

# Valley Park Owners Association, Inc.

## Balance Sheet

12/31/2020

### Assets

Owner Receivables	680.93
Cash Operating - First Bank	16,847.31
Reserve Funds	
Reserve - First Bank	59,718.87
Reserve - ENT CD 2.00% 4/20/21	31,332.97
<b>TOTAL Reserve Funds</b>	<b>91,051.84</b>

### Total Assets

**108,580.08**

### Liabilities

Owners Receivable Over Collected	4,710.94
Accounts Payable - Net Total	160.00

### Total Liabilities

**4,870.94**

### Net Worth

Reserve Funds	
Reserve Interest Earned	354.14
Reserve-Consolidated	90,697.70
<b>TOTAL Reserve Funds</b>	<b>91,051.84</b>
Retained Earnings	10,454.82
Net Income	2,202.48

### Total Net Worth

**103,709.14**

### Total Net Worth and Liabilities

**108,580.08**

# Valley Park Owners Association, Inc.

## Income and Expense Comparative Statement

From 12/01/2020 to 12/31/2020

	<u>December 2020</u>		<u>January to December</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
<b>Revenues</b>							
Monthly Dues	10,012	10,007	120,139	120,139	0	120,139	116,856
Interest Income	0	5	0	5	(5)	5	5
Late fee-Nsf Charges	55	16	278	225	53	225	225
Returned Check Charges	0	0	(20)	0	(20)	0	0
<b>Total Revenues</b>	10,067	10,028	120,397	120,369	28	120,369	117,086

### Expenses

#### **Operating Expenses**

Accounting Fees	0	0	325	325	0	325	325
Administration Costs	120	163	3,619	2,000	(1,619)	2,000	2,000
Bad Debt	0	0	5	0	(5)	0	0
Electric	159	138	1,722	1,700	(22)	1,700	1,700
Fence/Wall Repair	0	375	628	4,500	3,872	4,500	4,500
General Mx and Repair	160	37	215	400	185	400	400
Insurance Property/Liability	483	0	3,091	3,500	409	3,500	3,500
Insurance-Workmans Comp	0	34	0	375	375	375	500
Landscaping	0	82	90	1,050	960	1,050	1,000
Legal Expense	220	87	1,140	1,000	(140)	1,000	1,000
**Legal Reimb	(110)	0	(440)	0	440	0	0
Lawn Contract	1,765	1,665	19,115	19,980	865	19,980	18,780
Light (Electric) Maint/Repair	0	38	0	500	500	500	500
Management Fees	1,024	1,024	12,282	12,288	6	12,288	12,288
Snow Removal	260	2,000	7,973	10,000	2,027	10,000	10,000
Sprinkler Repair	513	0	4,545	3,000	(1,545)	3,000	3,000
Street Repair/Sweep	0	125	0	1,500	1,500	1,500	2,500
Trash	1,183	1,180	14,196	14,204	8	14,204	13,456
Water	119	2,000	29,636	24,000	(5,636)	24,000	24,000
<b>TOTAL Operating Expenses</b>	5,896	8,948	98,142	100,322	2,180	100,322	99,449

#### **Reserve Funding**

Reserve Allocation Consolidated	1,671	1,666	20,052	20,047	(5)	20,047	17,631
<b>TOTAL Reserve Funding</b>	1,671	1,666	20,052	20,047	(5)	20,047	17,631

	<u>December 2020</u>		<u>January to December</u>			<u>Yearly Budgets</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Var. \$</u>	<u>Current</u>	<u>Last Year</u>
<b>Total Expenses</b>	7,567	10 ,614	118 ,194	120 ,369	2 ,175	120 ,369	117 ,080

<b>Net Income</b>	<b>2,500</b>	<b>(586)</b>	<b>2,203</b>	<b>0</b>	<b>2,203</b>	<b>0</b>	<b>6</b>
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