

Assets

CASH - OPERATING

10-1000-00	South State - Operating 5853	\$8,568.40	
10-1010-00	First Bank - Operating 9634	5,000.00	

Total CASH - OPERATING: \$13,568.40

CASH - RESERVE

12-1200-00	South State - Reserve 5856	48,130.44	
12-1210-00	First Bank - Reserve 9642	1,500.35	
12-1220-00	ENT Savings Account	69.70	
12-1250-00	ENT CD 10/2021 .210%	60,003.80	

Total CASH - RESERVE: \$109,704.29

ACCOUNTS RECEIVABLE

14-1400-00	Accounts Receivable - Homeowner	3,341.72	
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Total ACCOUNTS RECEIVABLE: \$3,341.72

Total Assets:

\$126,614.41

Liabilities & Equity

CURRENT LIABILITIES

20-2100-00	Prepaid Assessments	6,438.76	
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Total CURRENT LIABILITIES: \$6,438.76

RESERVE FUNDS

25-2500-00	Reserves - General	111,726.84	
25-2590-00	Reserves - Interest	72.45	
25-2600-00	Reserves - Expenses	(2,095.00)	

Total RESERVE FUNDS: \$109,704.29

EQUITY

30-3500-00	Retained Earnings	12,712.30	
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Total EQUITY: \$12,712.30

	Net Income Gain / Loss	2,678.36	
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\$2,678.36

Total Liabilities & Equity:

\$131,533.71

Income Statement - Operating
Valley Park Owners Association
 1/1/2022 - 1/31/2022

Date: 2/24/2022
 Time: 12:06 pm
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Current Period			Year-to-date				Annual Budget	
Actual	Budget	Variance		Actual	Budget	Variance	Annual Budget	
OPERATING INCOME								
INCOME								
\$10,310.28	\$10,370.25	(\$59.97)	4000	Assessment Income	\$10,310.28	\$10,370.25	(\$59.97)	\$124,443.00
-	8.33	(8.33)	4020	Late Fees	-	8.33	(8.33)	100.00
10,310.28	10,378.58	(68.30)	Total INCOME		10,310.28	10,378.58	(68.30)	124,543.00
10,310.28	10,378.58	(68.30)	TOTAL OPERATING INCOME		10,310.28	10,378.58	(68.30)	124,543.00
OPERATING EXPENSE								
ADMINISTRATIVE EXPENSES								
1,073.50	1,074.00	0.50	5000	Management Contract	1,073.50	1,074.00	0.50	12,888.00
-	-	-	5030	Audit/Accounting Fees	-	-	-	1,400.00
-	29.17	29.17	5040	Legal - General	-	29.17	29.17	350.00
(60.00)	-	60.00	5045	Legal - Collections	(60.00)	-	60.00	-
778.66	166.67	(611.99)	5095	Admin Miscellaneous	778.66	166.67	(611.99)	2,000.00
1,792.16	1,269.84	(522.32)	Total ADMINISTRATIVE EXPENSES		1,792.16	1,269.84	(522.32)	16,638.00
INSURANCE								
-	281.25	281.25	5100	Insurance Package	-	281.25	281.25	3,375.00
-	281.25	281.25	Total INSURANCE		0.00	281.25	281.25	3,375.00
LANDSCAPING								
1,865.00	1,865.00	-	5600	Landscaping Contract	1,865.00	1,865.00	-	22,380.00
2,460.00	75.00	(2,385.00)	5610	Landscape Other	2,460.00	75.00	(2,385.00)	900.00
-	266.67	266.67	5650	Irrigation Repairs & Maint	-	266.67	266.67	3,200.00
4,325.00	2,206.67	(2,118.33)	Total LANDSCAPING		4,325.00	2,206.67	(2,118.33)	26,480.00
UTILITIES								
142.74	158.33	15.59	6010	Electricity	142.74	158.33	15.59	1,900.00
105.42	2,000.00	1,894.58	6030	Water/Sewer	105.42	2,000.00	1,894.58	24,000.00
1,266.60	1,267.50	0.90	6065	Trash	1,266.60	1,267.50	0.90	15,210.00
1,514.76	3,425.83	1,911.07	Total UTILITIES		1,514.76	3,425.83	1,911.07	41,110.00
REPAIRS & MAINTENANCE								
-	16.67	16.67	6500	General Repairs & Maint	-	16.67	16.67	200.00
-	291.67	291.67	6525	Fence Repairs & Maint	-	291.67	291.67	3,500.00
-	41.67	41.67	6554	Electrical/Light Repairs & Maint	-	41.67	41.67	500.00
-	125.00	125.00	6560	Road Mainenance	-	125.00	125.00	1,500.00
-	833.33	833.33	6590	Snow Removal	-	833.33	833.33	10,000.00
-	1,308.34	1,308.34	Total REPAIRS & MAINTENANCE		0.00	1,308.34	1,308.34	15,700.00
RESERVE CONTRIBUTIONS								
-	1,770.00	1,770.00	6900	Reserve Contribution	-	1,770.00	1,770.00	21,240.00
-	1,770.00	1,770.00	Total RESERVE CONTRIBUTIONS		0.00	1,770.00	1,770.00	21,240.00
7,631.92	10,261.93	2,630.01	TOTAL OPERATING EXPENSE		7,631.92	10,261.93	2,630.01	124,543.00
2,678.36	116.65	2,561.71	Net Operating Income		2,678.36	116.65	2,561.71	0.00
\$2,678.36	\$116.65	\$2,561.71	COMBINED NET INCOME		\$2,678.36	\$116.65	\$2,561.71	\$-