

Park Glen Neighborhood Association

Minutes of December 3, 2018 Board Meeting

Approved at
the 1/21/19
Board
Meeting

Roll Call - Russell called the meeting to order at 7:01 p.m. All Board members were present: Russell Zwerg, Stephan Whiteland, Kelly Wingo, Kenneth Anderson, Tom Kaul, Susan Kenney, and Kristy Shallcross.

Closed Board Session Topics of Discussion

- Homeowner appeal of Deed Restriction Violation (Account No. 1311055001) regarding pet window in fence: Violation, Section 1.10 of CCR's and Bulletin 1.12.
- Discuss accounts to be proposed for Escalation for Collection

Consideration of October 15, 2018 Board Meeting Minutes - Minutes are not yet available.

Announcement of Board Actions since October 15, 2018 Board Meeting - None

President's Report

- Phase III Sidewalk and Tree Root Mitigation Project - Sidewalks are being dug and the pour is also beginning. Homeowners are encouraged to contact Daniel Guido with questions and concerns about the project.
- Annual Federal Tax Return and Tax Due - This is the first year that we have received a tax bill. Russell is going to research this and get back with us.
- Mailboxes Damaged - Various damaged mailboxes were reviewed by Russell.
- City Meeting to be held at Alliance United Methodist Church, 7904 Park Vista on Dec. 13, 6 p.m. regarding planned improvements for Basswood and U.S 377 along Kroger Drive. Kristy is going to try to attend this meeting.

Vice President's Report - None.

Other Board Member Reports/Comments

- Kristy-Neighborhood Service Initiative - Kristy indicated we are trying to start a neighborhood service committee to help people who are elderly, single parents, military spouses, widowers/widows, etc. Help will be brought about through various volunteers who could help in various situations.

Development Committee - Susan reported that a site near Park Vista which is currently being built is going to be a liquor store. Concern was expressed about there being so many liquor stores popping up all over our area in such close vicinity to one another.

Community Manager's Report/Neighborhood Update/Status - NMI reported on the following:

- Neighborhood Updates/Status Report
- Monthly Financial Report-October & Revised September

Treasurer's Report - Russell reviewed the following for everyone

- Accounts Receivable Reports and reports on properties referred to attorney for collections and enforcement of Deed Restriction violations
- Report on Benevolence Fund

Events / Activities

- Report on Turkey Trot (November 22) - Russell reviewed the number of participants and money brought in by the event. Thank you to Dana for helping to coordinate.

- Report on Holiday in the Park (December 1) - Dana Hammack reported that it was a successful event and was happy she was able to get the Central Choir and Jazz Band to entertain. Thank you to Dana for helping to coordinate.
- Request for volunteers to help judge Holiday Decorations Contest - Anyone interested in volunteering to judge decorations, please let the HOA know.
- Discussion of Best Date for 2019 Eggstravaganza - We decided on April 13, 2019.

Business and Motions

- Decision on Violation Appeal (Account No. 1311055001) regarding pet window in fence: Section 1.10 of CCR's and Bulletin 1.12
Russell moved to deny the Violation Appeal (Account No. 1311055001) regarding pet window in fence: Section 1.10 of CCR's and Bulletin 1.12. Motion seconded by Tom. None opposed. Motion passed.
- Proposal to Escalate these Accounts with more than two years of unpaid Assessments to the Association's Attorney for collection up to and including filing a lawsuit, if necessary, unless paid in the Pre-Referral Notice Period:
131100260 131100550 131102200
131103030 131105140 131105380
131108780 131111260 131111800
131112240 131113420 131116550
131116610 131118900 131119330
131120890 131128950 131129210
131131820 131131830
Russell moved to escalate these accounts with more than two years of unpaid assessments to the Association's attorney for collection up to and including filing a lawsuit, if necessary, unless paid in the pre-referral notice period. Motion seconded by Kenneth. None opposed. Motion passed
- Proposal for Eggstravaganza event and expense of up to \$4,000
Russell moved to hold the annual Eggstravaganza event on April 13 and authorize the expense of up to \$4,000 for it. Motion seconded by Susan. None opposed. Motion passed.
- Proposal for community shredding event from 9:00 a.m.-11:00 a.m. on May 4, with an expense of up to \$350
Russell moved to hold a community shredding event from 9:00 a.m.-11:00 a.m. on May 4 with an expense of up to \$350. Motion seconded by Kelly. None opposed. Motion passed.
- Discussion and possible proposal to ask the City to change the signaling at Park Vista/Basswood to allow only protected left turns
Russell brought up what appears to be some problems with the turn signals at Park Vista and Basswood. There have been at least three serious accidents there since the city set the lights to have unprotected left turns on a blinking yellow arrow. In addition, the timing/sequence seems off, and there are no signs indicating what the yellow arrow means. There was informal discussion by the Board and homeowners in attendance. Russell moved to express to the City our serious concern about that intersection and ask them to eliminate unprotected left turns. Motion seconded by Kristy. Stephen opposed. (6-1), Motion passed. Susan will write the letter and Russell will sign.

