	500.00	.00	500.00	500.00	500.00
08880	MANAGEMENT FEE	1,207.50	1,207.50	.00	2,415.00	2,415.00	.00	14,490.00
08885	ADMINISTRATION	60.00	12.50	(47.50)	60.00	25.00	(35.00)	150.00

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Income/Expense Statement  
 Period: 02/01/20 to 02/29/20

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
08891	POSTAGE	39.00	.00	(39.00)	39.00	.00	(39.00)	.00
08892	COPIES	27.75	.00	(27.75)	27.75	.00	(27.75)	.00
08900	CERTIFIED MAIL	105.00	208.33	103.33	245.00	416.66	171.66	2,500.00
08905	STORAGE	98.00	83.33	(14.67)	196.00	166.66	(29.34)	1,000.00
08920	MISCELLANEOUS	.00	83.33	83.33	193.60	166.66	(26.94)	1,000.00
	ADMINISTRATIVE	3,319.34	3,303.32	(16.02)	8,147.85	6,106.64	(2,041.21)	34,140.00
	INSURANCE							
08950	PROPERTY INSURANCE	861.50	833.33	(28.17)	1,723.00	1,666.66	(56.34)	10,000.00
	INSURANCE	861.50	833.33	(28.17)	1,723.00	1,666.66	(56.34)	10,000.00
	REPLACEMENT RESERVES							
	REPLACEMENT RESERVES	.00	.00	.00	.00	.00	.00	.00
	TOTAL EXPENSES	5,831.93	7,161.64	1,329.71	13,537.05	13,823.28	286.23	80,440.00
	Current Year Net Income/(loss)	6,757.95	(458.30)	7,216.25	8,031.68	(416.60)	8,448.28	.00