

THE MEADOWS ON THE PARKWAY  
Financial Statements  
MAY 2020

# The Meadows on the Parkway

## Balance Sheet

As of 05/31/20

Account	Description	Operating	Reserves	Other	Totals
<b>ASSETS</b>					
1125	Cash - American National O.P.	42,009.59			42,009.59
1130	MM C/D -BoW -11/07/2019-5124		126,786.13		126,786.13
1170	Cash - ANB Reserve		277,632.44		277,632.44
1190	M/M - Great Western Bank		93,144.24		93,144.24
1191	First National Den C/D -736		71,162.08		71,162.08
1200	Member Receivables	2,097.80			2,097.80
1210	M/R - Fines	300.00			300.00
1220	M/R - Late Fees	25.00			25.00
1260	M/R - Miscellaneous	259.11			259.11
1395	Accured Interest Income		120.00		120.00
1400	Prepaid Insurance	13,941.78			13,941.78
1900	Unrealized Gains on Investment	166.00			166.00
1910	Due To / Due From-Operating	27,011.00			27,011.00
1915	Due To / Due From-Reserve		(27,011.00)		(27,011.00)
	<b>TOTAL ASSETS</b>	85,810.28	541,833.89	.00	627,644.17
		85,810.28	541,833.89	.00	627,644.17

# The Meadows on the Parkway

## Balance Sheet

As of 05/31/20

Account	Description	Operating	Reserves	Other	Totals
<b>LIABILITIES &amp; EQUITY</b>					
<b>CURRENT LIABILITIES:</b>					
2100	Accounts Payable	4,219.90			4,219.90
2300	Deferred Income	2,550.00			2,550.00
2520	Prepaid Owner Assessments	11,265.77			11,265.77
2570	Clubhouse Deposit	1,025.00			1,025.00
	Subtotal Current Liab.	19,060.67	.00	.00	19,060.67
<b>RESERVES:</b>					
3095	Reserve Fund Balance		291,165.30		291,165.30
3110	Operating Fund	(9,951.33)			(9,951.33)
3115	Reserve Working Capital		57,900.00		57,900.00
3200	Working Capital	32,048.00			32,048.00
	Subtotal Reserves	22,096.67	349,065.30	.00	371,161.97
<b>EQUITY:</b>					
3500	Homeowners Net Worth	4,916.00			4,916.00
3570	Retained Earnings		185,854.71		185,854.71
	Current Year Net Income/(Loss)	19,697.89	26,952.93	.00	46,650.82
	Subtotal Equity	24,613.89	212,807.64	.00	237,421.53
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>65,771.23</b>	<b>561,872.94</b>	<b>.00</b>	<b>627,644.17</b>

# The Meadows on the Parkway

## Income/Expense Statement

Period: 05/01/20 to 05/31/20

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
OPERATING INCOME:								
04000	Homeowners Dues	24,864.48	24,864.56	(.08)	124,322.40	124,322.80	(.40)	298,374.77
04380	Late Charges Income	.00	4.17	(4.17)	100.00	20.85	79.15	50.00
04420	Fines Income	100.00	8.33	91.67	100.00	41.65	58.35	100.00
04480	Homeowners Packet Fees Income	.00	6.67	(6.67)	20.00	33.35	(13.35)	80.00
04500	Pool Cards Income	.00	18.75	(18.75)	.00	93.75	(93.75)	225.00
04520	Transfer Fees Income	.00	25.00	(25.00)	150.00	125.00	25.00	300.00
04530	Parking Lease	.00	.00	.00	4,705.00	4,630.00	75.00	4,630.00
	OPERATING INCOME	24,964.48	24,927.48	37.00	129,397.40	129,267.40	130.00	303,759.77

