

Parkwoods Condominiums Owner's Association, Inc.
Balance Sheet
4/30/2022

Assets

Current Assets

1100 - Checking	\$26,106.20
1200 - Reserve - Citizens	\$76,991.94
1201 - Reserve - Dime Bank CD	\$137,397.44
<u>Current Assets Total</u>	<u>\$240,495.58</u>

Other Assets

1600 - Reserve Funds Receivable	\$638.10
<u>Other Assets Total</u>	<u>\$638.10</u>

Assets Total

\$241,133.68

Liabilities and Equity

Current Liabilities

2100 - Insurance Proceeds Unspent	(\$1,040.13)
<u>Current Liabilities Total</u>	<u>(\$1,040.13)</u>

Long Term Liabilities

2600 - Reserve Funds Payable	\$638.10
<u>Long Term Liabilities Total</u>	<u>\$638.10</u>

Retained Earnings

\$232,425.74

Net Income

\$9,109.97

Liabilities & Equity Total

\$241,133.68

Parkwoods Condominiums Owner's Association, Inc.
Budget vs Actual Report
4/1/2022 - 4/30/2022

Accounts	4/1/2022 - 4/30/2022		1/1/2022 - 4/30/2022		Annual Budget
	Actual	Budget	Actual	Budget	
Income					
<u>Income</u>					
4000 - Unapplied Income	(\$357.50)	\$0.00	\$662.50	\$0.00	\$0.00
4100 - Condo Fees	\$8,000.00	\$8,250.00	\$32,775.00	\$33,000.00	\$99,000.00
4110 - Late Fees	\$0.00	\$0.00	\$25.00	\$0.00	\$0.00
4125 - Processing Fees	(\$5.00)	\$0.00	\$0.00	\$0.00	\$0.00
Total Income	\$7,637.50	\$8,250.00	\$33,462.50	\$33,000.00	\$99,000.00
<u>Other Income</u>					
6001 - Interest on Reserve-Citizens	\$1.26	\$0.00	\$4.84	\$0.00	\$0.00
Total Other Income	\$1.26	\$0.00	\$4.84	\$0.00	\$0.00
Total Income	\$7,638.76	\$8,250.00	\$33,467.34	\$33,000.00	\$99,000.00
Expense					
<u>Expense</u>					
5100 - Administrative	\$20.05	\$75.00	\$479.17	\$300.00	\$900.00
5105 - Electric	\$183.82	\$233.33	\$818.34	\$933.32	\$2,800.00
5120 - General Repairs & Maintenance	\$106.35	\$250.00	\$1,567.58	\$1,000.00	\$3,000.00
5125 - Insurance	\$1,398.80	\$1,279.17	\$5,595.20	\$5,116.68	\$15,350.00
5130 - Landscaping	\$0.00	\$2,750.00	\$1,864.54	\$2,750.00	\$22,000.00
5131 - Tree Work	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00
5132 - Gutter Cleaning	\$0.00	\$0.00	\$0.00	\$0.00	\$1,200.00
5135 - Legal Services & Accounting	\$778.00	\$0.00	\$884.35	\$600.00	\$1,200.00
5140 - Management Fee	\$799.62	\$833.33	\$3,198.48	\$3,333.32	\$10,000.00
5145 - Snow Removal	\$0.00	\$0.00	\$6,820.00	\$7,620.00	\$12,700.00
5155 - Pest Control	\$256.30	\$211.67	\$961.40	\$846.68	\$2,540.00
5165 - Pressure Washing	\$0.00	\$1,700.00	\$0.00	\$1,700.00	\$1,700.00
5170 - Seal Coating	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00
Total Expense	\$3,542.94	\$7,332.50	\$22,189.06	\$24,200.00	\$79,390.00
<u>Other Expense</u>					
7000 - Reserve Maintenance Fund	\$2,168.31	\$0.00	\$2,168.31	\$0.00	\$0.00
Total Other Expense	\$2,168.31	\$0.00	\$2,168.31	\$0.00	\$0.00
Total Expense	\$5,711.25	\$7,332.50	\$24,357.37	\$24,200.00	\$79,390.00
Operating Net Income	\$1,927.51	\$917.50	\$9,109.97	\$8,800.00	\$19,610.00
Net Income	\$1,927.51	\$917.50	\$9,109.97	\$8,800.00	\$19,610.00