

Park Meadows Association
Profit & Loss YTD Comparison
January through December 2022

	Jan - Dec 22	Jan - Dec 21	\$ Change
Ordinary Income/Expense			
Income			
Adjust bal/credit	0.00	0.00	0.00
Assn Fees	75,456.05	78,570.78	-3,114.73
Late Charges	260.40	210.00	50.40
Salt Reimbursements	1,551.04	1,586.04	-35.00
Air Filter Reimburse Upcharge	355.99	16.37	339.62
Miscellaneous Income	11.00	0.00	11.00
Miscellaneous Charges	0.00	0.00	0.00
Total Income	<u>77,634.48</u>	<u>80,383.19</u>	<u>-2,748.71</u>
Gross Profit	77,634.48	80,383.19	-2,748.71
Expense			
General Operating Expense			
Bank Service Charges	-0.02	35.00	-35.02
Bookkeeping/Accounting	3,000.00	3,600.00	-600.00
Insurance	1,229.00	1,221.00	8.00
Miscellaneous Expense	0.00	37.36	-37.36
Office Supplies	96.00	4.61	91.39
PO Box/Postage	92.00	134.00	-42.00
Prof. Fees- Legal	600.00	0.00	600.00
Taxes			
Federal	2,188.54	1,559.00	629.54
Property-County	1,615.72	1,621.22	-5.50
Total Taxes	<u>3,804.26</u>	<u>3,180.22</u>	<u>624.04</u>
Total General Operating Expense	<u>8,821.24</u>	<u>8,212.19</u>	<u>609.05</u>
Unit Maintenance			
Exterior Repairs	50.00	0.00	50.00
Trim and Siding Replacement	7,112.50	1,852.17	5,260.33
Electrical			
Smoke Detectors	83.68	0.00	83.68
Garage Doors	2,705.00	2,711.98	-6.98
Total Electrical	<u>2,788.68</u>	<u>2,711.98</u>	<u>76.70</u>
Furnace / AC			
Furnace/AC Repairs	998.37	2,652.87	-1,654.50
Furnace/AC Maintenance	5,369.26	4,669.74	699.52
Air filter maintenance	1,487.35	901.22	586.13
Total Furnace / AC	<u>7,854.98</u>	<u>8,223.83</u>	<u>-368.85</u>
Plumbing			
Water Heater			
Replacement	2,784.15	0.00	2,784.15
Repairs	258.40	0.00	258.40
Total Water Heater	<u>3,042.55</u>	<u>0.00</u>	<u>3,042.55</u>
Water Softener			
Salt Maintenance	4,129.59	1,359.25	2,770.34
Repairs	299.66	382.39	-82.73
Total Water Softener	<u>4,429.25</u>	<u>1,741.64</u>	<u>2,687.61</u>
Water Filter			
Maintenance	514.69	0.00	514.69
Repairs	0.00	652.14	-652.14
Water Filter - Other	473.88	0.00	473.88
Total Water Filter	<u>988.57</u>	<u>652.14</u>	<u>336.43</u>
Plumbing Repairs	<u>0.00</u>	<u>1,505.97</u>	<u>-1,505.97</u>
Total Plumbing	<u>8,460.37</u>	<u>3,899.75</u>	<u>4,560.62</u>
Roofing			
Replacement	15,620.00	15,075.00	545.00
Repairs	100.00	0.00	100.00
Total Roofing	<u>15,720.00</u>	<u>15,075.00</u>	<u>645.00</u>
Staining/Painting	19,787.36	0.00	19,787.36
Gutter Cleaning/Repairs	4,266.00	1,968.00	2,298.00
Dryer Vents	1,063.62	0.00	1,063.62

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Total Unit Maintenance	67,103.51	33,730.73	33,372.78
Grounds and Lanes			4,045.00
Blacktops / Driveways	4,045.00	0.00	-188.94
Snow removal/plowing	1,290.00	1,478.94	8,008.26
Grounds Maintenance	8,536.53	528.27	1,521.92
Mowing/Edging	7,920.00	6,398.08	1,387.76
Tree Care/Removal	1,387.76	0.00	
Total Grounds and Lanes	23,179.29	8,405.29	14,774.00
Total Expense	99,104.04	50,348.21	48,755.83
Net Ordinary Income	-21,469.56	30,034.98	-51,504.54
Other Income/Expense			
Other Income			
Vanguard Increase/Decrease	492.77	6,629.96	-6,137.19
Vanguard Income-Dividends	-9,578.37	2,346.53	-11,924.90
Unrealized Gain/Loss			
Total Vanguard Increase/Decrease	-9,085.60	8,976.49	-18,062.09
Income-Interest			-103.44
CD's	201.50	304.94	-0.07
Money Market Account	4.40	4.47	37.02
WPCU Savings	60.33	23.31	0.41
Income-Interest - Other	0.41	0.00	
Total Income-Interest	266.64	332.72	-66.08
Miscellaneous reimbursements	0.00	0.00	0.00
Total Other Income	-8,818.96	9,309.21	-18,128.17
Net Other Income	-8,818.96	9,309.21	-18,128.17
Net Income	-30,288.52	39,344.19	-69,632.71