



PARKVIEW RECREATION ASSOCIATION, INC.

FINANCIAL STATEMENTS FOR THE PERIOD ENDING FEBRUARY 28, 2025

These Financial Statements were prepared by Bay Area Property Services. Please review and direct any questions to your Community Association Manager.

Modified Cash Basis of Accounting: The enclosed reports are being presented to you reflecting income on an accrual basis and expenses on a cash basis for ease of review.

Thank You

Parkview Recreation Association, Inc.
BAPS - Balance Sheet CC
2/28/2025

	Operating	Operating Pool	Reserve	Reserve Pool	Total
Assets					
Operating Assets					
1030 - Alliance Bank - Operating	\$24,885.68				\$24,885.68
1035 - Alliance Bank - Operating ICS	\$74,394.70				\$74,394.70
1040 - Alliance Bank - Pool Operating		\$6,237.21			\$6,237.21
1045 - Alliance Bank - Petty Cash	\$24,794.53				\$24,794.53
1510 - Members Receivable	\$3,129.70				\$3,129.70
1525 - Operating Due to Reserve			(\$4,240.21)		(\$4,240.21)
1610 - Prepaid Insurance	\$5,411.74		\$1,352.91		\$6,764.65
Total Operating Assets	\$132,616.35	\$3,349.91		\$0.00	\$135,966.26
Reserve Assets					
1230 - Alliance Bank - Reserve			\$12,256.52		\$12,256.52
1235 - Alliance Bank - Reserve ICS			\$118,362.65		\$118,362.65
1240 - Alliance Bank - Pool Reserve				\$25,002.87	\$25,002.87
1245 - Alliance Bank - Pool Reserve ICS				\$44,059.28	\$44,059.28
1280 - Alliance Bank - Special Assessment Project Reserve			\$25,002.88		\$25,002.88
1285 - Alliance Bank Special Assessment Project Reserve ICS			\$321,138.55		\$321,138.55
1290 - Alliance Bank - Control Acct Loan Reserve			\$57,690.92		\$57,690.92
1295 - Alliance Bank - Lots Reserve			\$25,002.87		\$25,002.87
1300 - Alliance Bank - Lots Reserve ICS			\$158,110.31		\$158,110.31
1511 - 2017 Special Assessment Payment Plan Receivable			\$32,045.52		\$32,045.52
1512 - 2020 Special Assessment Payment Plan Receivable			\$7,222.25		\$7,222.25
2525 - Reserve Due from Operating				\$4,240.21	\$4,240.21
Total Reserve Assets	\$0.00		\$756,832.47	\$73,302.36	\$830,134.83
Assets Total	\$132,616.35	\$3,349.91	\$756,832.47	\$73,302.36	\$966,101.09
Liabilities & Equity					
Operating Fund					
3100 - Operating - Balance at Beginning Year	\$102,337.66	\$2,422.10			\$104,759.76
Total Operating Fund	\$102,337.66	\$2,422.10	\$0.00	\$0.00	\$104,759.76
Operating Liabilities					
2150 - Prepaid Assessments	\$14,850.61				\$14,850.61
2165 - SA Installment Fee Payable	\$60.00				\$60.00
Total Operating Liabilities	\$14,910.61	\$0.00	\$0.00		\$14,910.61
Reserve Fund					
3200 - Reserve - Balance at Beginning Year			\$599,849.73	\$70,686.04	\$670,535.77
3210 - Reserve - Contribution			\$18,839.00	\$2,600.00	\$21,439.00
3215 - Reserve - Special Assessment			(\$2,504.23)		(\$2,504.23)
3220 - Reserve - Special Assessment Interest			\$377.74		\$377.74
3245 - Reserve - Interest			\$399.20	\$16.32	\$415.52
3260 - Reserve - Bank Loan Interest			(\$269.28)		(\$269.28)

