VALLEY WEST HOME OWNERS ASSOC

Income/Expense Statement Period: 12/01/23 to 12/31/23

			Current Period				Year-To-D	Date	Yearly
04500 ASSOCIATION DUES	Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
	INCOME:								
MASCO LATE CHG / INTEREST FEE .00	04500	ASSOCIATION DUES	.00	.00	.00	521,600.00	.00	521,600.00	.00
04500 NSF CHARGE / ADMIN 0.0 0.0 0.0 220.00 0.0 220.00 0.0	04510	INITIAL ASSESSMENT	.00	.00	.00	10,800.00	.00	10,800.00	.00
Q4615 ENFORCEMENT FEEE .00 .00 .00 11,779.53 .00 11,779.53 .00	04520	LATE CHG / INTEREST FEE	.00	.00	.00	12.09	.00	12.09	.00
Comparison Com	04530	NSF CHARGE / ADMIN.	.00	.00	.00	220.00	.00	220.00	.00
Medical Propriet	04615	ENFORCEMENT FEE- ARCHITECTU	.00	.00	.00	11,779.53	.00	11,779.53	.00
	04650	ENFORCEMENT FEE	.00	.00	.00	107.85	.00	107.85	.00
	04655	ENFORCEMENT - MOW LOT	.00	.00	.00	(210.00)	.00	(210.00)	.00
Subtotal Income 663.84 .00 663.84 5.00 5.00 5.00 6.043.55 .00 .0	04690	LIEN FEE - REIMB. HOA	.00	.00	.00	1,600.00	.00	1,600.00	.00
Subtotal Income 663.84 .00 663.84 554.683.02 .00 554.683.02 .00	05000	UNIT REIMBURSEMENT	.00	.00	.00	2,730.00	.00	2,730.00	.00
Common	05500	INTEREST INCOME	663.84	.00	663.84	6,043.55	.00	6,043.55	.00
		Subtotal Income	663.84	.00	663.84	554,683.02	.00	554,683.02	.00
06000					EXPENSES				
06210 REPAIR REPLACEMENT .00 .00 .00 3,166.25 .00 (3,166.25) .00 06300 LAWN MAINTENANCE .00 .00 .00 .150,000.00 .00 (150,000.00) .00 06305 FERTILIZATION / WEED CONTROL .00 .00 .00 .19,535.00 .00 (19,535.00) .00 06310 GROUNDS / PARK MAINTENANCE .00 .00 .00 .00 .00 .00 (13,591.97) .00 (13,591.97) .00 06311 Grounds - Tree Maint/Replace. .00 .00 .00 .00 .13,591.97 .00 (13,591.97) .00 06320 SPRINKLER MAINTENANCE .00 <td< td=""><td>OPERATIN</td><td>G</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>	OPERATIN	G							
06300	06000	UNIT BILLABLE	.00	.00	.00	2,730.00	.00	(2,730.00)	.00
06305 FERTILIZATION / WEED CONTROL 0.0 0.0 0.0 19,535.00 0.0 (19,535.00) 0.0	06210	REPAIR REPLACEMENT	.00	.00	.00	3,166.25	.00	(3,166.25)	.00
06310 GROUNDS / PARK MAINTENANCE .00 .00 .00 20,830.85 .00 (20,830.85) .00 06311 Grounds - Tree Maint/Replace. .00 .00 .00 .00 13,591.97 .00 (13,591.97) .00 06320 SPRINKLER MAINTENANCE .00 .00 .00 .70,814.8 .00 (7,081.48) .00 06325 POND MAINTENANCE .00	06300	LAWN MAINTENANCE	.00	.00	.00	150,000.00	.00	(150,000.00)	.00
06311 Grounds - Tree Maint/Replace .00 .00 .00 13,591.97 .00 (13,591.97) .00 06320 SPRINKLER MAINTENANCE .00 .00 .00 .7,081.48 .00 (7,081.48) .00 06325 POND MAINTENANCE .00 <td>06305</td> <td>FERTILIZATION / WEED CONTROL</td> <td>.00</td> <td>.00</td> <td>.00</td> <td>19,535.00</td> <td>.00</td> <td>(19,535.00)</td> <td>.00</td>	06305	FERTILIZATION / WEED CONTROL	.00	.00	.00	19,535.00	.00	(19,535.00)	.00
06320 SPRINKLER MAINTENANCE .00 .00 .00 7,081 48 .00 (7,081 48) .00 06325 POND MAINTENANCE .00 .00 .00 .00 12,520.00 .00 (12,520.00) .00 06350 SNOW REMOVAL .00 .0	06310	GROUNDS / PARK MAINTENANCE	.00	.00	.00	20,830.85	.00	(20,830.85)	.00
06325 POND MAINTENANCE .00 .00 .00 .00 .12,520.00 .00 (12,520.00) .00 06350 SNOW REMOVAL .00	06311	Grounds - Tree Maint/Replace.	.00	.00	.00	13,591.97	.00	(13,591.97)	.00
06350 SNOW REMOVAL .00 .00 .00 108,326,88 .00 (108,326,88) .00 06375 HOLIDAY DECORATING .00 .00 .00 4,625,00 .00 (4,625,00) .00 06410 GAS & ELECTRIC 834.18 .00 .034.18 12,401.42 .00 (12,401.42) .00 06500 RSV: PROJECTS/REPLACEMENT .00 .00 .00 .00 .55,085.81 .00 (409,894.66) .00 (409,894.66) .00 ADMINISTRATIVE 07100 INSURANCE 2,786.55 .00 (2,786.55) 22,438.00 .00 (22,438.00) .00 07150 DESIGN REVIEW 573.75 .00 (573.75) 7,885.90 .00 (7,885.90) .00 07300 OFFICE SUPPLIES / POSTAGE 4,126.10 .00 (4,126.10) 8,104.17 .00 (8,104.17) .00 07325 WEBSITE 17.26 .00 (17.26) 497.26 .00 (497.26)	06320	SPRINKLER MAINTENANCE	.00	.00	.00	7,081.48	.00	(7,081.48)	.00
