

Valley Park Owners Association, Inc.

Balance Sheet

04/30/2021

Assets

Owner Receivables	198.02
Cash Operating - First Bank	15,454.54
Reserve Funds	
Reserve - First Bank	48,177.74
ENT Savings Account	69.70
ENT CD 10/2021 .210%	60,003.80
TOTAL Reserve Funds	108,251.24
<u>Total Assets</u>	<u>123,903.80</u>

Liabilities

Owners Receivable Over Collected	5,801.87
<u>Total Liabilities</u>	<u>5,801.87</u>

Net Worth

Reserve Funds	
Reserve Interest Earned	64.40
Reserve-Consolidated	108,186.84
TOTAL Reserve Funds	108,251.24
Retained Earnings	12,712.30
Net Income	(2,861.61)
<u>Total Net Worth</u>	<u>118,101.93</u>
<u>Total Net Worth and Liabilities</u>	<u>123,903.80</u>

Valley Park Owners Association, Inc.

Income and Expense Comparative Statement

From 04/01/2021 to 04/30/2021

	<u>April 2021</u>		<u>January to April</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>
Revenues							
Monthly Dues	10,172	10,172	40,687	40,688	(1)	122,062	120,139
Interest Income	0	0	0	0	0	0	5
Late fee-Nsf Charges	45	8	318	32	286	100	225
Total Revenues	10,217	10,180	41,005	40,720	285	122,162	120,369
Expenses							
Operating Expenses							
Accounting Fees	0	0	325	325	0	325	325
Administration Costs	180	167	793	668	(125)	2,000	2,000
Electric	136	158	572	632	60	1,900	1,700
Fence/Wall Repair	685	292	685	1,168	483	3,500	4,500
General Mx and Repair	0	33	0	132	132	400	400
Insurance Property/Liability	0	313	(39)	1,248	1,287	3,750	3,500
Insurance-Workmans Comp	0	31	0	124	124	375	375
Landscaping	0	88	1,765	352	(1,413)	1,050	1,050
Legal Expense	0	29	165	116	(49)	350	1,000
**Legal Reimb	(55)	0	(110)	0	110	0	0
Lawn Contract	1,765	1,765	5,295	7,060	1,765	21,180	19,980
Light (Electric) Maint/Repair	0	42	0	168	168	500	500
Management Fees	1,024	1,024	4,094	4,096	2	12,288	12,288
Snow Removal	2,775	0	7,860	8,000	140	10,000	10,000
Sprinkler Repair	0	300	0	1,200	1,200	3,600	3,000
Street Repair/Sweep	0	125	0	500	500	1,500	1,500
Trash	1,267	1,184	4,899	4,736	(163)	14,204	14,204
Water	102	2,000	429	8,000	7,571	24,000	24,000
TOTAL Operating Expenses	7,879	7,551	26,733	38,525	11,792	100,922	100,322
Reserve Funding							
Reserve Allocation Consolidated	11,825	1,770	17,135	7,080	(10,055)	21,240	20,047
TOTAL Reserve Funding	11,825	1,770	17,135	7,080	(10,055)	21,240	20,047
Total Expenses	19,704	9,321	43,868	45,605	1,737	122,162	120,369

<u>April 2021</u>		<u>January to April</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>

Net Income	(9,487)	859	(2,863)	(4,885)	2,022	0	0
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