

# Valley Park Owners Association, Inc.

## Balance Sheet

05/31/2021

### Assets

Owner Receivables	345.19
Cash Operating - First Bank	15,744.86
Reserve Funds	
Reserve - First Bank	49,948.46
ENT Savings Account	69.70
ENT CD 10/2021 .210%	60,003.80
<b>TOTAL Reserve Funds</b>	<b>110,021.96</b>
<b><u>Total Assets</u></b>	<b><u>126,112.01</u></b>

### Liabilities

Owners Receivable Over Collected	5,109.38
<b><u>Total Liabilities</u></b>	<b><u>5,109.38</u></b>

### Net Worth

Reserve Funds	
Reserve Interest Earned	65.12
Reserve-Consolidated	109,956.84
<b>TOTAL Reserve Funds</b>	<b>110,021.96</b>
Retained Earnings	12,712.30
Net Income	(1,731.63)
<b><u>Total Net Worth</u></b>	<b><u>121,002.63</u></b>
<b><u>Total Net Worth and Liabilities</u></b>	<b><u>126,112.01</u></b>

# Valley Park Owners Association, Inc.

## Income and Expense Comparative Statement

From 05/01/2021 to 05/31/2021

	<u>May 2021</u>		<u>January to May</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	10,172	10,172	50,859	50,860	(1)	122,062	120,139
Interest Income	0	0	0	0	0	0	5
Late fee-Nsf Charges	45	8	363	40	323	100	225
<b>Total Revenues</b>	10,217	10,180	51,222	50,900	322	122,162	120,369
<b>Expenses</b>							
<b>Operating Expenses</b>							
Accounting Fees	0	0	325	325	0	325	325
Administration Costs	171	167	964	835	(129)	2,000	2,000
Electric	125	158	696	790	94	1,900	1,700
Fence/Wall Repair	0	292	685	1,460	775	3,500	4,500
General Mx and Repair	0	33	0	165	165	400	400
Insurance Property/Liability	0	313	(39)	1,560	1,599	3,750	3,500
Insurance-Workmans Comp	0	31	0	155	155	375	375
Landscaping	0	88	1,765	440	(1,325)	1,050	1,050
Legal Expense	55	29	220	145	(75)	350	1,000
**Legal Reimb	(55)	0	(165)	0	165	0	0
Lawn Contract	1,865	1,765	7,160	8,825	1,665	21,180	19,980
Light (Electric) Maint/Repair	0	42	0	210	210	500	500
Management Fees	1,098	1,024	5,192	5,120	(72)	12,288	12,288
Snow Removal	2,555	0	10,415	8,000	(2,415)	10,000	10,000
Sprinkler Repair	0	300	0	1,500	1,500	3,600	3,000
Street Repair/Sweep	0	125	0	625	625	1,500	1,500
Trash	1,267	1,184	6,166	5,920	(246)	14,204	14,204
Water	236	2,000	665	10,000	9,335	24,000	24,000
<b>TOTAL Operating Expenses</b>	7,317	7,551	34,049	46,075	12,026	100,922	100,322
<b>Reserve Funding</b>							
Reserve Allocation Consolidated	1,770	1,770	18,905	8,850	(10,055)	21,240	20,047
<b>TOTAL Reserve Funding</b>	1,770	1,770	18,905	8,850	(10,055)	21,240	20,047
<b>Total Expenses</b>	9,087	9,321	52,954	54,925	1,971	122,162	120,369

<u>May 2021</u>		<u>January to May</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>	1,130	859	(1,732)	(4,025)	2,293	0	0
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