Member Comments

- Kevin Hammack suggested that the Association consider recognizing organizations that provide citizenship and teamwork with the HOA; perhaps a "PGNA Citizenship Award" that could be presented. Kristy offered to give this some thought toward possibly making a proposal at a future meeting.
- Some discussion was had about welcoming people new to the area and forming a hospitality committee.

Adjourn - **Russell moved to adjourn the meeting.** Motion seconded by Kelly. None opposed. Meeting adjourned at 8:22 p.m. Next Board Meeting is scheduled for January 21, 2019.

Park Glen Neighborhood Association

Management Report November 2018

ACC APPLICATIONS:

Since the October, 2018 Board Meeting **39** ACC applications have been received from owners for various projects including pools, fences, exterior painting, window replacements, roofs, sheds, patio covers, tree replacement and various landscaping projects, solar panels, foundation repairs, front door replacements, side walk repairs and various concrete projects, and a retaining wall replacement. Please see attached report for a full breakdown.

- 34 applications were approved
- 1 application was denied
- 4 applications are still pending and no decisions have been made
- 0 applications were withdrawn

COMPLIANCE SUMMARY:

A total of 60 new compliance notices were sent to owners regarding various compliance matters from 10/13/18 through 11/29/18. A total of 58 existing violations were placed on a monitored status.

A total of 359 existing violations were closed (cured) or moved to the "Preview Violation Report." The "Preview Violation Report" was created to track and observe initial violations before official notices are created and a total of 95 preview violations exist.

A total of 309 violations are still pending in either an "open" or "monitored" status. Please see the list below:

Architectural Control:	14
Home Exterior:	59
Outside Nuisances:	45
Landscaping:	175
Trash Container:	6
Vehicle:	10

ACCOUNTING:

Please refer to attached preliminary financial reports.

Community Funds:

As of 10/31/18, the following Association fund balances are outlined below:

\$111,091.28 in Community Association Bank (Mutual of Omaha) Operating
\$86,690.30 in Community Association Bank (Mutual of Omaha) Money Market
\$150,514.83 in Texas Capital Bank Operating
\$246,641.92 in Alliance Bank 14 month CD
\$52,069.82 in ICS Operating Money Market

Accounts Receivable:

As of 10/31/18, below is a summary of AR:

Assessments	\$103,776.71
Attorney Fees	\$ 30,376.21
Administrative Fees	\$ 19,882.69
Work Order	\$ 81.19
Violation Fines	\$ 6,380.43
Late Fees	\$ 43,331.89
Accrued Interest	\$ 10,136.97
Total of All Accounts Receivable:	\$213,966.09

Collections:

As of 8/31/18, below is a summary of legal and non-legal collections. Please refer to attached report from Association attorney.