Parkview Recreation Association, Inc.
BAPS - Balance Sheet CC
2/28/2025

	Operating	Operating Pool	Reserve	Reserve Pool	Total
3630 - Reserve - PG&E Project			(\$12,746.36)		(\$12,746.36)
Total Reserve Fund	\$0.00	\$0.00	\$603,945.80	\$73,302.36	\$677,248.16
Reserve Liabilities					
2500 - 5 Year Window Upgrade Reimb			\$7,833.62		\$7,833.62
2505 - Axis Construction Retainage			\$119,477.20		\$119,477.20
2900 - Bank Loan Principal			\$750,000.00		\$750,000.00
2950 - Principal Payments			(\$724,424.15)		(\$724,424.15)
Total Reserve Liabilities			\$152,886.67		\$152,886.67
Net Income	\$15,368.08	\$927.81	\$0.00	\$0.00	\$16,295.89
Liabilities and Equity Total	\$132,616.35	\$3,349.91	\$756,832.47	\$73,302.36	\$966,101.09

Parkview Recreation Association, Inc.
Budget Comparison Report - Operating
2/1/2025 - 2/28/2025

	2/1/2025 - 2/28/2025			1/1/2025 - 2/28/2025			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Membership Income</u>							
4010 - Income from Member Assessments	\$36,955.03	\$36,955.04	(\$0.01)	\$73,910.06	\$73,910.08	(\$0.02)	\$443,460.48
4015 - Income from Member Charges	\$0.00	\$0.00	\$0.00	\$35.00	\$0.00	\$35.00	\$0.00
4020 - Income from Member Late Fees	\$81.63	\$0.00	\$81.63	\$318.66	\$0.00	\$318.66	\$0.00
4045 - Income from Special Assessments	\$1,252.11	\$0.00	\$1,252.11	\$2,504.22	\$0.00	\$2,504.22	\$0.00
<u>Total Membership Income</u>	\$38,288.77	\$36,955.04	\$1,333.73	\$76,767.94	\$73,910.08	\$2,857.86	\$443,460.48
<u>Interest Income</u>							
4060 - Operating Interest	\$2.37	\$0.00	\$2.37	\$4.90	\$0.00	\$4.90	\$0.00
<u>Total Interest Income</u>	\$2.37	\$0.00	\$2.37	\$4.90	\$0.00	\$4.90	\$0.00
Total Income	\$38,291.14	\$36,955.04	\$1,336.10	\$76,772.84	\$73,910.08	\$2,862.76	\$443,460.48
Expense							
<u>Administration Expense</u>							
5010 - Accounting & Tax Preparation	\$0.00	\$126.67	\$126.67	\$0.00	\$253.34	\$253.34	\$1,520.00
5035 - Collection Costs	\$56.00	\$30.00	(\$26.00)	\$56.00	\$60.00	\$4.00	\$360.00
5055 - Insurance	\$4,667.54	\$4,166.67	(\$500.87)	\$9,335.08	\$8,333.34	(\$1,001.74)	\$50,000.00
5105 - Legal	\$156.00	\$380.00	\$224.00	\$1,319.44	\$760.00	(\$559.44)	\$4,560.00
5130 - Management Contract	\$2,580.74	\$2,666.67	\$85.93	\$5,161.48	\$5,333.34	\$171.86	\$32,000.00
5135 - Management Extras	\$0.00	\$128.33	\$128.33	\$0.00	\$256.66	\$256.66	\$1,540.00
5146 - Misc Admin Contingency	\$0.00	\$166.67	\$166.67	\$0.00	\$333.34	\$333.34	\$2,000.00
5155 - Office Expense	\$131.83	\$80.00	(\$51.83)	\$224.23	\$160.00	(\$64.23)	\$960.00
5165 - Reserve Study	\$0.00	\$133.33	\$133.33	\$0.00	\$266.66	\$266.66	\$1,600.00
5180 - Taxes - Federal	\$0.00	\$16.72	\$16.72	\$0.00	\$33.44	\$33.44	\$200.64
5185 - Taxes - State	\$0.00	\$21.33	\$21.33	\$0.00	\$42.66	\$42.66	\$256.00
<u>Total Administration Expense</u>	\$7,592.11	\$7,916.39	\$324.28	\$16,096.23	\$15,832.78	(\$263.45)	\$94,996.64
<u>Landscape Expense</u>							
6110 - Landscape - Contract	\$0.00	\$3,000.00	\$3,000.00	\$0.00	\$6,000.00	\$6,000.00	\$36,000.00
6120 - Landscape - Extras	\$0.00	\$333.33	\$333.33	\$0.00	\$666.66	\$666.66	\$4,000.00
<u>Total Landscape Expense</u>	\$0.00	\$3,333.33	\$3,333.33	\$0.00	\$6,666.66	\$6,666.66	\$40,000.00
<u>Pool & Spa Expense</u>							
9515 - Operating Pool Contribution	\$5,210.82	\$5,210.82	\$0.00	\$10,421.64	\$10,421.64	\$0.00	\$62,529.84
<u>Total Pool & Spa Expense</u>	\$5,210.82	\$5,210.82	\$0.00	\$10,421.64	\$10,421.64	\$0.00	\$62,529.84
<u>Repair & Maintenance Expense</u>							
8030 - Contract - Pest Control	\$176.00	\$450.83	\$274.83	\$352.00	\$901.66	\$549.66	\$5,410.00
8145 - Fire Extinguishers	\$0.00	\$166.67	\$166.67	\$264.00	\$333.34	\$69.34	\$2,000.00
8170 - General Repairs	\$1,200.00	\$3,750.00	\$2,550.00	\$1,268.00	\$7,500.00	\$6,232.00	\$45,000.00
<u>Total Repair & Maintenance Expense</u>	\$1,376.00	\$4,367.50	\$2,991.50	\$1,884.00	\$8,735.00	\$6,851.00	\$52,410.00
<u>Utilities</u>							
9010 - Electric	\$584.61	\$916.67	\$332.06	\$1,173.12	\$1,833.34	\$660.22	\$11,000.00
9020 - Gas	\$1,703.45	\$941.67	(\$761.78)	\$3,309.13	\$1,883.34	(\$1,425.79)	\$11,300.00
9030 - Refuse Disposal	\$1,908.30	\$2,082.50	\$174.20	\$3,816.59	\$4,165.00	\$348.41	\$24,990.00
9060 - Water	\$3,265.05	\$1,466.67	(\$1,798.38)	\$3,265.05	\$2,933.34	(\$331.71)	\$17,600.00
<u>Total Utilities</u>	\$7,461.41	\$5,407.51	(\$2,053.90)	\$11,563.89	\$10,815.02	(\$748.87)	\$64,890.00