06375 HOLIDAY DECORATING .00 .00 .00 4,625.00 .00 (4,625.00) .00 06410 GAS & ELECTRIC 834.18 .00 (834.18) 12,401.42 .00 (12,401.42) .00 06500 RSV: PROJECTS/REPLACEMENT .00 .00 .00 55,085.81 .00 (55,085.81) .00 ADMINISTRATIVE 07100 INSURANCE 2,786.55 .00 (2,786.55) 22,438.00 .00 (22,438.00) .00 07150 DESIGN REVIEW 573.75 .00 (573.75) 7,885.90 .00 (7,885.90) .00 07300 OFFICE SUPPLIES / POSTAGE 4,126.10 .00 (4,126.10) 8,104.17 .00 (8,104.17) .00 07325 WEBSITE 17.26 .00 (17.26) 497.26 .00 (497.26) .00 07350 LIEN FEE - Billable .00 .00 .00 600.00 .00 (00 .00 9,121.94 .00 (9,121.94) .0	06325	POND MAINTENANCE	.00	.00	.00	12,520.00	.00	(12,520.00)	.00
06410 GAS & ELECTRIC 834.18 .00 (834.18) 12,401.42 .00 (12,401.42) .00 06500 RSV: PROJECTS/REPLACEMENT .00 .00 .00 .55,085.81 .00 (55,085.81) .00 ADMINISTRATIVE 07100 INSURANCE 2,786.55 .00 (2,786.55) 22,438.00 .00 (22,438.00) .00 07150 DESIGN REVIEW 573.75 .00 (573.75) 7,885.90 .00 (7,885.90) .00 07300 OFFICE SUPPLIES / POSTAGE 4,126.10 .00 (4,126.10) 8,104.17 .00 (8,104.17) .00 07325 WEBSITE 17.26 .00 (17.26) 497.26 .00 (497.26) .00 07350 LIEN FEE - Billable .00 .00 .00 600.00 .00 (600.00) .00 07500 PROPERTY TAX .00 .00 .00 .00 .00 .9,121.94 .00 (9,121.94) .00	06350	SNOW REMOVAL	.00	.00	.00	108,326.88	.00	(108,326.88)	.00
06500 RSV: PROJECTS/REPLACEMENT .00 .00 .00 55,085.81 .00 (55,085.81) .00 ADMINISTRATIVE 07100 INSURANCE 2,786.55 .00 (2,786.55) 22,438.00 .00 (22,438.00) .00 07150 DESIGN REVIEW 573.75 .00 (573.75) 7,885.90 .00 (7,885.90) .00 07300 OFFICE SUPPLIES / POSTAGE 4,126.10 .00 (4,126.10) 8,104.17 .00 (8,104.17) .00 07325 WEBSITE 17.26 .00 (17.26) 497.26 .00 (497.26) .00 07350 LIEN FEE - Billable .00 .00 .00 600.00 .00 (600.00) .00 07400 LEGAL & ACCOUNTING .00 .00 .00 10,896.61 .00 (9,121.94) .00 07500 PROPERTY TAX .00 .00 .00 75.00 .00 (75.00) .00 07600 MEETINGS / SOCIALS .00<	06375	HOLIDAY DECORATING	.00	.00	.00	4,625.00	.00	(4,625.00)	.00
ADMINISTRATIVE 07100 INSURANCE 2,786.55 .00 (2,786.55) 22,438.00 .00 (22,438.00) .00 07150 DESIGN REVIEW 573.75 .00 (573.75) 7,885.90 .00 (8,104.17) .00 07300 OFFICE SUPPLIES / POSTAGE 4,126.10 .00 (4,126.10) 8,104.17 .00 (8,104.17) .00 07325 WEBSITE 17.26 .00 (17.26) 497.26 .00 (497.26) .00 07350 LIEN FEE - Billable .00 .00 .00 .00 .00 .00 .00 (600.00) .00 07400 LEGAL & ACCOUNTING .00 .00 .00 .00 .00 .00 .00 (10,896.61) .00 07500 PROPERTY TAX .00 .00 .00 .00 .00 .00 .00 (9,121.94) .00 07600 MEETINGS / SOCIALS .00 .00 .00 .00 .00 .00 .00 (75.00) .00 07700 BANK FEE .13.00 .00 .00 (13.00) 66.00 .00 (66.00) .00	06410	GAS & ELECTRIC	834.18	.00	(834.18)	12,401.42	.00	(12,401.42)	.00
ADMINISTRATIVE 07100 INSURANCE 2,786.55 .00 (2,786.55) 22,438.00 .00 (22,438.00) .00 07150 DESIGN REVIEW 573.75 .00 (573.75) 7,885.90 .00 (7,885.90) .00 07300 OFFICE SUPPLIES / POSTAGE 4,126.10 .00 (4,126.10) 8,104.17 .00 (8,104.17) .00 07325 WEBSITE 17.26 .00 (17.26) 497.26 .00 (497.26) .00 07350 LIEN FEE - Billable .00 .00 .00 .00 .00 .00 .00 (600.00) .00 07400 LEGAL & ACCOUNTING .00 .00 .00 .00 .00 .00 (10,896.61) .00 07500 PROPERTY TAX .00 .00 .00 .00 .00 .00 .00 (9,121.94) .00 07600 MEETINGS / SOCIALS .00 .00 .00 (13.00) 66.00 .00 (66.00) .00 (60.00) .00 07700 BANK FEE 13.00 .00 .00 (13.00) 66.00 .00 (66.00) .00 (66.00) .00	06500	RSV: PROJECTS/REPLACEMENT	.00	.00	.00	55,085.81	.00	(55,085.81)	.00