Legal:

4 Combo – Collections/Deed Restrictions
27 Pre-Litigation
8 Judicial Foreclosures
6 Bankruptcies
1 Litigation/Lawsuit
1 Payment Plan-Legal
2 Resale Certificate @ Attorney

Non-Legal:

3 Payment Plans

Park Glen Neighborhood Association, Inc.
Balance Sheet
9/30/2018

	Operating	Reserves	Total
Assets			
<u>Current Assets</u>			
1000 - CAB Operating Checking *4480	\$13,380.47		\$13,380.47
1001 - CAB Operating Money Mkt *9421	\$211,092.36		\$211,092.36
1002 - TCB Reserve Money Mkt *2228		\$150,384.29	\$150,384.29
1003 - Alliance 14 mo. Reserve CD *6016 8/13/19		\$246,237.14	\$246,237.14
1004 - ICS Reserve MM Alliance *845		\$52,069.82	\$52,069.82
1100 - AAB Reserve Money Mkt *2358		\$2.00	\$2.00
1600 - Accounts Receivable	\$136,626.27		\$136,626.27
1605 - Allowance for Doubtful Accts	(\$125,156.06)		(\$125,156.06)
1610 - Misc. Accounts Receivable	\$565.49		\$565.49
1615 - Accts Receivable - Due from Operating		\$124,472.83	\$124,472.83
1700 - Event Deposit	\$700.00		\$700.00
1720 - Other Prepaid Expenses	\$1,100.00		\$1,100.00
<u>Total Current Assets</u>	<u>\$238,308.53</u>	<u>\$573,166.08</u>	<u>\$811,474.61</u>
Assets Total	\$238,308.53	\$573,166.08	\$811,474.61
Liabilities & Equity			
<u>Current Liabilities</u>			
2003 - Due to Mgmt. Co.--Trf Fees	\$120.00		\$120.00
2003-99 - Due to NMI--Collect Ltr/Pmt Plans/Admin	\$2,165.00		\$2,165.00
2006 - Due to Reserves	\$124,472.83		\$124,472.83
2050 - Prepaid Owners Assessments	\$21,277.86		\$21,277.86
2220 - Suspense Account	\$5,635.96		\$5,635.96
<u>Total Current Liabilities</u>	<u>\$153,671.65</u>		<u>\$153,671.65</u>
<u>Reserves</u>			
3300 - General Reserves		\$573,164.08	\$573,164.08
<u>Total Reserves</u>		<u>\$573,164.08</u>	<u>\$573,164.08</u>
Retained Earnings	\$83,678.49	\$0.00	\$83,678.49
Net Income	\$958.39	\$2.00	\$960.39
Liabilities and Equity Total	\$238,308.53	\$573,166.08	\$811,474.61

Park Glen Neighborhood Association, Inc.
Budget Comparison Report
9/1/2018 - 9/30/2018

