



**Property  
Management** INC.

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PMI NEW ORLEANS

**Financial Report Package**

**09/01/2020 to 09/30/2020**

**Prepared for**

**Homeowners Association of Village Green**

**By**

**PMI New Orleans**

**Balance Sheet - Operating**

Homeowners Association of Village Green  
End Date: 09/30/2020

Date: 10/13/2020  
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**Assets**

CASH - OPERATING			
10-1000-00	Gulf Coast - Operating Acct - 5737	\$42,127.63	
Total CASH - OPERATING:			\$42,127.63
ACCOUNTS REC - OPERATING			
12-1220-00	Gulf Coast - Reserve - 4720	102,379.75	
Total ACCOUNTS REC - OPERATING:			\$102,379.75
<b>Total Assets:</b>			<b>\$144,507.38</b>

**Liabilities & Equity**

CURRENT LIABILITIES - OPERATING			
20-2100-00	Prepaid Assessment	1,330.67	
Total CURRENT LIABILITIES - OPERATING:			\$1,330.67
EQUITY			
32-3200-00	Retained Earnings	148,000.86	
32-3205-00	Prior Year Retained Earnings	(25,203.63)	
Total EQUITY:			\$122,797.23
	Net Income Gain / Loss	20,379.48	
<b>Total Liabilities &amp; Equity:</b>			<b>\$144,507.38</b>

