

# Valley Park Owners Association, Inc.

## Balance Sheet

02/28/2021

### Assets

Owner Receivables	1,425.17
Cash Operating - First Bank	22,242.84
Reserve Funds	
Reserve - First Bank	63,260.74
Reserve - ENT CD 2.00% 4/20/21	31,363.37
<b>TOTAL Reserve Funds</b>	<b>94,624.11</b>

### Total Assets

**118,292.12**

### Liabilities

Owners Receivable Over Collected	4,629.82
----------------------------------	----------

### Total Liabilities

**4,629.82**

### Net Worth

Reserve Funds	
Reserve Interest Earned	32.27
Reserve-Consolidated	94,591.84
<b>TOTAL Reserve Funds</b>	<b>94,624.11</b>
Retained Earnings	12,657.30
Net Income	6,380.89

### Total Net Worth

**113,662.30**

### Total Net Worth and Liabilities

**118,292.12**

# Valley Park Owners Association, Inc.

## Income and Expense Comparative Statement

From 02/01/2021 to 02/28/2021

	<u>February 2021</u>		<u>January to February</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><u>Revenues</u></b>							
Monthly Dues	10,172	10,172	20,344	20,344	0	122,062	120,139
Interest Income	0	0	0	0	0	0	5
Late fee-Nsf Charges	78	8	228	16	212	100	225
<b>Total Revenues</b>	<b>10,250</b>	<b>10,180</b>	<b>20,572</b>	<b>20,360</b>	<b>212</b>	<b>122,162</b>	<b>120,369</b>
<b><u>Expenses</u></b>							
<b>Operating Expenses</b>							
Accounting Fees	325	325	325	325	0	325	325
Administration Costs	295	167	481	334	(147)	2,000	2,000
Electric	155	158	296	316	20	1,900	1,700
Fence/Wall Repair	0	292	0	584	584	3,500	4,500
General Mx and Repair	0	33	0	66	66	400	400
Insurance Property/Liability	0	313	0	624	624	3,750	3,500
Insurance-Workmans Comp	0	31	0	62	62	375	375
Landscaping	1,765	88	1,765	176	(1,589)	1,050	1,050
Legal Expense	0	29	110	58	(52)	350	1,000
**Legal Reimb	(55)	0	(55)	0	55	0	0
Lawn Contract	0	1,765	1,765	3,530	1,765	21,180	19,980
Light (Electric) Maint/Repair	0	42	0	84	84	500	500
Management Fees	1,024	1,024	2,047	2,048	1	12,288	12,288
Snow Removal	1,330	3,500	1,330	6,000	4,670	10,000	10,000
Sprinkler Repair	0	300	0	600	600	3,600	3,000
Street Repair/Sweep	0	125	0	250	250	1,500	1,500
Trash	1,183	1,184	2,366	2,368	2	14,204	14,204
Water	116	2,000	221	4,000	3,779	24,000	24,000
<b>TOTAL Operating Expenses</b>	<b>6,138</b>	<b>11,376</b>	<b>10,651</b>	<b>21,425</b>	<b>10,774</b>	<b>100,922</b>	<b>100,322</b>
<b>Reserve Funding</b>							
Reserve Allocation Consolidated	1,770	1,770	3,540	3,540	0	21,240	20,047
<b>TOTAL Reserve Funding</b>	<b>1,770</b>	<b>1,770</b>	<b>3,540</b>	<b>3,540</b>	<b>0</b>	<b>21,240</b>	<b>20,047</b>
<b>Total Expenses</b>	<b>7,908</b>	<b>13,146</b>	<b>14,191</b>	<b>24,965</b>	<b>10,774</b>	<b>122,162</b>	<b>120,369</b>

<u>February 2021</u>		<u>January to February</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>Net Income</b>	2,342	(2,966)	6,381	(4,605)	10,986	0	0
-------------------	-------	---------	-------	---------	--------	---	---