

VALLEY WEST HOME OWNERS ASSOC

Income/Expense Statement
Period: 04/01/23 to 06/30/23

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04500	ASSOCIATION DUES	130,400.00	.00	130,400.00	260,800.00	.00	260,800.00	.00
04510	INITIAL ASSESSMENT	4,200.00	.00	4,200.00	5,100.00	.00	5,100.00	.00
04520	LATE CHG / INTEREST FEE	(843.96)	.00	(843.96)	(266.04)	.00	(266.04)	.00
04530	NSF CHARGE / ADMIN.	160.00	.00	160.00	160.00	.00	160.00	.00
04615	ENFORCEMENT FEE- ARCHITECTI	11,779.53	.00	11,779.53	11,779.53	.00	11,779.53	.00
04650	ENFORCEMENT FEE	(317.15)	.00	(317.15)	(592.15)	.00	(592.15)	.00
05500	INTEREST INCOME	948.53	.00	948.53	2,044.58	.00	2,044.58	.00
	Subtotal Income	146,326.95	.00	146,326.95	279,025.92	.00	279,025.92	.00
EXPENSES								
OPERATING								
06210	REPAIR REPLACEMENT	3,056.25	.00	(3,056.25)	3,056.25	.00	(3,056.25)	.00
06300	LAWN MAINTENANCE	24,000.00	.00	(24,000.00)	24,000.00	.00	(24,000.00)	.00
06305	FERTILIZATION / WEED CONTROL	675.00	.00	(675.00)	675.00	.00	(675.00)	.00
06310	GROUNDS / PARK MAINTENANCE	12,156.60	.00	(12,156.60)	15,104.39	.00	(15,104.39)	.00
06311	Grounds - Tree Maint/Replace.	7,270.00	.00	(7,270.00)	8,570.00	.00	(8,570.00)	.00
06350	SNOW REMOVAL	33,519.00	.00	(33,519.00)	105,532.38	.00	(105,532.38)	.00
06410	GAS & ELECTRIC	2,759.40	.00	(2,759.40)	5,239.37	.00	(5,239.37)	.00
06500	RSV: PROJECTS/REPLACEMENT	20,753.55	.00	(20,753.55)	22,928.80	.00	(22,928.80)	.00
	OPERATING	104,189.80	.00	(104,189.80)	185,106.19	.00	(185,106.19)	.00
ADMINISTRATIVE								
07100	INSURANCE	3,861.00	.00	(3,861.00)	3,861.00	.00	(3,861.00)	.00
07150	DESIGN REVIEW	2,413.75	.00	(2,413.75)	2,945.00	.00	(2,945.00)	.00
07300	OFFICE SUPPLIES / POSTAGE	2,092.54	.00	(2,092.54)	3,978.07	.00	(3,978.07)	.00
07325	WEBSITE	480.00	.00	(480.00)	480.00	.00	(480.00)	.00
07400	LEGAL & ACCOUNTING	4,176.96	.00	(4,176.96)	6,855.11	.00	(6,855.11)	.00
07500	PROPERTY TAX	4,461.18	.00	(4,461.18)	4,461.18	.00	(4,461.18)	.00
07600	MEETINGS / SOCIALS	75.00	.00	(75.00)	75.00	.00	(75.00)	.00
07700	BANK FEE	33.00	.00	(33.00)	33.00	.00	(33.00)	.00
07800	MANAGEMENT FEE	19,500.00	.00	(19,500.00)	38,400.00	.00	(38,400.00)	.00
	ADMINISTRATIVE	37,093.43	.00	(37,093.43)	61,088.36	.00	(61,088.36)	.00
	TOTAL EXPENSES	141,283.23	.00	(141,283.23)	246,194.55	.00	(246,194.55)	.00
	Current Year Net Income/(loss	5,043.72	.00	5,043.72	32,831.37	.00	32,831.37	.00
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VALLEY WEST HOME OWNERS ASSOC

Balance Sheet
As of 06/30/23

ASSETS

AMERICAN BANK CHECKING	\$ 107,664.46	
SAVINGS - Replacement Reserves	216,528.11	
ACCOUNTS RECEIVABLE	27,551.06	
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TOTAL ASSETS		\$ 351,743.63
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LIABILITIES & EQUITY

CURRENT LIABILITIES:		
PREPAID OWNER DUES	\$ 38,470.53	
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Subtotal Current Liab.		\$ 38,470.53
RESERVES:		
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Subtotal Reserves		\$.00
EQUITY:		
RETAINED EARNINGS	\$ 280,441.73	
Current Year Net Income/(Loss)	32,831.37	
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Subtotal Equity		\$ 313,273.10
TOTAL LIABILITIES & EQUITY		\$ 351,743.63
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