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>ASSESSMENT INCOME</b>							
4000-00 Yearly Assessment	\$2,199.82	\$-	\$2,199.82	\$138,035.06	\$137,625.00	\$410.06	\$137,625.00
<b>Total ASSESSMENT INCOME</b>	<b>\$2,199.82</b>	<b>\$-</b>	<b>\$2,199.82</b>	<b>\$138,035.06</b>	<b>\$137,625.00</b>	<b>\$410.06</b>	<b>\$137,625.00</b>
<b>OTHER INCOME</b>							
4262-00 Gate Keys	35.00	-	35.00	255.00	-	255.00	-
4271-00 Gate Remotes	105.00	233.33	(128.33)	3,291.00	2,100.01	1,190.99	2,800.00
4520-00 Legal Fee Income	-	125.00	(125.00)	936.01	1,125.00	(188.99)	1,500.00
4580-00 Insurance Claim Proceeds	-	-	-	686.86	-	686.86	-
4600-00 Delinquent Fee Income	-	208.33	(208.33)	2,528.26	1,875.01	653.25	2,500.00
4610-00 Violation Fee Income	-	8.33	(8.33)	174.01	75.01	99.00	100.00
4700-00 Bank Interest Income	-	3.33	(3.33)	961.12	30.01	931.11	40.00
<b>Total OTHER INCOME</b>	<b>\$140.00</b>	<b>\$578.32</b>	<b>(\$438.32)</b>	<b>\$8,832.26</b>	<b>\$5,205.04</b>	<b>\$3,627.22</b>	<b>\$6,940.00</b>
<b>Total OPERATING INCOME</b>	<b>\$2,339.82</b>	<b>\$578.32</b>	<b>\$1,761.50</b>	<b>\$146,867.32</b>	<b>\$142,830.04</b>	<b>\$4,037.28</b>	<b>\$144,565.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE EXPENSES</b>							
5000-00 Management Fees	3,100.00	1,800.00	(1,300.00)	19,300.00	16,200.00	(3,100.00)	21,600.00
5010-00 Postage - Mailings	40.00	41.66	1.66	434.56	375.02	(59.54)	500.00
5020-00 Printing	-	-	-	-	30.00	30.00	30.00
5040-00 Bank Charges / NSF	4.85	3.00	(1.85)	255.94	27.00	(228.94)	36.00
<b>Total ADMINISTRATIVE EXPENSES</b>	<b>\$3,144.85</b>	<b>\$1,844.66</b>	<b>(\$1,300.19)</b>	<b>\$19,990.50</b>	<b>\$16,632.02</b>	<b>(\$3,358.48)</b>	<b>\$22,166.00</b>
<b>OTHER ADMINISTRATIVE</b>							
5050-00 Taxes & Fees	-	41.66	41.66	-	375.02	375.02	500.00
5060-00 Licenses/Permits/Fees	-	-	-	30.00	12.00	(18.00)	12.00
5081-00 Meeting Expense	15.66	-	(15.66)	231.32	300.00	68.68	300.00
5170-00 Website Expenses	-	-	-	140.80	-	(140.80)	-
5171-00 Petty Cash	-	-	-	429.36	-	(429.36)	-
<b>Total OTHER ADMINISTRATIVE</b>	<b>\$15.66</b>	<b>\$41.66</b>	<b>\$26.00</b>	<b>\$831.48</b>	<b>\$687.02</b>	<b>(\$144.46)</b>	<b>\$812.00</b>
<b>INSURANCE EXPENSES</b>							
5045-00 Insurance - Property/Liability	1,268.61	1,458.33	189.72	13,163.99	13,125.01	(38.98)	17,500.00
5048-00 Insurance - D&O	2,853.00	241.66	(2,611.34)	2,853.00	2,175.02	(677.98)	2,900.00
<b>Total INSURANCE EXPENSES</b>	<b>\$4,121.61</b>	<b>\$1,699.99</b>	<b>(\$2,421.62)</b>	<b>\$16,016.99</b>	<b>\$15,300.03</b>	<b>(\$716.96)</b>	<b>\$20,400.00</b>
<b>PROFESSIONAL EXPENSES</b>							
5100-00 Legal General	-	125.00	125.00	943.27	1,125.00	181.73	1,500.00
5152-00 Audit/Tax Preparation	-	-	-	-	420.00	420.00	420.00
<b>Total PROFESSIONAL EXPENSES</b>	<b>\$-</b>	<b>\$125.00</b>	<b>\$125.00</b>	<b>\$943.27</b>	<b>\$1,545.00</b>	<b>\$601.73</b>	<b>\$1,920.00</b>
<b>UTILITIES</b>							
5500-00 Electricity	112.15	112.50	0.35	950.98	1,012.50	61.52	1,350.00
5510-00 Water/Sewer	253.10	62.50	(190.60)	399.38	562.50	163.12	750.00
5815-00 Telephone	292.31	241.66	(50.65)	2,046.24	2,175.02	128.78	2,900.00
5816-00 Cellphone	-	40.00	40.00	294.00	360.00	66.00	480.00
5817-00 Internet	-	158.33	158.33	1,147.01	1,425.01	278.00	1,900.00
<b>Total UTILITIES</b>	<b>\$657.56</b>	<b>\$614.99</b>	<b>(\$42.57)</b>	<b>\$4,837.61</b>	<b>\$5,535.03</b>	<b>\$697.42</b>	<b>\$7,380.00</b>
<b>LANDSCAPE EXPENSES</b>							
5400-00 Landscape/Grounds Contract	3,000.00	3,166.00	166.00	29,200.00	28,502.00	(698.00)	38,000.00
5476-00 Signs and Stands	-	91.66	91.66	1,237.46	825.02	(412.44)	1,100.00
<b>Total LANDSCAPE EXPENSES</b>	<b>\$3,000.00</b>	<b>\$3,257.66</b>	<b>\$257.66</b>	<b>\$30,437.46</b>	<b>\$29,327.02</b>	<b>(\$1,110.44)</b>	<b>\$39,100.00</b>
<b>BUILDING MAINTENANCE/REPAIR</b>							
5750-00 Electric Maintenance / Repair	-	250.00	250.00	1,966.26	2,250.00	283.74	3,000.00
5751-00 Security	3,840.00	4,000.00	160.00	32,435.00	36,000.00	3,565.00	48,000.00
5753-00 Gate Maintenance /Repair	-	1,416.66	1,416.66	12,758.69	12,750.02	(8.67)	17,000.00
5754-00 Gate Keys and Remotes	-	150.00	150.00	1,931.95	1,350.00	(581.95)	1,800.00
5790-00 Exterior Repairs	-	41.66	41.66	270.00	375.02	105.02	500.00
5800-00 Janitorial Service / Supplies	525.00	-	(525.00)	2,325.00	-	(2,325.00)	-
5801-00 Property Supplies	-	37.50	37.50	45.83	337.50	291.67	450.00
5810-00 Storage Rental	186.00	166.66	(19.34)	1,622.80	1,500.02	(122.78)	2,000.00
6042-00 Miscellaneous Expenses	-	-	-	75.00	-	(75.00)	-
<b>Total BUILDING MAINTENANCE/REPAIR</b>	<b>\$4,551.00</b>	<b>\$6,062.48</b>	<b>\$1,511.48</b>	<b>\$53,430.53</b>	<b>\$54,562.56</b>	<b>\$1,132.03</b>	<b>\$72,750.00</b>

**Income Statement - Operating**  
 Homeowners Association of Village Green  
 09/30/2020

Date: 10/13/2020  
 Time: 4:51 pm  
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total OPERATING EXPENSE	\$15,490.68	\$13,646.44	(\$1,844.24)	\$126,487.84	\$123,588.68	(\$2,899.16)	\$164,528.00
Net Income:	<u>(\$13,150.86)</u>	<u>(\$13,068.12)</u>	<u>(\$82.74)</u>	<u>\$20,379.48</u>	<u>\$19,241.36</u>	<u>\$1,138.12</u>	<u>(\$19,963.00)</u>