Parkview Recreation Association, Inc.
Budget Comparison Report - Operating
2/1/2025 - 2/28/2025

	2/1/2025 - 2/28/2025			1/1/2025 - 2/28/2025			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<u>Reserve Funding</u>							
9510 - Reserve Contribution	\$8,119.50	\$9,419.50	\$1,300.00	\$18,839.00	\$18,839.00	\$0.00	\$113,034.00
9520 - Reserve Pool Contribution	\$0.00	\$1,300.00	\$1,300.00	\$2,600.00	\$2,600.00	\$0.00	\$15,600.00
<u>Total Reserve Funding</u>	\$8,119.50	\$10,719.50	\$2,600.00	\$21,439.00	\$21,439.00	\$0.00	\$128,634.00
Total Expense	\$29,759.84	\$36,955.05	\$7,195.21	\$61,404.76	\$73,910.10	\$12,505.34	\$443,460.48
Operating Net Income	\$8,531.30	(\$0.01)	\$8,531.31	\$15,368.08	(\$0.02)	\$15,368.10	\$0.00
Net Income	\$8,531.30	(\$0.01)	\$8,531.31	\$15,368.08	(\$0.02)	\$15,368.10	\$0.00

Parkview Recreation Association, Inc.
Budget Comparison Report - Operating Pool
2/1/2025 - 2/28/2025