# The Meadows on the Parkway

## Income/Expense Statement

Period: 05/01/20 to 05/31/20

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>EXPENSES</b>								
<b>ADMINISTRATIVE</b>								
05100	Accounting/Auditing	.00	.00	.00	.00	2,725.00	2,725.00	2,725.00
05180	Bank Charges	.00	.83	.83	.00	4.15	4.15	10.00
05260	Insurance - Claims	.00	416.67	416.67	.00	2,083.35	2,083.35	5,000.00
05300	Insurance - Liability	3,089.94	3,430.94	341.00	15,449.70	17,154.70	1,705.00	41,171.26
05320	FEMA Flood Insurance	.00	.00	.00	.00	.00	.00	25,120.00
05340	Insurance - Worker's Comp	.00	.00	.00	.00	.00	.00	375.00
05360	Legal Expense	.00	125.00	125.00	342.50	625.00	282.50	1,500.00
05400	Management Fee	2,800.53	2,800.53	.00	14,002.65	14,002.65	.00	33,606.37
05420	Office Expense - Postage	.00	125.00	125.00	25.80	625.00	599.20	1,500.00
05440	Office Expense - Printing/cop	.00	133.33	133.33	221.70	666.65	444.95	1,600.00
05460	Office Expense - Supplies	.00	50.00	50.00	2.83	250.00	247.17	600.00
05480	RTD Passes	.00	.00	.00	.00	.00	.00	7,450.00
05560	Web Site	75.00	75.00	.00	300.00	375.00	75.00	900.00
	<b>ADMINISTRATIVE</b>	<b>5,965.47</b>	<b>7,157.30</b>	<b>1,191.83</b>	<b>30,345.18</b>	<b>38,511.50</b>	<b>8,166.32</b>	<b>121,557.63</b>
<b>GENERAL OPERATING</b>								
05740	Contract Labor - Snow Removal	.00	750.00	750.00	10,470.00	3,750.00	(6,720.00)	9,000.00
05860	Gutter Cleaning /Repair	.00	.00	.00	.00	.00	.00	1,000.00
05920	Locksmith	.00	12.50	12.50	.00	62.50	62.50	150.00
06000	Pest Control	.00	29.17	29.17	.00	145.85	145.85	350.00
06015	Roof Repair	.00	83.33	83.33	.00	416.65	416.65	1,000.00
06020	Security Lines / Telephone	108.24	193.33	85.09	852.82	966.65	113.83	2,320.00
06040	Signage	.00	.00	.00	62.62	.00	(62.62)	.01
06050	Snow Removal Supplies	.00	12.50	12.50	6,902.50	62.50	(6,840.00)	150.00
06070	Storage Unit	.00	.00	.00	431.39	300.00	(131.39)	300.00
	<b>GENERAL OPERATING</b>	<b>108.24</b>	<b>1,080.83</b>	<b>972.59</b>	<b>18,719.33</b>	<b>5,704.15</b>	<b>(13,015.18)</b>	<b>14,270.01</b>

