

VALLEY WEST HOME OWNERS ASSOC

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

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
04500	ASSOCIATION DUES	.00	.00	.00	521,600.00	.00	521,600.00	.00
04510	INITIAL ASSESSMENT	.00	.00	.00	10,800.00	.00	10,800.00	.00
04520	LATE CHG / INTEREST FEE	.00	.00	.00	12.09	.00	12.09	.00
04530	NSF CHARGE / ADMIN.	.00	.00	.00	220.00	.00	220.00	.00
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
04690	LIEN FEE - REIMB. HOA	.00	.00	.00	1,600.00	.00	1,600.00	.00
05000	UNIT REIMBURSEMENT	.00	.00	.00	2,730.00	.00	2,730.00	.00
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
EXPENSES								
OPERATING								
06000	UNIT BILLABLE	.00	.00	.00	2,730.00	.00	(2,730.00)	.00
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	20,830.85	.00	(20,830.85)	.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	.00	.00	12,520.00	.00	(12,520.00)	.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	(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
	OPERATING	834.18	.00	(834.18)	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)	.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
07800	MANAGEMENT FEE	6,600.00	.00	(6,600.00)	78,000.00	.00	(78,000.00)	.00

VALLEY WEST HOME OWNERS ASSOC

Balance Sheet
As of 12/31/23

ASSETS

AMERICAN BANK CHECKING	\$ 131,711.43	
SAVINGS - Replacement Reserves	196,070.07	
ACCOUNTS RECEIVABLE	16,687.88	
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TOTAL ASSETS		\$ 344,469.38

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LIABILITIES & EQUITY

CURRENT LIABILITIES:		
PREPAID OWNER DUES	\$ 56,924.17	
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Subtotal Current Liab.		\$ 56,924.17
RESERVES:		
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Subtotal Reserves		\$.00
EQUITY:		
RETAINED EARNINGS	\$ 280,441.73	
Current Year Net Income/(Loss)	7,103.48	
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Subtotal Equity		\$ 287,545.21
TOTAL LIABILITIES & EQUITY		\$ 344,469.38

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