	2/1/2025 - 2/28/2025			1/1/2025 - 2/28/2025			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Membership Income</u>							
4010 - Income from Member Assessments	\$6,510.82	\$6,510.82	\$0.00	\$13,021.64	\$13,021.64	\$0.00	\$78,129.84
<u>Total Membership Income</u>	\$6,510.82	\$6,510.82	\$0.00	\$13,021.64	\$13,021.64	\$0.00	\$78,129.84
<u>Interest Income</u>							
4060 - Operating Interest	\$0.25	\$0.00	\$0.25	\$0.59	\$0.00	\$0.59	\$0.00
<u>Total Interest Income</u>	\$0.25	\$0.00	\$0.25	\$0.59	\$0.00	\$0.59	\$0.00
Total Income	\$6,511.07	\$6,510.82	\$0.25	\$13,022.23	\$13,021.64	\$0.59	\$78,129.84
Expense							
<u>Administration Expense</u>							
5010 - Accounting & Tax Preparation	\$0.00	\$32.08	\$32.08	\$0.00	\$64.16	\$64.16	\$385.00
5031 - Board Education	\$0.00	\$0.84	\$0.84	\$0.00	\$1.68	\$1.68	\$10.08
5035 - Collection Costs	\$14.00	\$7.50	(\$6.50)	\$14.00	\$15.00	\$1.00	\$90.00
5055 - Insurance	\$1,166.88	\$733.33	(\$433.55)	\$2,333.76	\$1,466.66	(\$867.10)	\$8,800.00
5105 - Legal	\$39.00	\$76.00	\$37.00	\$329.86	\$152.00	(\$177.86)	\$912.00
5130 - Management Contract	\$645.18	\$559.25	(\$85.93)	\$1,290.36	\$1,118.50	(\$171.86)	\$6,710.99
5135 - Management Extras	\$0.00	\$25.67	\$25.67	\$0.00	\$51.34	\$51.34	\$308.00
5146 - Misc Admin Contingency	\$0.00	\$52.75	\$52.75	\$0.00	\$105.50	\$105.50	\$633.00
5155 - Office Expense	\$32.96	\$16.00	(\$16.96)	\$56.06	\$32.00	(\$24.06)	\$192.00
5165 - Reserve Study	\$0.00	\$133.33	\$133.33	\$0.00	\$266.66	\$266.66	\$1,600.00
5180 - Taxes - Federal	\$0.00	\$3.34	\$3.34	\$0.00	\$6.68	\$6.68	\$40.13
5185 - Taxes - State	\$0.00	\$4.27	\$4.27	\$0.00	\$8.54	\$8.54	\$51.20
<u>Total Administration Expense</u>	\$1,898.02	\$1,644.36	(\$253.66)	\$4,024.04	\$3,288.72	(\$735.32)	\$19,732.40
<u>Janitorial Expense</u>							
6010 - Janitorial - Contract	\$595.00	\$683.33	\$88.33	\$1,190.00	\$1,366.66	\$176.66	\$8,200.00
<u>Total Janitorial Expense</u>	\$595.00	\$683.33	\$88.33	\$1,190.00	\$1,366.66	\$176.66	\$8,200.00
<u>Landscape Expense</u>							
6110 - Landscape - Contract	\$0.00	\$666.67	\$666.67	\$0.00	\$1,333.34	\$1,333.34	\$8,000.00
6115 - Landscape - Backflow	\$0.00	\$9.17	\$9.17	\$0.00	\$18.34	\$18.34	\$110.00
6120 - Landscape - Extras	\$0.00	\$83.33	\$83.33	\$0.00	\$166.66	\$166.66	\$1,000.00
<u>Total Landscape Expense</u>	\$0.00	\$759.17	\$759.17	\$0.00	\$1,518.34	\$1,518.34	\$9,110.00
<u>Pool & Spa Expense</u>							
6210 - Pool & Spa - Contract	\$400.00	\$404.17	\$4.17	\$1,372.22	\$808.34	(\$563.88)	\$4,850.00
6225 - Pool & Spa - Permits	\$0.00	\$70.42	\$70.42	\$0.00	\$140.84	\$140.84	\$845.00
<u>Total Pool & Spa Expense</u>	\$400.00	\$474.59	\$74.59	\$1,372.22	\$949.18	(\$423.04)	\$5,695.00
<u>Repair & Maintenance Expense</u>							
8030 - Contract - Pest Control	\$44.00	\$90.17	\$46.17	\$88.00	\$180.34	\$92.34	\$1,082.00
8145 - Fire Extinguishers	\$0.00	\$33.37	\$33.37	\$66.00	\$66.74	\$0.74	\$400.44
8170 - General Repairs	\$300.00	\$750.00	\$450.00	\$317.00	\$1,500.00	\$1,183.00	\$9,000.00
<u>Total Repair & Maintenance Expense</u>	\$344.00	\$873.54	\$529.54	\$471.00	\$1,747.08	\$1,276.08	\$10,482.44

