

Green Valley Villas West Condominium Association
Balance Sheet
10/31/2019

Assets

Asset

1128 - Washington Federal	\$9,843.24
1140 - Petty Cash	\$50.00
1194 - Washington Federal-Reserve	(\$10,440.54)
1196 - Wells Fargo Advisors(ResV)	\$1,702,148.36
1230 - Shuffleboard Courts	\$4,400.00
1231 - Office Equipment	\$40,992.03
1232 - Maintenance Equipment	\$159,431.01
1234 - Landscape Equipment	\$98,364.77
1240 - Maintenance Building	\$66,094.11
1241 - Office building	\$72,989.14
1320 - Pool Area Equipment	\$149,160.13
1340 - Park Benches	\$2,208.60
1360 - Street Improvement	\$201,733.02
1380 - Roof Additions/Crickets	\$746,050.05
1400 - Heat Pumps	\$1,549,783.37
1499 - Less Accumulated Depreciation	(\$2,459,765.34)
1510 - Supplies On Hand	\$5,000.00

Asset Total

\$2,338,041.95

Assets Total

\$2,338,041.95

Liabilities and Equity

Other

2705 - Operating Fund Balance	\$56,441.86
2706 - Reserve Fund Balance	\$2,509,459.22

Other Total

\$2,565,901.08

Retained Earnings

(\$0.20)

Net Income

(\$227,858.93)

Liabilities & Equity Total

\$2,338,041.95

Green Valley Villas West Condominium Association

Income Statement

10/1/2019 - 10/31/2019

	10/1/2019 - 10/31/2019	Year To Date
Income		
<u>Receipts</u>		
3210 - Residential Assessments	\$134,052.04	\$1,327,557.25
3211 - Residential Assessment	\$0.00	\$0.00
3235 - Late Fees/Interest	\$42.96	\$1,214.97
3240 - Laundries	\$591.27	\$9,942.67
3250 - Key Income	\$30.00	\$180.00
3255 - Trash Can/Relocate, Replace	\$50.00	\$50.00
3260 - Discounts Allowed- AP Vendors	\$54.32	\$85.62
3270 - Transfer/Disclosure Fees	\$250.00	\$12,684.93
3290 - Newsletter Ads Income	\$30.00	\$85.00
3420 - Other Income	\$353.27	\$1,496.14
Total Receipts	\$135,453.86	\$1,353,296.58
<i>Total Income</i>	<i>\$135,453.86</i>	<i>\$1,353,296.58</i>
Expense		
<u>Disbursements</u>		
4230 - Landscape Wages	\$12,328.75	\$159,629.94
4250 - Maintenance Wages	\$21,708.45	\$283,562.97
Total Disbursements	\$34,037.20	\$443,192.91
<u>Maintenance Other</u>		
4520 - Pool Repairs	\$230.43	\$230.43
4720 - Erosion Control	\$0.00	\$726.55
4730 - Overseeding	\$3,777.17	\$3,777.17
4740 - Trees and Plants	\$0.00	\$541.05
4745 - Tree Maintenance	\$0.00	\$1,926.32
4750 - HWH Replacemtn	\$1,425.97	\$12,362.83
4791 - Underground Trash Can	\$344.40	\$344.40
Total Maintenance Other	\$5,777.97	\$19,908.75
<u>Maintenance Outside SVCS</u>		
4505 - Outside Services	\$0.00	\$44.00
4530 - Plumbing	\$0.00	\$9,905.45
4550 - Pest Control	\$800.00	\$10,600.00
4555 - Security Services	\$0.00	\$490.65
4560 - Trash Service	\$6,488.88	\$57,238.61
4570 - Landscape Debris	\$0.00	\$7,857.17
4591 - Electrical	\$85.00	\$4,270.00
4592 - HVAC Repair	\$1,256.19	\$3,731.19
4595 - BackFlow/Fire Ext.	\$13,153.42	\$15,857.89
Total Maintenance Outside SVCS	\$21,783.49	\$109,994.96
<u>Maintenance Supplies</u>		
4305 - Gasoline	\$1,432.97	\$5,579.25
4310 - Grounds	\$1,570.19	\$7,046.31
4320 - Laundry & Cleaning Supplies	\$1,086.05	\$7,445.76
4330 - Pool	\$1,945.43	\$9,165.60
4340 - HVAC	\$1,216.30	\$8,638.08