# The Meadows on the Parkway

## Income/Expense Statement

Period: 05/01/20 to 05/31/20

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
<b>LANDSCAPE MAINTENANCE</b>								
06140	Landscape - Contract	1,665.21	1,629.52	(35.69)	6,660.84	4,888.56	(1,772.28)	16,295.20
06160	Landscape - Maintenance	.00	333.33	333.33	.00	666.66	666.66	2,000.00
06165	Landscape Trees/Prun,Health	202.00	416.66	214.66	1,921.00	833.32	(1,087.68)	2,500.00
06170	Landscape Pruning/Shrubs	.00	1,000.00	1,000.00	5,013.00	2,000.00	(3,013.00)	6,000.00
06220	Landscape - Improvements/Prjc <i>Volunteers</i>	335.92	1,000.00	664.08	335.92	1,000.00	664.08	2,000.00
06290	Landscape - Sprinkler System	2,378.69	1,166.67	(1,212.02)	2,893.57	2,333.34	(560.23)	7,000.00
	<b>LANDSCAPE MAINTENANCE</b>	<b>4,581.82</b>	<b>5,546.18</b>	<b>964.36</b>	<b>16,824.33</b>	<b>11,721.88</b>	<b>(5,102.45)</b>	<b>35,795.20</b>
<b>PERSONNEL EXPENSE</b>								
	<b>PERSONNEL EXPENSE</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>
<b>UTILITIES</b>								
06500	Trash Removal	957.20	953.24	(3.96)	4,587.81	4,766.20	178.39	11,438.85
06520	Water/Sewer	4,740.75	4,550.45	(190.30)	19,233.32	22,752.25	3,518.93	54,605.44
06540	Gas	77.49	170.83	93.34	604.58	854.15	249.57	2,050.00
06560	Electric	655.08	1,330.19	675.11	3,908.66	3,385.94	(522.72)	12,092.65
	<b>UTILITIES</b>	<b>6,430.52</b>	<b>7,004.71</b>	<b>574.19</b>	<b>28,334.37</b>	<b>31,758.54</b>	<b>3,424.17</b>	<b>80,186.94</b>
<b>MAINTENANCE SUPPLIES</b>								
06660	Pet Pick-Ups	.00	.00	.00	91.37	.00	(91.37)	200.00
06665	Contract-General Grounds Main	.00	583.33	583.33	1,300.00	2,916.65	1,616.65	7,000.00
06670	Maintenance - Buildings	.00	1,250.00	1,250.00	7,653.20	6,250.00	(1,403.20)	15,000.00
06680	Maintenance - Electric	.00	833.33	833.33	300.00	4,166.65	3,866.65	10,000.00
06710	Maintenance - Fire System	.00	500.00	500.00	3,940.00	2,500.00	(1,440.00)	6,000.00
06720	Maintenance - Plumbing <i>Sewer cleanouts</i>	1,490.00	416.67	(1,073.33)	1,530.00	2,083.35	553.35	5,000.00
06740	Swimming Pool	.00	840.00	840.00	.00	840.00	840.00	4,200.00
06760	Maintenance Supplies	.00	166.67	166.67	661.73	833.35	171.62	2,000.00
	<b>MAINTENANCE SUPPLIES</b>	<b>1,490.00</b>	<b>4,590.00</b>	<b>3,100.00</b>	<b>15,476.30</b>	<b>19,590.00</b>	<b>4,113.70</b>	<b>49,400.00</b>

# The Meadows on the Parkway

## Income/Expense Statement

Period: 05/01/20 to 05/31/20

Account	Description	Current Period			Year-To-Date			Yearly/ Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>CLUB HOUSE</b>								
07020	Supplies	.00	16.67	16.67	.00	83.35	83.35	200.00
07080	Exercise Equipment-Maint.	.00	60.00	60.00	.00	90.00	90.00	150.00
07100	Clubhouse Maintenance	.00	.00	.00	.00	80.00	80.00	200.00
	CLUB HOUSE	.00	76.67	76.67	.00	253.35	253.35	550.00
<b>GARAGE</b>								
07260	Garage Maintenance	.00	166.67	166.67	.00	833.35	833.35	2,000.00
	GARAGE	.00	166.67	166.67	.00	833.35	833.35	2,000.00
	<b>TOTAL EXPENSES</b>	<b>18,576.05</b>	<b>25,622.36</b>	<b>7,046.31</b>	<b>109,699.51</b>	<b>108,372.77</b>	<b>(1,326.74)</b>	<b>303,759.78</b>
	<b>NET OPERATING INCOME</b>	<b>6,388.43</b>	<b>(694.88)</b>	<b>7,083.31</b>	<b>19,697.89</b>	<b>20,894.63</b>	<b>(1,196.74)</b>	<b>(.01)</b>

# The Meadows on the Parkway

## Income/Expense Statement

Period: 05/01/20 to 05/31/20

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME								
04720	Homeowner's Reserve Dues	5,767.30	5,767.30	.00	28,836.50	28,836.50	.00	69,207.55
04740	Interest Income - Investments	54.26	.00	54.26	496.43	.00	496.43	.00
	TOTAL RESERVE INCOME	5,821.56	5,767.30	54.26	29,332.93	28,836.50	496.43	69,207.55
RESERVE EXPENSE								
08060	Asphalt - Seal Coat/Stripping	.00	208.33	208.33	2,000.00	1,041.65	(958.35)	2,500.00
08120	Deck Replacement - Maint	.00	5,500.00	5,500.00	380.00	11,000.00	10,620.00	16,500.00
	TOTAL RESERVE EXPENSES	.00	5,708.33	5,708.33	2,380.00	12,041.65	9,661.65	19,000.00
	NET RESERVE INCOME	5,821.56	58.97	5,762.59	26,952.93	16,794.85	10,158.08	50,207.55
	CURRENT YEAR NET INCOME	12,209.99	(635.91)	12,845.90	46,650.82	37,689.48	8,961.34	50,207.54