Parkview Recreation Association, Inc.
Budget Comparison Report - Operating Pool
2/1/2025 - 2/28/2025

	2/1/2025 - 2/28/2025			1/1/2025 - 2/28/2025			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<u>Utilities</u>							
9010 - Electric	\$613.54	\$166.67	(\$446.87)	\$1,235.76	\$333.34	(\$902.42)	\$2,000.00
9020 - Gas	\$35.10	\$200.00	\$164.90	\$65.82	\$400.00	\$334.18	\$2,400.00
9030 - Refuse Disposal	\$38.94	\$42.50	\$3.56	\$77.89	\$85.00	\$7.11	\$510.00
9060 - Water	\$1,057.69	\$366.67	(\$691.02)	\$1,057.69	\$733.34	(\$324.35)	\$4,400.00
<u>Total Utilities</u>	\$1,745.27	\$775.84	(\$969.43)	\$2,437.16	\$1,551.68	(\$885.48)	\$9,310.00
<u>Reserve Funding</u>							
9520 - Reserve Pool Contribution	\$1,300.00	\$1,300.00	\$0.00	\$2,600.00	\$2,600.00	\$0.00	\$15,600.00
<u>Total Reserve Funding</u>	\$1,300.00	\$1,300.00	\$0.00	\$2,600.00	\$2,600.00	\$0.00	\$15,600.00
Total Expense	\$6,282.29	\$6,510.83	\$228.54	\$12,094.42	\$13,021.66	\$927.24	\$78,129.84
Operating Net Income	\$228.78	(\$0.01)	\$228.79	\$927.81	(\$0.02)	\$927.83	\$0.00
Net Income	\$228.78	(\$0.01)	\$228.79	\$927.81	(\$0.02)	\$927.83	\$0.00

Parkview Recreation Association, Inc.
Income Statement - Operating
1/1/2025 - 2/28/2025

	Jan 2025	Feb 2025	YTD
Income			
<u>Membership Income</u>			
4010 - Income from Member Assessments	\$36,955.03	\$36,955.03	\$73,910.06
4015 - Income from Member Charges	\$35.00	\$0.00	\$35.00
4020 - Income from Member Late Fees	\$237.03	\$81.63	\$318.66
4045 - Income from Special Assessments	\$1,252.11	\$1,252.11	\$2,504.22
<u>Total Membership Income</u>	\$38,479.17	\$38,288.77	\$76,767.94
<u>Interest Income</u>			
4060 - Operating Interest	\$2.53	\$2.37	\$4.90
<u>Total Interest Income</u>	\$2.53	\$2.37	\$4.90
<i>Total Income</i>	\$38,481.70	\$38,291.14	\$76,772.84
Expense			
<u>Administration Expense</u>			
5035 - Collection Costs	\$0.00	\$56.00	\$56.00
5055 - Insurance	\$4,667.54	\$4,667.54	\$9,335.08
5105 - Legal	\$1,163.44	\$156.00	\$1,319.44
5130 - Management Contract	\$2,580.74	\$2,580.74	\$5,161.48
5155 - Office Expense	\$92.40	\$131.83	\$224.23
<u>Total Administration Expense</u>	\$8,504.12	\$7,592.11	\$16,096.23
<u>Janitorial Expense</u>			
6010 - Janitorial - Contract	\$0.00	\$0.00	\$0.00
<u>Total Janitorial Expense</u>	\$0.00	\$0.00	\$0.00
<u>Pool & Spa Expense</u>			
6210 - Pool & Spa - Contract	\$0.00	\$0.00	\$0.00
9515 - Operating Pool Contribution	\$5,210.82	\$5,210.82	\$10,421.64
<u>Total Pool & Spa Expense</u>	\$5,210.82	\$5,210.82	\$10,421.64

Parkview Recreation Association, Inc.
Income Statement - Operating
1/1/2025 - 2/28/2025

