

# FISCAL QTR 1

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## VALLEY WEST HOME OWNERS ASSOC

Balance Sheet  
As of 09/30/18

### ASSETS

AMERICAN BANK CHECKING	\$ 59,140.03	
SAVINGS - Replacement Reserves	126,217.68	
ACCOUNTS RECEIVABLE	32,777.21	
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TOTAL ASSETS		\$ 218,134.92

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### LIABILITIES & EQUITY

CURRENT LIABILITIES:		
PREPAID OWNER DUES	\$ 61,267.17	
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Subtotal Current Liab.		\$ 61,267.17
RESERVES:		
	<hr/>	
Subtotal Reserves		\$ .00
EQUITY:		
RETAINED EARNINGS	\$ 242,917.75	
Current Year Net Income/(Loss)	(86,050.00)	
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Subtotal Equity		\$ 156,867.75
TOTAL LIABILITIES & EQUITY		\$ 218,134.92

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# FISCAL QTR 1

## VALLEY WEST HOME OWNERS ASSOC

Income/Expense Statement  
Period: 07/01/18 to 09/30/18

Account	Description	Current Actual	Year-To-Date Actual
<b>INCOME:</b>			
04500	ASSOCIATION DUES	76,512.35	224,913.58
04510	INITIAL ASSESSMENT	12,600.00	33,600.00
04520	LATE CHG / INTEREST FEE	.00	66.98
04530	NSF CHARGE / ADMIN.	.00	30.00
04600	DESIGN REVIEW APPLICATION FEE	4,800.00	17,350.00
04650	ENFORCEMENT FEE	2,950.00	3,000.00
04690	LIEN FEE - REIMB. HOA	340.00	850.00
05500	INTEREST INCOME	636.66	1,604.92
	Subtotal Income	97,839.01	281,415.48
<b>EXPENSES</b>			
<b>OPERATING</b>			
06300	LAWN MAINTENANCE	68,474.87	110,066.74
06305	FERTILIZATION / WEED CONTROL	16,613.30	20,813.30
06310	GROUNDS / PARK MAINTENANCE	2,619.66	8,987.14
06311	Grounds - Tree Maint/Replace.	4,276.50	13,951.50
06320	SPRINKLER MAINTENANCE	5,408.00	9,951.25
06350	SNOW REMOVAL	.00	87,597.50
06410	GAS & ELECTRIC	3,538.19	7,239.13
06500	RSV: PROJECTS/REPLACEMENT	18,216.71	38,921.77
	OPERATING	119,147.23	297,528.33
<b>ADMINISTRATIVE</b>			
07100	INSURANCE	9,999.00	9,999.00
07150	DESIGN REVIEW	6,311.25	14,681.25
07300	OFFICE SUPPLIES / POSTAGE	.00	2,485.17
07325	WEBSITE	300.00	900.00
07350	LIEN FEE	.00	425.00
07400	LEGAL & ACCOUNTING	2,393.00	7,489.00
07500	PROPERTY TAX	.00	3,362.73
07600	MEETINGS / SOCIALS	.00	40.00
07700	BANK FEE	11.00	30.00
07800	MANAGEMENT FEE	10,725.00	30,525.00
	ADMINISTRATIVE	29,739.25	69,937.15
	TOTAL EXPENSES	148,886.48	367,465.48
	Current Year Net Income/(loss)	(51,047.47)	(86,050.00)



	B	C	D	E	F	G	H	I	J	K	L
44	Projects/Replacement - COMPLETED!										
45	Projects/Replacement - Future	\$ (36,418.00)		2018-19 Reserve projects (detailed on next page)							
46	Net Reserve account total	\$ 183,948.36	\$ 144,219.09								
47	FOR CONSIDERATION										
48	9.30.18 Checking balance	\$ 59,140.03									
49	9.30.18 Reserve balance	\$ 126,217.68		RESERVE TARGET by 6.30.2017-\$106,360.00							
50	9.30.18 Accounts Receivable	\$ 32,777.21		RESERVE TARGET by 6.30.2018-\$141,717.00							
51	9.30.18 Accounts Payable			RESERVE TARGET by 6.30.2019-\$189,330.00							
52	9.30.18 Prepaid liability	\$ 61,267.17		RESERVE TARGET by 6.30.2020-\$268,134.00							

	A	B	C
1	<b>RESERVE ITEMS COMPLETED</b>	<b>COST</b>	<b>DATE PAID</b>
2	MAYNARD BORDER DITCH-CONFLUENCE	\$7,575.81	7/27/2018
3	MAYNARD BORDER DITCH-CONFLUENCE	\$3,533.75	8/22/2018
4	STONEFLOWER DESIGN-SCULPTURE	\$1,000.00	8/29/2018
5	ART PAD/SIDEWALKS-406 FLATWORK	\$5,048.25	8/29/2018
6	MAYNARD BORDER DITCH-CONFLUENCE	\$1,058.90	9/25/2018
7	<b>TOTAL 1ST QTR EXPENSES</b>	<b>\$18,216.71</b>	
8			
9	<b>RESERVE ITEMS PROJECTED</b>	<b>COST</b>	
10	IRRIGATION PUMP SYSTEM INSTALL	\$11,631.00	
11	STREAM EROSION CONTROL	\$6401.54**	**\$18570-original projection for 18-19, invoices of \$12168.46 already paid to Confluence
12	CATTAIL REMOVAL-MEYERS LAKE	\$4,717.00	
13	<b>TOTAL PROJECTED FOR 2018-19 QTR 2-QTR 4</b>	<b>\$22,749.54</b>	