07100 INSURANCE 2,786.55 .00 (2,786.55) 22,438.00 .00 (22,438.00) .00 07150 DESIGN REVIEW 573.75 .00 (573.75) 7,885.90 .00 (7,885.90) .00 07300 OFFICE SUPPLIES / POSTAGE 4,126.10 .00 (4,126.10) 8,104.17 .00 (8,104.17) .00 07325 WEBSITE 17.26 .00 (17.26) 497.26 .00 (497.26) .00 07350 LIEN FEE - Billable .00 .00 .00 600.00 .00 (600.00) .00 07400 LEGAL & ACCOUNTING .00 .00 .00 10,896.61 .00 (10,896.61) .00 07500 PROPERTY TAX .00 .00 .00 9,121.94 .00 (9,121.94) .00 07600 MEETINGS / SOCIALS .00 .00 (13.00) 66.00 .00 (66.00) .00		OPERATING	834.18	.00	(834.18)	409,894.66	.00	(409,894.66)	.00
07150 DESIGN REVIEW 573.75 .00 (573.75) 7,885.90 .00 (7,885.90) .00 07300 OFFICE SUPPLIES / POSTAGE 4,126.10 .00 (4,126.10) 8,104.17 .00 (8,104.17) .00 07325 WEBSITE 17.26 .00 (17.26) 497.26 .00 (497.26) .00 07350 LIEN FEE - Billable .00 .00 .00 600.00 .00 (600.00) .00 07400 LEGAL & ACCOUNTING .00 .00 .00 10,896.61 .00 (10,896.61) .00 07500 PROPERTY TAX .00 .00 .00 9,121.94 .00 (9,121.94) .00 07600 MEETINGS / SOCIALS .00 .00 .00 75.00 .00 (66.00) .00 07700 BANK FEE 13.00 .00 (13.00) 66.00 .00 (66.00) .00	ADMINISTE	RATIVE							
07300 OFFICE SUPPLIES / POSTAGE 4,126.10 .00 (4,126.10) 8,104.17 .00 (8,104.17) .00 07325 WEBSITE 17.26 .00 (17.26) 497.26 .00 (497.26) .00 07350 LIEN FEE - Billable .00 .00 .00 600.00 .00 600.00 .00 (600.00) .00 07400 LEGAL & ACCOUNTING .00 .00 .00 10,896.61 .00 (10,896.61) .00 07500 PROPERTY TAX .00 .00 .00 9,121.94 .00 (9,121.94) .00 07600 MEETINGS / SOCIALS .00 .00 (13.00) 66.00 .00 (66.00) .00	07100	INSURANCE	2,786.55	.00	(2,786.55)	22,438.00	.00	(22,438.00)	.00
07325 WEBSITE 17.26 .00 (17.26) 497.26 .00 (497.26) .00 07350 LIEN FEE - Billable .00 .00 .00 600.00 .00 (600.00) .00 07400 LEGAL & ACCOUNTING .00 .00 .00 10,896.61 .00 (10,896.61) .00 07500 PROPERTY TAX .00 .00 .00 9,121.94 .00 (9,121.94) .00 07600 MEETINGS / SOCIALS .00 .00 .00 75.00 .00 (75.00) .00 07700 BANK FEE 13.00 .00 (13.00) 66.00 .00 (66.00) .00	07150	DESIGN REVIEW	573.75	.00	(573.75)	7,885.90	.00	(7,885.90)	.00
07350 LIEN FEE - Billable .00 .00 .00 600.00 .00 (600.00) .00 07400 LEGAL & ACCOUNTING .00 .00 .00 10,896.61 .00 (10,896.61) .00 07500 PROPERTY TAX .00 .00 .00 9,121.94 .00 (9,121.94) .00 07600 MEETINGS / SOCIALS .00 .00 .00 75.00 .00 (75.00) .00 07700 BANK FEE 13.00 .00 (13.00) 66.00 .00 (66.00) .00	07300	OFFICE SUPPLIES / POSTAGE	4,126.10	.00	(4,126.10)	8,104.17	.00	(8,104.17)	.00
07400 LEGAL & ACCOUNTING .00 .00 .00 10,896.61 .00 (10,896.61) .00 07500 PROPERTY TAX .00 .00 .00 9,121.94 .00 (9,121.94) .00 07600 MEETINGS / SOCIALS .00 .00 .00 75.00 .00 (75.00) .00 07700 BANK FEE 13.00 .00 (13.00) 66.00 .00 (66.00) .00	07325	WEBSITE	17.26	.00	(17.26)	497.26	.00	(497.26)	.00
07400 LEGAL & ACCOUNTING .00 .00 .00 10,896.61 .00 (10,896.61) .00 07500 PROPERTY TAX .00 .00 .00 9,121.94 .00 (9,121.94) .00 07600 MEETINGS / SOCIALS .00 .00 .00 75.00 .00 (75.00) .00 07700 BANK FEE 13.00 .00 (13.00) 66.00 .00 (66.00) .00	07350	LIEN FEE - Billable	.00	.00		600.00	.00		.00
07500 PROPERTY TAX .00 .00 .00 9,121.94 .00 (9,121.94) .00 07600 MEETINGS / SOCIALS .00 .00 .00 .75.00 .00 (75.00) .00 07700 BANK FEE 13.00 .00 (13.00) 66.00 .00 (66.00) .00	07400	LEGAL & ACCOUNTING	.00	.00	.00	10,896.61	.00	(10,896.61)	.00
07700 BANK FEE 13.00 .00 (13.00) 66.00 .00 (66.00) .00	07500	PROPERTY TAX	.00	.00	.00	9,121.94	.00	(9,121.94)	.00
	07600	MEETINGS / SOCIALS	.00	.00	.00	75.00	.00	(75.00)	.00
07800 MANAGEMENT FEE 6,600.00 .00 (6,600.00) 78,000.00 .00 (78,000.00) .00	07700	BANK FEE	13.00	.00	(13.00)	66.00	.00	(66.00)	.00
	07800	MANAGEMENT FEE	6,600.00	.00	(6,600.00)	78,000.00	.00	(78,000.00)	.00