	Jan 2025	Feb 2025	YTD
<u>Repair & Maintenance Expense</u>			
8030 - Contract - Pest Control	\$176.00	\$176.00	\$352.00
8145 - Fire Extinguishers	\$264.00	\$0.00	\$264.00
8170 - General Repairs	\$68.00	\$1,200.00	\$1,268.00
<u>Total Repair & Maintenance Expense</u>	\$508.00	\$1,376.00	\$1,884.00
<u>Utilities</u>			
9010 - Electric	\$588.51	\$584.61	\$1,173.12
9020 - Gas	\$1,605.68	\$1,703.45	\$3,309.13
9030 - Refuse Disposal	\$1,908.29	\$1,908.30	\$3,816.59
9060 - Water	\$0.00	\$3,265.05	\$3,265.05
<u>Total Utilities</u>	\$4,102.48	\$7,461.41	\$11,563.89
<u>Reserve Funding</u>			
9510 - Reserve Contribution	\$10,719.50	\$8,119.50	\$18,839.00
9520 - Reserve Pool Contribution	\$2,600.00	\$0.00	\$2,600.00
<u>Total Reserve Funding</u>	\$13,319.50	\$8,119.50	\$21,439.00
<i>Total Expense</i>	\$31,644.92	\$29,759.84	\$61,404.76
Operating Net Income	\$6,836.78	\$8,531.30	\$15,368.08
Net Income	\$6,836.78	\$8,531.30	\$15,368.08

Parkview Recreation Association, Inc.
Income Statement - Operating Pool
1/1/2025 - 2/28/2025

	Jan 2025	Feb 2025	YTD
Income			
<u>Membership Income</u>			
4010 - Income from Member Assessments	\$6,510.82	\$6,510.82	\$13,021.64
<u>Total Membership Income</u>	\$6,510.82	\$6,510.82	\$13,021.64
<u>Interest Income</u>			
4060 - Operating Interest	\$0.34	\$0.25	\$0.59
<u>Total Interest Income</u>	\$0.34	\$0.25	\$0.59
<i>Total Income</i>	\$6,511.16	\$6,511.07	\$13,022.23
Expense			
<u>Administration Expense</u>			
5035 - Collection Costs	\$0.00	\$14.00	\$14.00
5055 - Insurance	\$1,166.88	\$1,166.88	\$2,333.76
5105 - Legal	\$290.86	\$39.00	\$329.86
5130 - Management Contract	\$645.18	\$645.18	\$1,290.36
5155 - Office Expense	\$23.10	\$32.96	\$56.06
<u>Total Administration Expense</u>	\$2,126.02	\$1,898.02	\$4,024.04
<u>Janitorial Expense</u>			
6010 - Janitorial - Contract	\$595.00	\$595.00	\$1,190.00
<u>Total Janitorial Expense</u>	\$595.00	\$595.00	\$1,190.00
<u>Pool & Spa Expense</u>			
6210 - Pool & Spa - Contract	\$972.22	\$400.00	\$1,372.22
<u>Total Pool & Spa Expense</u>	\$972.22	\$400.00	\$1,372.22
<u>Repair & Maintenance Expense</u>			
8030 - Contract - Pest Control	\$44.00	\$44.00	\$88.00
8145 - Fire Extinguishers	\$66.00	\$0.00	\$66.00
8170 - General Repairs	\$17.00	\$300.00	\$317.00

Parkview Recreation Association, Inc.
Income Statement - Operating Pool
1/1/2025 - 2/28/2025

	Jan 2025	Feb 2025	YTD
<u>Total Repair & Maintenance Expense</u>	\$127.00	\$344.00	\$471.00
<u>Utilities</u>			
9010 - Electric	\$622.22	\$613.54	\$1,235.76
9020 - Gas	\$30.72	\$35.10	\$65.82
9030 - Refuse Disposal	\$38.95	\$38.94	\$77.89
9060 - Water	\$0.00	\$1,057.69	\$1,057.69
<u>Total Utilities</u>	\$691.89	\$1,745.27	\$2,437.16
<u>Reserve Funding</u>			
9520 - Reserve Pool Contribution	\$1,300.00	\$1,300.00	\$2,600.00
<u>Total Reserve Funding</u>	\$1,300.00	\$1,300.00	\$2,600.00
<i>Total Expense</i>	\$5,812.13	\$6,282.29	\$12,094.42
Operating Net Income	\$699.03	\$228.78	\$927.81
Net Income	\$699.03	\$228.78	\$927.81