

## Assets

### Operating Assets

10-11010-00 Cash Operating - Valley	\$37,421.39
10-11050-00 Due From Unit Owners	811.75
10-11100-00 Prepaid Insurance	1,480.15

Total Operating Assets: \$39,713.29

### Cash Reserves

12-11030-00 Cash Reserve - Valley	11,708.21
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Total Cash Reserves: \$11,708.21

### Total Assets:

\$51,421.50

## Liabilities & Equity

### Current Liabilities

20-21010-00 Accounts Payable	752.17
20-21040-00 Deferred Income	6,000.00
20-21050-00 Prepaid Owner Fees	12,353.00

Total Current Liabilities: \$19,105.17

### Reserves

30-31030-00 Pavement	(593.41)
30-31035-00 Road Sealing	896.48
30-31040-00 Gate Motors	425.00
30-31045-00 Gate Hardware/Callbox	125.00
30-31050-00 Perimeter Wall	7,675.04
30-31060-00 Lake Aeration	47.60
30-31070-00 Buffer Fence	1,225.00
30-31080-00 Landscaping Allowance	500.00
30-31600-00 Deferred Maintenance	522.25
30-31800-00 Interest	885.25

Total Reserves: \$11,708.21

### Equity

31-31990-00 Prior Year Fund Balance	20,561.43
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Total Equity: \$20,561.43

Net Income Gain / Loss

46.69

\$46.69

### Total Liabilities & Equity:

\$51,421.50

	Current Period			Year-to-date			Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
Revenue							
41010-00 Assessment Fees	\$6,000.00	\$6,000.00	\$-	\$12,000.00	\$12,000.00	\$-	\$72,000.00
41040-00 Interest Income	1.51	-	1.51	3.28	-	3.28	-
41050-00 Late Fees/Interest	-	-	-	(76.34)	-	(76.34)	-
Total Revenue	\$6,001.51	\$6,000.00	\$1.51	\$11,926.94	\$12,000.00	(\$73.06)	\$72,000.00
Total OPERATING INCOME	\$6,001.51	\$6,000.00	\$1.51	\$11,926.94	\$12,000.00	(\$73.06)	\$72,000.00
OPERATING EXPENSE							
Administrative Expenses							
51010-00 Management Fee	612.00	612.00	-	1,224.00	1,224.00	-	7,344.00
51025-00 Accounting	-	16.67	16.67	-	33.34	33.34	200.00
51050-00 Legal Fees	210.00	33.33	(176.67)	210.00	66.66	(143.34)	400.00
51060-00 Office Expenses	-	100.00	100.00	-	200.00	200.00	1,200.00
51061-00 Website	-	22.92	22.92	-	45.84	45.84	275.00
51065-00 Contingency	-	240.00	240.00	-	480.00	480.00	2,880.00
51090-00 Annual Corporate Report	-	5.17	5.17	-	10.34	10.34	62.00
51142-00 Insurance	353.11	333.33	(19.78)	706.22	666.66	(39.56)	4,000.00
Total Administrative Expenses	\$1,175.11	\$1,363.42	\$188.31	\$2,140.22	\$2,726.84	\$586.62	\$16,361.00
Building/Grounds Maintenance							
52015-00 Pressure Washing	-	83.33	83.33	-	166.66	166.66	1,000.00
52090-00 Gate Repair	-	125.00	125.00	801.58	250.00	(551.58)	1,500.00
52110-00 Landscape Maintenance	1,550.00	1,550.00	-	3,100.00	3,100.00	-	18,600.00
52115-00 Plant Replacement	-	208.33	208.33	-	416.66	416.66	2,500.00
52120-00 Grounds Maintenance	-	83.33	83.33	87.06	166.66	79.60	1,000.00
52140-00 Irrigation Maintenance	255.00	166.67	(88.33)	425.00	333.34	(91.66)	2,000.00
52150-00 Mulch	-	208.33	208.33	-	416.66	416.66	2,500.00
52160-00 Tree Trimming	-	208.33	208.33	-	416.66	416.66	2,500.00
52180-00 Lake	143.00	191.67	48.67	429.00	383.34	(45.66)	2,300.00
Total Building/Grounds Maintenance	\$1,948.00	\$2,824.99	\$876.99	\$4,842.64	\$5,649.98	\$807.34	\$33,900.00
Utilities							
52220-00 Electric	542.17	525.00	(17.17)	1,087.06	1,050.00	(37.06)	6,300.00
52240-00 Phone - Gate	87.83	75.00	(12.83)	175.58	150.00	(25.58)	900.00
Total Utilities	\$630.00	\$600.00	(\$30.00)	\$1,262.64	\$1,200.00	(\$62.64)	\$7,200.00
Reserve Funding							
60000-00 Reserve Funding	-	1,211.58	1,211.58	3,634.75	2,423.16	(1,211.59)	14,539.00
Total Reserve Funding	\$-	\$1,211.58	\$1,211.58	\$3,634.75	\$2,423.16	(\$1,211.59)	\$14,539.00
Total OPERATING EXPENSE	\$3,753.11	\$5,999.99	\$2,246.88	\$11,880.25	\$11,999.98	\$119.73	\$72,000.00
Net Income:	\$2,248.40	\$0.01	\$2,248.39	\$46.69	\$0.02	\$46.67	\$0.00