VALLEY WEST HOME OWNERS ASSOC

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Income/Expense Statement Period: 12/01/23 to 12/31/23

				,,				
			Current Period			Year-To-Date		Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
	ADMINISTRATIVE	14,116.66	.00	(14,116.66)	137,684.88	.00	(137,684.88)	.00
TC	OTAL EXPENSES	14,950.84	.00	(14,950.84)	547,579.54	.00	(547,579.54)	.00
Cu	irrent Year Net Income/(loss	(14,287.00)	.00	(14,287.00)	7,103.48	.00	7,103.48	.00
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VALLEY WEST HOME OWNERS ASSOC

Balance Sheet As of 12/31/23

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AMERICAN BANK CHECKING \$ 131,711.43 SAVINGS - Replacement Reserves 196,070.07 ACCOUNTS RECEIVABLE 16,687.88

TOTAL ASSETS \$ 344,469.38

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56,924.17

LIABILITIES & EQUITY

56,924.17

CURRENT LIABILITIES:
PREPAID OWNER DUES

Subtotal Current Liab.

RESERVES:

Subtotal Reserves \$.00

EQUITY:

RETAINED EARNINGS \$ 280,441.73 Current Year Net Income/(Loss) 7,103.48

Subtotal Equity \$ 287,545.21

TOTAL LIABILITIES & EQUITY \$ 344,469.38

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