

Assets

CASH - OPERATING

10-1000-00	South State - Operating 5853	\$8,103.91	
10-1010-00	First Bank - Operating 9634	5,000.00	

Total CASH - OPERATING: \$13,103.91

CASH - RESERVE

12-1200-00	South State - Reserve 5856	50,223.36	
12-1210-00	First Bank - Reserve 9642	1,500.34	
12-1220-00	ENT Savings Account	69.70	
12-1250-00	ENT CD 10/2021 .210%	60,003.80	

Total CASH - RESERVE: \$111,797.20

ACCOUNTS RECEIVABLE

14-1400-00	Accounts Receivable - Homeowner	3,086.83	
------------	---------------------------------	----------	--

Total ACCOUNTS RECEIVABLE: \$3,086.83

Total Assets: \$127,987.94

Liabilities & Equity

CURRENT LIABILITIES

20-2000-00	Accounts Payable	2,435.00	
20-2100-00	Prepaid Assessments	5,962.74	

Total CURRENT LIABILITIES: \$8,397.74

RESERVE FUNDS

25-2500-00	Reserves - General	111,726.84	
25-2590-00	Reserves - Interest	70.36	

Total RESERVE FUNDS: \$111,797.20

EQUITY

30-3500-00	Retained Earnings	12,712.30	
------------	-------------------	-----------	--

Total EQUITY: \$12,712.30

Net Income Gain / Loss	<u>(4,919.30)</u>	<u>(\$4,919.30)</u>
------------------------	-------------------	---------------------

Total Liabilities & Equity: \$127,987.94

Income Statement - Operating
Valley Park Owners Association
 12/1/2021 - 12/31/2021

Date: 2/24/2022
 Time: 11:46 am
 Page: 1

Current Period			Year-to-date			Annual Budget		
Actual	Budget	Variance	Actual	Budget	Variance	Budget		
OPERATING INCOME								
INCOME								
\$10,171.81	\$10,171.87	(\$0.06)	4000	Assessment Income	\$122,061.72	\$122,062.00	(\$0.28)	\$122,062.00
-	8.37	(8.37)	4020	Late Fees	408.39	100.00	308.39	100.00
10,171.81	10,180.24	(8.43)	Total INCOME		122,470.11	122,162.00	308.11	122,162.00
10,171.81	10,180.24	(8.43)	TOTAL OPERATING INCOME		122,470.11	122,162.00	308.11	122,162.00
OPERATING EXPENSE								
ADMINISTRATIVE EXPENSES								
1,023.50	1,024.00	0.50	5000	Management Contract	12,357.00	12,288.00	(69.00)	12,288.00
-	-	-	5030	Audit/Accounting Fees	325.00	325.00	-	325.00
-	29.13	29.13	5040	Legal - General	110.00	350.00	240.00	350.00
(360.00)	-	360.00	5045	Legal - Collections	1,411.00	-	(1,411.00)	-
-	-	-	5049	Legal - Reimbursable	(385.00)	-	385.00	-
-	-	-	5055	Bank Charges	49.94	-	(49.94)	-
806.95	166.63	(640.32)	5095	Admin Miscellaneous	3,242.64	2,000.00	(1,242.64)	2,000.00
1,470.45	1,219.76	(250.69)	Total ADMINISTRATIVE EXPENSES		17,110.58	14,963.00	(2,147.58)	14,963.00
INSURANCE								
-	312.50	312.50	5100	Insurance Package	2,473.00	3,750.00	1,277.00	3,750.00
460.00	31.25	(428.75)	5160	Insurance - Workers Comp	460.00	375.00	(85.00)	375.00
460.00	343.75	(116.25)	Total INSURANCE		2,933.00	4,125.00	1,192.00	4,125.00
LANDSCAPING								
1,865.00	1,765.00	(100.00)	5600	Landscaping Contract	23,845.00	21,180.00	(2,665.00)	21,180.00
-	87.50	87.50	5610	Landscape Other	445.00	1,050.00	605.00	1,050.00
-	300.00	300.00	5650	Irrigation Repairs & Maint	4,726.00	3,600.00	(1,126.00)	3,600.00
1,865.00	2,152.50	287.50	Total LANDSCAPING		29,016.00	25,830.00	(3,186.00)	25,830.00
UTILITIES								
160.78	158.37	(2.41)	6010	Electricity	1,699.65	1,900.00	200.35	1,900.00
119.48	2,000.00	1,880.52	6030	Water/Sewer	24,730.24	24,000.00	(730.24)	24,000.00
1,266.60	1,183.63	(82.97)	6065	Trash	15,032.00	14,204.00	(828.00)	14,204.00
1,546.86	3,342.00	1,795.14	Total UTILITIES		41,461.89	40,104.00	(1,357.89)	40,104.00
REPAIRS & MAINTENANCE								
-	33.37	33.37	6500	General Repairs & Maint	15.00	400.00	385.00	400.00
2,630.00	291.63	(2,338.37)	6525	Fence Repairs & Maint	5,557.94	3,500.00	(2,057.94)	3,500.00
-	41.63	41.63	6554	Electrical/Light Repairs & Maint	-	500.00	500.00	500.00
-	125.00	125.00	6560	Road Mainenance	-	1,500.00	1,500.00	1,500.00
145.00	833.37	688.37	6590	Snow Removal	10,620.00	10,000.00	(620.00)	10,000.00
2,775.00	1,325.00	(1,450.00)	Total REPAIRS & MAINTENANCE		16,192.94	15,900.00	(292.94)	15,900.00
RESERVE CONTRIBUTIONS								
-	1,770.00	1,770.00	6900	Reserve Contribution	20,675.00	21,240.00	565.00	21,240.00
-	1,770.00	1,770.00	Total RESERVE CONTRIBUTIONS		20,675.00	21,240.00	565.00	21,240.00
8,117.31	10,153.01	2,035.70	TOTAL OPERATING EXPENSE		127,389.41	122,162.00	(5,227.41)	122,162.00
2,054.50	27.23	2,027.27	Net Operating Income		(4,919.30)	-	(4,919.30)	0.00
\$2,054.50	\$27.23	\$2,027.27	COMBINED NET INCOME		(\$4,919.30)	\$-	(\$4,919.30)	\$-