

# VILLAS WEST TREASURER'S FINANCIAL REPORT FOR JANUARY 2022

## **Operating Account as of January 31, 2022.**

Operating Income – Assessment fees \$158,905 (Total Income \$162,970)

Operating Expenses - \$102,882

Operating net income/loss - +\$60,088

## **Reserve Account**

Reserve Income (Interest, Gain/loss on investments, Contributions) – \$(67,074)

Reserve Expense - \$53,882

- Roof Repair and replacement - \$26,863
- HVAC replacement - \$32,200
- Painting Outside Contractor – 0

Reserve Portfolio Summary (**January 31,2021**) –

- Opening Value (1/1/21) - \$1,503,686
- Cash Withdrawn - \$0
- Closing Value - \$1,502,000

Owners are always welcome to review Financial Documents in the office with the Board Treasurer and/or President. Please call the office for an appointment or send an email request office, [admin@villaswest.org](mailto:admin@villaswest.org).

Respectfully submitted,

Kermit Ketchum, Treasurer

Green Valley Villas West Condominium Association