

Valley Park Owners Association, Inc.

Balance Sheet

01/31/2021

Assets

| | |
|--------------------------------|------------------|
| Owner Receivables | 1,184.39 |
| Cash Operating - First Bank | 21,533.79 |
| Reserve Funds | |
| Reserve - First Bank | 61,489.81 |
| Reserve - ENT CD 2.00% 4/20/21 | 31,348.94 |
| TOTAL Reserve Funds | 92,838.75 |

Total Assets

115,556.93

Liabilities

| | |
|----------------------------------|----------|
| Owners Receivable Over Collected | 6,022.27 |
|----------------------------------|----------|

Total Liabilities

6,022.27

Net Worth

Reserve Funds

| | |
|----------------------------|------------------|
| Reserve Interest Earned | 16.91 |
| Reserve-Consolidated | 92,821.84 |
| TOTAL Reserve Funds | 92,838.75 |
| Retained Earnings | 12,657.30 |
| Net Income | 4,038.61 |

Total Net Worth

109,534.66

Total Net Worth and Liabilities

115,556.93

Valley Park Owners Association, Inc.

Income and Expense Comparative Statement

From 01/01/2021 to 01/31/2021

| | <u>January 2021</u> | | <u>January to January</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> |
| <u>Revenues</u> | | | | | | | |
| Monthly Dues | 10,172 | 10,172 | 10,172 | 10,172 | 0 | 122,062 | 120,139 |
| Interest Income | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| Late fee-Nsf Charges | 150 | 8 | 150 | 8 | 142 | 100 | 225 |
| Total Revenues | 10,322 | 10,180 | 10,322 | 10,180 | 142 | 122,162 | 120,369 |
| <u>Expenses</u> | | | | | | | |
| Operating Expenses | | | | | | | |
| Accounting Fees | 0 | 0 | 0 | 0 | 0 | 325 | 325 |
| Administration Costs | 185 | 167 | 185 | 167 | (18) | 2,000 | 2,000 |
| Electric | 141 | 158 | 141 | 158 | 17 | 1,900 | 1,700 |
| Fence/Wall Repair | 0 | 292 | 0 | 292 | 292 | 3,500 | 4,500 |
| General Mx and Repair | 0 | 33 | 0 | 33 | 33 | 400 | 400 |
| Insurance Property/Liability | 0 | 313 | 0 | 312 | 312 | 3,750 | 3,500 |
| Insurance-Workmans Comp | 0 | 31 | 0 | 31 | 31 | 375 | 375 |
| Landscaping | 0 | 88 | 0 | 88 | 88 | 1,050 | 1,050 |
| Legal Expense | 110 | 29 | 110 | 29 | (81) | 350 | 1,000 |
| Lawn Contract | 1,765 | 1,765 | 1,765 | 1,765 | 0 | 21,180 | 19,980 |
| Light (Electric) Maint/Repair | 0 | 42 | 0 | 42 | 42 | 500 | 500 |
| Management Fees | 1,024 | 1,024 | 1,024 | 1,024 | 0 | 12,288 | 12,288 |
| Snow Removal | 0 | 2,500 | 0 | 2,500 | 2,500 | 10,000 | 10,000 |
| Sprinkler Repair | 0 | 300 | 0 | 300 | 300 | 3,600 | 3,000 |
| Street Repair/Sweep | 0 | 125 | 0 | 125 | 125 | 1,500 | 1,500 |
| Trash | 1,183 | 1,184 | 1,183 | 1,184 | 1 | 14,204 | 14,204 |
| Water | 105 | 2,000 | 105 | 2,000 | 1,895 | 24,000 | 24,000 |
| TOTAL Operating Expenses | 4,513 | 10,051 | 4,513 | 10,050 | 5,537 | 100,922 | 100,322 |
| Reserve Funding | | | | | | | |
| Reserve Allocation Consolidated | 1,770 | 1,770 | 1,770 | 1,770 | 0 | 21,240 | 20,047 |
| TOTAL Reserve Funding | 1,770 | 1,770 | 1,770 | 1,770 | 0 | 21,240 | 20,047 |
| Total Expenses | 6,283 | 11,821 | 6,283 | 11,820 | 5,537 | 122,162 | 120,369 |

| <u>January 2021</u> | | <u>January to January</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 | 4,039 | (1,641) | 4,039 | (1,640) | 5,679 | 0 | 0 |
|-------------------|-------|---------|-------|---------|-------|---|---|