	9/1/2018 - 9/30/2018			10/1/2017 - 9/30/2018			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Homeowner-Related Income</u>							
4100 - Assessments	\$0.00	\$0.00	\$0.00	\$218,988.01	\$218,988.00	\$0.01	\$218,988.00
4200 - Late Fee	\$0.00	\$500.00	(\$500.00)	\$18,382.48	\$29,000.00	(\$10,617.52)	\$29,000.00
4550 - Interest on Assessments (Delinquent)	\$250.39	\$50.00	\$200.39	\$4,369.51	\$2,900.00	\$1,469.51	\$2,900.00
<u>Total Homeowner-Related Income</u>	\$250.39	\$550.00	(\$299.61)	\$241,740.00	\$250,888.00	(\$9,148.00)	\$250,888.00
<u>Other Income</u>							
4500 - Interest Income	\$617.67	\$35.00	\$582.67	\$2,158.16	\$420.00	\$1,738.16	\$420.00
4603 - Social Event Income	\$1,600.00	\$0.00	\$1,600.00	\$30,935.00	\$24,000.00	\$6,935.00	\$24,000.00
4604 - Advertising Revenue for Benevolence	\$300.00	\$200.00	\$100.00	\$1,430.00	\$2,400.00	(\$970.00)	\$2,400.00
4900 - Insurance Settlements (also see 5257)	\$0.00	\$0.00	\$0.00	\$1,900.00	\$0.00	\$1,900.00	\$0.00
<u>Total Other Income</u>	\$2,517.67	\$235.00	\$2,282.67	\$36,423.16	\$26,820.00	\$9,603.16	\$26,820.00
Total Income	\$2,768.06	\$785.00	\$1,983.06	\$278,163.16	\$277,708.00	\$455.16	\$277,708.00
Expense							
<u>General & Administrative</u>							
5104 - Administrative	(\$376.37)	\$0.00	\$376.37	\$116.23	\$0.00	(\$116.23)	\$0.00
5105 - Postage	\$2,517.30	\$2,000.00	(\$517.30)	\$2,787.59	\$4,000.00	\$1,212.41	\$4,000.00
5107 - Social Committee/Community Events	\$219.95	\$1,000.00	\$780.05	\$17,616.27	\$25,400.00	\$7,783.73	\$25,400.00
5107-02 - Community Programs	\$0.00	\$50.00	\$50.00	\$1,326.17	\$1,650.00	\$323.83	\$1,650.00
5112 - Committee Expense	\$0.00	\$0.00	\$0.00	\$211.94	\$0.00	(\$211.94)	\$0.00
5113 - Professional Management	\$6,675.00	\$7,879.00	\$1,204.00	\$42,989.00	\$48,479.00	\$5,490.00	\$48,479.00
5113-01 - Management Fees - Admin	(\$800.00)	\$3,121.00	\$3,921.00	\$19,807.35	\$32,001.00	\$12,193.65	\$32,001.00
5113-02 - Collection Fees Mgmt Company	\$0.00	\$2,000.00	\$2,000.00	\$15,636.75	\$24,000.00	\$8,363.25	\$24,000.00
5114 - Storage	\$124.00	\$128.00	\$4.00	\$1,316.00	\$1,416.00	\$100.00	\$1,416.00
5115 - Website/Portal	\$0.00	\$6.00	\$6.00	\$71.40	\$72.00	\$0.60	\$72.00
5116 - Association Meetings	\$47.32	\$100.00	\$52.68	\$487.32	\$1,200.00	\$712.68	\$1,200.00
5117 - Licenses, Permits & Fees	\$18.00	\$13.00	(\$5.00)	\$160.78	\$200.00	\$39.22	\$200.00
5120 - Copies	\$3,280.89	\$1,000.00	(\$2,280.89)	\$3,280.89	\$2,000.00	(\$1,280.89)	\$2,000.00
5176 - Legal Fees	\$270.00	\$1,000.00	\$730.00	\$4,533.23	\$12,000.00	\$7,466.77	\$12,000.00
5180 - Other Professional	\$0.00	\$2,500.00	\$2,500.00	\$3,672.79	\$6,380.00	\$2,707.21	\$6,380.00
5181 - Audit & Accounting	\$0.00	\$0.00	\$0.00	\$2,148.20	\$2,300.00	\$151.80	\$2,300.00
5183 - Benevolence	\$0.00	\$200.00	\$200.00	\$1,000.00	\$2,400.00	\$1,400.00	\$2,400.00
5184 - Scholarships/Charity	\$0.00	\$0.00	\$0.00	\$15,600.00	\$12,500.00	(\$3,100.00)	\$12,500.00
5190 - Bad Debt Expense	(\$189.12)	\$1,000.00	\$1,189.12	\$9,126.64	\$12,000.00	\$2,873.36	\$12,000.00
<u>Total General & Administrative</u>	\$11,786.97	\$21,997.00	\$10,210.03	\$141,888.55	\$187,998.00	\$46,109.45	\$187,998.00
<u>Infrastructure & Maintenance</u>							
5470 - Community Maintenance & Repairs	\$3,238.00	\$20,000.00	\$16,762.00	\$12,396.59	\$240,000.00	\$227,603.41	\$240,000.00
<u>Total Infrastructure & Maintenance</u>	\$3,238.00	\$20,000.00	\$16,762.00	\$12,396.59	\$240,000.00	\$227,603.41	\$240,000.00
<u>Insurance</u>							
5250-01 - Insurance	\$0.00	\$1,500.00	\$1,500.00	\$21,315.13	\$17,400.00	(\$3,915.13)	\$17,400.00

