

# VALLEY WEST HOME OWNERS ASSOC

Income/Expense Statement  
 Period: 07/01/23 to 09/30/23

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	391,200.00	.00	391,200.00	.00
04510	INITIAL ASSESSMENT	3,600.00	.00	3,600.00	8,700.00	.00	8,700.00	.00
04520	LATE CHG / INTEREST FEE	157.46	.00	157.46	(108.58)	.00	(108.58)	.00
04530	NSF CHARGE / ADMIN.	.00	.00	.00	190.00	.00	190.00	.00
04615	ENFORCEMENT FEE- ARCHITECTI	.00	.00	.00	11,779.53	.00	11,779.53	.00
04650	ENFORCEMENT FEE	700.00	.00	700.00	107.85	.00	107.85	.00
04655	ENFORCEMENT - MOW LOT	(210.00)	.00	(210.00)	(210.00)	.00	(210.00)	.00
04690	LIEN FEE - REIMB. HOA	600.00	.00	600.00	600.00	.00	600.00	.00
05000	UNIT REIMBURSEMENT	2,730.00	.00	2,730.00	2,730.00	.00	2,730.00	.00
05500	INTEREST INCOME	1,107.37	.00	1,107.37	3,655.48	.00	3,655.48	.00
	Subtotal Income	139,084.83	.00	139,084.83	418,644.28	.00	418,644.28	.00
EXPENSES								
OPERATING								
06000	UNIT BILLABLE	2,730.00	.00	(2,730.00)	2,730.00	.00	(2,730.00)	.00
06210	REPAIR REPLACEMENT	110.00	.00	(110.00)	3,166.25	.00	(3,166.25)	.00
06300	LAWN MAINTENANCE	78,000.00	.00	(78,000.00)	102,000.00	.00	(102,000.00)	.00
06305	FERTILIZATION / WEED CONTROL	12,565.00	.00	(12,565.00)	13,240.00	.00	(13,240.00)	.00
06310	GROUNDS / PARK MAINTENANCE	2,850.00	.00	(2,850.00)	17,954.39	.00	(17,954.39)	.00
06311	Grounds - Tree Maint/Replace.	3,660.00	.00	(3,660.00)	12,230.00	.00	(12,230.00)	.00
06320	SPRINKLER MAINTENANCE	11,796.15	.00	(11,796.15)	11,796.15	.00	(11,796.15)	.00
06325	POND MAINTENANCE	9,220.00	.00	(9,220.00)	9,220.00	.00	(9,220.00)	.00
06350	SNOW REMOVAL	.00	.00	.00	105,532.38	.00	(105,532.38)	.00
06410	GAS & ELECTRIC	4,343.00	.00	(4,343.00)	9,582.37	.00	(9,582.37)	.00
06500	RSV: PROJECTS/REPLACEMENT	18,690.34	.00	(18,690.34)	41,619.14	.00	(41,619.14)	.00
	OPERATING	143,964.49	.00	(143,964.49)	329,070.68	.00	(329,070.68)	.00
ADMINISTRATIVE								
07100	INSURANCE	10,217.35	.00	(10,217.35)	14,078.35	.00	(14,078.35)	.00
07150	DESIGN REVIEW	3,384.65	.00	(3,384.65)	6,329.65	.00	(6,329.65)	.00
07300	OFFICE SUPPLIES / POSTAGE	.00	.00	.00	3,978.07	.00	(3,978.07)	.00
07325	WEBSITE	.00	.00	.00	480.00	.00	(480.00)	.00
07400	LEGAL & ACCOUNTING	1,870.00	.00	(1,870.00)	8,725.11	.00	(8,725.11)	.00
07500	PROPERTY TAX	.00	.00	.00	4,461.18	.00	(4,461.18)	.00
07600	MEETINGS / SOCIALS	.00	.00	.00	75.00	.00	(75.00)	.00
07700	BANK FEE	20.00	.00	(20.00)	53.00	.00	(53.00)	.00
07800	MANAGEMENT FEE	19,800.00	.00	(19,800.00)	58,200.00	.00	(58,200.00)	.00
	ADMINISTRATIVE	35,292.00	.00	(35,292.00)	96,380.36	.00	(96,380.36)	.00



**VALLEY WEST HOME OWNERS ASSOC**

Balance Sheet  
As of 09/30/23

ASSETS

AMERICAN BANK CHECKING	\$ 77,895.55	
SAVINGS - Replacement Reserves	218,139.01	
ACCOUNTS RECEIVABLE	20,600.16	
	<hr/>	
TOTAL ASSETS		\$ 316,634.72
		=====

LIABILITIES & EQUITY

CURRENT LIABILITIES:		
ACCOUNTS PAYABLE	\$ (2,786.55)	
PREPAID OWNER DUES	45,786.30	
	<hr/>	
Subtotal Current Liab.		\$ 42,999.75
RESERVES:		
	<hr/>	
Subtotal Reserves		\$ .00
EQUITY:		
RETAINED EARNINGS	\$ 280,441.73	
Current Year Net Income/(Loss)	(6,806.76)	
	<hr/>	
Subtotal Equity		\$ 273,634.97
TOTAL LIABILITIES & EQUITY		\$ 316,634.72
		=====