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10/1/2019 - 10/31/2019

	10/1/2019 - 10/31/2019	Year To Date
4350 - Roof Repair	\$451.26	\$5,160.79
4360 - Plumbing	\$870.36	\$3,954.05
4370 - Electric	\$223.92	\$2,824.17
4375 - Hardware	\$479.82	\$2,317.04
4380 - Masonry	\$409.09	\$6,282.96
4385 - Equipment Repairs	\$575.21	\$4,459.56
4390 - Carpentry	\$515.17	\$6,460.44
4395 - Painting	\$111.85	\$9,003.89
4396 - Pest Control	\$113.45	\$272.60
4398 - Equipment Purchase	\$879.55	\$3,472.92
<u>Total Maintenance Supplies</u>	\$11,880.62	\$82,083.42
 <u>Operations Administration</u>		
4010 - Late fees/Finance Charges on AP	\$100.19	\$100.19
4020 - Legal Svcs	\$0.00	\$2,076.52
4025 - Annual Meeting	\$0.00	\$1,620.71
4035 - Postage	\$100.00	\$770.09
4038 - IT Services	\$1,222.98	\$2,909.21
4040 - Newsletter	\$0.00	(\$335.00)
4055 - Permits/Registrations	\$0.00	\$1,065.42
4056 - Encorachment	\$30.00	\$13.00
4060 - Social Activities	\$412.81	\$1,111.47
4065 - Keys	\$0.00	\$176.38
4068 - Office Expense	\$621.45	\$7,136.02
4069 - Drug Test/Medical/Doctor Bill Expense- Employees	\$296.00	\$296.00
4075 - Bank Fee	\$0.00	\$10.00
4076 - Bank Fees/NSF charges RESERVE acct	\$0.00	\$0.00
4080 - Accountant Svcs.	\$0.00	\$9,500.00
4090 - Office Supplies	\$761.20	\$2,038.82
4091 - Meeting/Confs/Membership/Edu	\$0.00	\$1,840.79
4097 - Office Equipment Lease	\$575.71	\$2,773.65
4098 - Office Equipment Purchase	\$0.00	\$756.89
4205 - Payroll Processing Fees	\$290.51	\$5,260.84
4210 - Administration Wages	\$14,070.78	\$127,356.44
4315 - Health and Safety	\$0.00	\$654.06
<u>Total Operations Administration</u>	\$18,481.63	\$167,131.50
 <u>Operations Insurance</u>		
4015 - Insurance	\$5,057.07	\$61,553.11
4275 - Work's Comp Insurance	\$0.00	\$35,814.75
<u>Total Operations Insurance</u>	\$5,057.07	\$97,367.86
 <u>Operations Taxes</u>		
3635 - Federal & State Taxes	\$0.00	\$6,282.65
<u>Total Operations Taxes</u>	\$0.00	\$6,282.65
 <u>Operations Utilities</u>		
4110 - Water	\$9,208.78	\$129,803.35
4115 - Sewer	\$12,960.45	\$61,335.80
4120 - Telephone	\$650.54	\$6,395.32

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4123 - Electric-Office/Maintenance	\$92.56	\$3,117.06
4125 - Electric-Pools	\$1,387.79	\$12,090.41
4130 - Electric-Grounds	\$188.13	\$1,660.80
4135 - Electric-Landries	\$209.43	\$2,103.63
4140 - Gas-Laundries	\$179.60	\$2,665.48
4150 - Gas-Pools	\$1,030.69	\$14,094.88
4152 - Gas-Office/Maintenance	\$29.24	\$616.22
<u>Total Operations Utilities</u>	<u>\$25,937.21</u>	<u>\$233,882.95</u>
<u>Reserve Contribution Expense</u>		
3640 - Reserve Contribution Expense	\$2,500.00	\$235,000.00
<u>Total Reserve Contribution Expense</u>	<u>\$2,500.00</u>	<u>\$235,000.00</u>
<i>Total Expense</i>	\$125,455.19	\$1,394,845.00
Operating Net Income	<u>\$9,998.67</u>	<u>(\$41,548.42)</u>
Reserve Income		
<u>Reserve Income</u>		
3510 - Reserve Interest	\$4,344.49	\$36,912.31
3515 - Gain/Loss on Investments	(\$453.38)	\$72,277.15
3520 - Reserve Contribution Income	\$2,500.00	\$235,000.00
<u>Total Reserve Income</u>	<u>\$6,391.11</u>	<u>\$344,189.46</u>
<i>Total Reserve Income</i>	\$6,391.11	\$344,189.46
Reserve Expense		
<u>Reserve Expense</u>		
7010 - Roof Replacement	\$17,119.85	\$296,733.75
7030 - Pools	\$0.00	\$2,792.38
7040 - HVAC Replacement	\$42,995.00	\$185,590.00
7050 - Capital Equipment	\$0.00	\$11,016.53
7060 - Restoration	\$5,700.00	\$33,186.52
7070 - Contingency	\$0.00	\$1,150.79
<u>Total Reserve Expense</u>	<u>\$65,814.85</u>	<u>\$530,469.97</u>
<u>Reserve Fund Disbursements</u>		
7005 - Washington Federal Reserve Bank Fees	\$30.00	\$30.00
<u>Total Reserve Fund Disbursements</u>	<u>\$30.00</u>	<u>\$30.00</u>
<i>Total Reserve Expense</i>	\$65,844.85	\$530,499.97
Reserve Net Income	<u>(\$59,453.74)</u>	<u>(\$186,310.51)</u>
Net Income	<u>(\$49,455.07)</u>	<u>(\$227,858.93)</u>