Park Glen Neighborhood Association, Inc.
Budget Comparison Report
9/1/2018 - 9/30/2018

	9/1/2018 - 9/30/2018			10/1/2017 - 9/30/2018			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
5252 - Umbrella Policy	\$0.00	\$0.00	\$0.00	\$865.50	\$0.00	(\$865.50)	\$0.00
5254 - Automobile Insurance	\$0.00	\$0.00	\$0.00	\$250.00	\$0.00	(\$250.00)	\$0.00
5255 - Fidelity (Crime) Insurance	\$0.00	\$0.00	\$0.00	\$537.00	\$0.00	(\$537.00)	\$0.00
5257 - Insurance Deductible/Claim (see also 4900)	\$0.00	\$0.00	\$0.00	\$950.00	\$0.00	(\$950.00)	\$0.00
<u>Total Insurance</u>	\$0.00	\$1,500.00	\$1,500.00	\$23,917.63	\$17,400.00	(\$6,517.63)	\$17,400.00
<u>Other Expense</u>							
6000 - Reserve Contribution	\$99,000.00	\$0.00	(\$99,000.00)	\$99,000.00	\$0.00	(\$99,000.00)	\$0.00
<u>Total Other Expense</u>	\$99,000.00	\$0.00	(\$99,000.00)	\$99,000.00	\$0.00	(\$99,000.00)	\$0.00
Total Expense	\$114,024.97	\$43,497.00	(\$70,527.97)	\$277,202.77	\$445,398.00	\$168,195.23	\$445,398.00
Operating Net Income	(\$111,256.91)	(\$42,712.00)	(\$68,544.91)	\$960.39	(\$167,690.00)	\$168,650.39	(\$167,690.00)
Net Income	(\$111,256.91)	(\$42,712.00)	(\$68,544.91)	\$960.39	(\$167,690.00)	\$168,650.39	(\$167,690.00)

Park Glen Neighborhood Association, Inc.
Balance Sheet
10/31/2018

	Operating	Reserves	Total
Assets			
<u>Current Assets</u>			
1000 - CAB Operating Checking *4480	\$111,091.28		\$111,091.28
1001 - CAB Operating Money Mkt *9421	\$86,690.30		\$86,690.30
1002 - TCB Reserve Money Mkt *2228		\$150,514.83	\$150,514.83
1003 - Alliance 14 mo. Reserve CD *6016 8/13/19		\$246,641.92	\$246,641.92
1004 - ICS Reserve MM Alliance *845		\$52,069.82	\$52,069.82
1100 - AAB Reserve Money Mkt *2358		\$124,491.20	\$124,491.20
1600 - Accounts Receivable	\$213,966.09		\$213,966.09
1605 - Allowance for Doubtful Accts	(\$122,501.54)		(\$122,501.54)
1700 - Event Deposit	\$700.00		\$700.00
1720 - Other Prepaid Expenses	\$950.00		\$950.00
<u>Total Current Assets</u>	<u>\$290,896.13</u>	<u>\$573,717.77</u>	<u>\$864,613.90</u>
Assets Total	\$290,896.13	\$573,717.77	\$864,613.90
Liabilities & Equity			
<u>Current Liabilities</u>			
2003-99 - Due to NMI--Collect Ltr/Pmt Plans/Admin	(\$35.00)		(\$35.00)
2050 - Prepaid Owners Assessments	\$6,790.03		\$6,790.03
<u>Total Current Liabilities</u>	<u>\$6,755.03</u>		<u>\$6,755.03</u>
<u>Reserves</u>			
3300 - General Reserves		\$573,164.08	\$573,164.08
<u>Total Reserves</u>		<u>\$573,164.08</u>	<u>\$573,164.08</u>
Retained Earnings	\$84,137.69	\$2.00	\$84,139.69
Net Income	\$200,003.41	\$551.69	\$200,555.10
Liabilities and Equity Total	\$290,896.13	\$573,717.77	\$864,613.90

Park Glen Neighborhood Association, Inc.
Budget Comparison Report
10/1/2018 - 10/31/2018

	10/1/2018 - 10/31/2018			10/1/2018 - 10/31/2018			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Homeowner-Related Income</u>							
4100 - Assessments	\$218,922.00	\$218,922.00	\$0.00	\$218,922.00	\$218,922.00	\$0.00	\$218,922.00
4200 - Late Fee	(\$137.12)	\$0.00	(\$137.12)	(\$137.12)	\$0.00	(\$137.12)	\$0.00
4550 - Interest on Assessments (Delinquent)	(\$175.37)	\$0.00	(\$175.37)	(\$175.37)	\$0.00	(\$175.37)	\$3,800.00
<u>Total Homeowner-Related Income</u>	\$218,609.51	\$218,922.00	(\$312.49)	\$218,609.51	\$218,922.00	(\$312.49)	\$222,722.00
<u>Other Income</u>							
4500 - Interest Income	\$624.55	\$500.00	\$124.55	\$624.55	\$500.00	\$124.55	\$6,000.00
4603 - Social Event Income	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$1,000.00	\$24,000.00
<u>Total Other Income</u>	\$1,624.55	\$500.00	\$1,124.55	\$1,624.55	\$500.00	\$1,124.55	\$30,000.00
Total Income	\$220,234.06	\$219,422.00	\$812.06	\$220,234.06	\$219,422.00	\$812.06	\$252,722.00
Expense							
<u>General & Administrative</u>							
5104 - Administrative	\$3,168.52	\$100.00	(\$3,068.52)	\$3,168.52	\$100.00	(\$3,068.52)	\$1,216.00
5105 - Postage	\$226.80	\$100.00	(\$126.80)	\$226.80	\$100.00	(\$126.80)	\$4,208.00
5107 - Social Committee/Community Events	\$409.64	\$0.00	(\$409.64)	\$409.64	\$0.00	(\$409.64)	\$22,600.00
5107-02 - Community Programs	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$50.00	\$1,800.00
5112 - Committee Expense	\$0.00	\$300.00	\$300.00	\$0.00	\$300.00	\$300.00	\$575.00
5113 - Professional Management	\$6,675.00	\$6,675.00	\$0.00	\$6,675.00	\$6,675.00	\$0.00	\$81,168.00
5114 - Storage	\$124.00	\$132.00	\$8.00	\$124.00	\$132.00	\$8.00	\$1,584.00
5115 - Website/Portal	\$0.00	\$6.00	\$6.00	\$0.00	\$6.00	\$6.00	\$72.00
5116 - Association Meetings	\$0.00	\$80.00	\$80.00	\$0.00	\$80.00	\$80.00	\$960.00
5117 - Licenses, Permits & Fees	\$0.00	\$15.00	\$15.00	\$0.00	\$15.00	\$15.00	\$180.00
5118 - Hospitality	\$0.00	\$2,000.00	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	\$3,000.00
5120 - Copies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00
5176 - Legal Fees	\$720.00	\$600.00	(\$120.00)	\$720.00	\$600.00	(\$120.00)	\$7,200.00
5180 - Other Professional	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,000.00
5181 - Audit & Accounting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,400.00
5184 - Scholarships/Charity	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,500.00
5190 - Bad Debt Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00
<u>Total General & Administrative</u>	\$11,323.96	\$10,058.00	(\$1,265.96)	\$11,323.96	\$10,058.00	(\$1,265.96)	\$151,463.00
<u>Infrastructure & Maintenance</u>							
5470 - Community Maintenance & Repairs	\$0.00	\$1,800.00	\$1,800.00	\$0.00	\$1,800.00	\$1,800.00	\$21,600.00
<u>Total Infrastructure & Maintenance</u>	\$0.00	\$1,800.00	\$1,800.00	\$0.00	\$1,800.00	\$1,800.00	\$21,600.00
<u>Insurance</u>							
5250-01 - Insurance	\$8,355.00	\$8,400.00	\$45.00	\$8,355.00	\$8,400.00	\$45.00	\$17,400.00
<u>Total Insurance</u>	\$8,355.00	\$8,400.00	\$45.00	\$8,355.00	\$8,400.00	\$45.00	\$17,400.00
<u>Other Expense</u>							
6000 - Reserve Contribution	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$62,259.00
<u>Total Other Expense</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$62,259.00
Total Expense	\$19,678.96	\$20,258.00	\$579.04	\$19,678.96	\$20,258.00	\$579.04	\$252,722.00

Park Glen Neighborhood Association, Inc.
Budget Comparison Report
10/1/2018 - 10/31/2018

	10/1/2018 - 10/31/2018			10/1/2018 - 10/31/2018			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Operating Net Income	\$200,555.10	\$199,164.00	\$1,391.10	\$200,555.10	\$199,164.00	\$1,391.10	\$0.00
Net Income	\$200,555.10	\$199,164.00	\$1,391.10	\$200,555.10	\$199,164.00	\$1,391.10	\$0.00

Accounts Receivable Recap	10/10/16	12/12/16	3/20/17	5/15/17	8/22/17	10/16/17	12/4/17	3/19/18	5/19/18	8/20/18	10/15/18	12/3/18	Change	vs. last yr
Number of Accounts owing \$2,000 or more	23	22	22	23	21	27	22	22	21	18	19	21	2	-6
Accounts owing between \$1,000 and \$1,999	60	58	54	52	50	45	43	35	32	29	28	28	0	-17
Accounts owing between \$500 and \$999	35	44	37	39	30	35	35	31	33	27	24	27	3	-8
Accounts owing over \$73 to \$499. Most of these now owe for this year plus some or all from last year)	118	86	52	37	22	55	41	35	26	24	76	61	-15	6
Accts owing between \$66 and \$73. Most of these were current before the last assessment	786	183	74	44	37	423	217	74	62	58	0	434	434	11
Accounts owing less than \$66. Most of these paid their latest assessment but have some small old items or new late fees (e.g. they paid their latest assessment after late fees were billed)	26	159	51	41	24	12	47	12	9	8	11	175	164	163
Total # of Past Due Accts:	1,048	552	290	236	184	597	405	209	183	164	158	746	588	149
% of 3,318 Homeowners:	31.6%	16.6%	8.7%	7.1%	5.5%	18.0%	12.2%	6.3%	5.5%	4.9%	4.7%	22.5%		
Total Past Due \$ Owed:	\$248,730	\$210,093	\$189,821	\$184,070	\$167,036	\$199,027	\$177,084	\$157,253	\$157,298	\$142,996	\$141,638	\$176,222	\$34,583	-\$22,806

Accounts Receivable Monthly Tracking

<i>2015 Bill Date Mid- Sep, Due Date 11/1</i>	<i>Total # of Past Due Accts:</i>	<i>% of 3,318 Home- owners</i>	<i>Total Past Due \$ Owed</i>	<i>2016 Bill Date Late Aug, Due Date 10/1</i>	<i>Total # of Past Due Accts:</i>	<i>% of 3,318 Home- owners</i>	<i>Total Past Due \$ Owed</i>	<i>2017 Bill Date Late Aug, Due Date 10/1</i>	<i>Total # of Past Due Accts:</i>	<i>% of 3,317 Home- owners</i>	<i>Total Past Due \$ Owed</i>	<i>2018 Bill Date Early Sep, Due Date 11/1</i>	<i>Total # of Past Due Accts</i>	<i>% of 3,317 Home- owners</i>	<i>Total Past Due \$ Owed</i>
11/20/15	910	27.4%	246,947	10/10/16	1048	31.6%	248,730	10/16/17	597	18.0%	199,027	11/30/18	746	22.5%	176,222
12/29/15	742	22.4%	231,575	12/12/16	552	16.6%	210,093	12/4/17	405	12.2%	177,084				
1/7/16	666	20.1%	222,020	1/16/17	466	14.0%	211,931	1/15/18	361	10.9%	182,867				
2/4/16	550	16.6%	209,517	2/20/17	335	10.1%	205,301	2/19/18	239	7.2%	167,542				
3/3/16	451	13.6%	202,626	3/20/17	290	8.7%	189,821	3/19/18	209	6.3%	157,253				
4/7/16	392	11.8%	198,921	4/17/17	258	7.8%	185,533	4/19/18	191	5.8%	156,408				
5/5/16	356	10.7%	194,522	5/15/17	236	7.1%	184,070	5/19/18	183	5.5%	157,298				
6/2/16	335	10.1%	193,512	6/19/17	215	6.5%	172,869	6/30/18	176	5.3%	153,646				
7/27/16	285	8.6%	188,910	7/17/17	198	6.0%	171,468	7/10/18	175	5.3%	152,404				
8/22/16	267	8.0%	188,257	8/22/17	184	5.5%	167,036	8/20/18	164	4.9%	142,996				
9/12/16	261	7.9%	186,625	9/18/17	179	5.4%	165,490	9/17/18	161	4.9%	140,085				

Benevolence Fund - 12/3/18 (unchanged)

Dedicated Advertising Revenue through 9/30/17	1,930
Dedicated Adv Revenue since 8/31/17 (showing deposit date):	
10/13/17-Captain Ron's	50
11/16/17-Captain Ron's	50
11/16/17-Small Business Saturday	50
12/18/17-Captain Ron's (December)	50
1/20/18-Captain Ron's (January)	50
1/19/18-Anderson Team (Jan, Feb, Mar)	300
2/27/18-Captain Ron's (February)	50
2/27/18-Linda Green (February, March)	40
3/30/18-Park Glen Pools (March)	50
4/9/18-Captain Ron's (April)	50
4/30/18-Linda Green (April)	20
5/21/18-Captain Ron's (May)	50
5/21/18-Anderson Team (Apr, May, Jun)	300
5/21/18-Linda Green (May)	20
9/10/18-Anderson Team (Jul, Aug, Sep)	300
 Total Revenue	 3,360
 Disbursements:	
7/29/17-Stump Removal and Mulch for a PG owner in need; was accompanied by volunteer work	412
2/19/18-Park Glen homeowner with a special needs child	500
4/18/18-Park Glen homeowner with significant medical expense for a child	500
 Total Disbursements	 1,412
 Available Now (Total Revenue minus Total Disbursements)	 1,948

Turkey Trot Turkey Trot Proceeds

		<u>2018 Total</u>	<u>2017 Total</u>	<u>2016 Total</u>
<u>Race Fees from Participants</u>	Registration Fee: \$25 individual or \$20 per person if 4 or more registering together (team price); After 11/8, \$30 indiv, \$25 team member	\$17,730.00	Registration Fee: \$25 individual or \$20 per person if 4 or more registering together (team price); After 11/7, \$30 indiv, \$25 team member \$18,990.00	Registration Fee: \$25 individual or \$20 per person if 4 or more registering together (team price); After 11/8, \$30 indiv, \$25 team member \$18,800.00
Number of Participants	incl some at no charge (race fee included in sponsorships)	767	incl some at no charge (race fee included in sponsorships) 803	incl some at no charge (race fee included in sponsorships) 803
<u>Proceeds from Sponsors</u>		\$6,870.00	includes \$500 credit to management fees from RM in lieu of sponsor pmt. \$6,950.00	\$6,650.00
Total Proceeds Collected		\$24,600.00	\$25,940.00	\$25,450.00
<u>Value of Sponsorships not included above because they are not yet paid</u>		\$350.00		
<u>Value of Sponsorships not included above who donated facilities or items that reduced TT expenses</u>		\$1,070.00	\$1,300.00	\$1,100.00
Total Value of All Sponsorships		\$8,290.00	\$8,250.00	\$7,750.00