



Balance Sheet - Operating

Valley Greens Condominiums

End Date: 09/30/2022

Assets

Current Assets

10-10002-00 SSB Oper 4000 \$4,251.89

10-10003-00 SSB Res 4003 18,011.24

Total Current Assets: \$22,263.13

Accounts Receivables

11-11000-00 Accounts Receivable 1,425.00

Total Accounts Receivables: \$1,425.00

Total Assets:

\$23,688.13

Liabilities & Equity

Current Liabilities

20-20000-00 Accounts Payable 12,586.05

20-21000-00 Prepaid Assessments 1,825.00

Total Current Liabilities: \$14,411.05

Equity

30-30000-00 Opening Balance Equity 19,273.16

30-32000-00 Retained Earnings (12,118.51)

Total Equity: \$7,154.65

Net Income Gain / Loss 2,122.43

\$2,122.43

Total Liabilities & Equity:

\$23,688.13



Income Statement

Valley Greens Condominiums

From 09/01/2022 to 09/30/2022

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating							
INCOME							
Operating Income							
40-40000 Operating Dues	\$2,700.00	\$2,700.00	\$-	\$24,300.00	\$24,300.00	\$-	\$32,400.00
40-41000 Misc. Income	-	0.11	(0.11)	75.00	0.99	74.01	1.32
TOTAL Operating Income	<u>\$2,700.00</u>	<u>\$2,700.11</u>	<u>(\$0.11)</u>	<u>\$24,375.00</u>	<u>\$24,300.99</u>	<u>\$74.01</u>	<u>\$32,401.32</u>
TOTAL INCOME	\$2,700.00	\$2,700.11	(\$0.11)	\$24,375.00	\$24,300.99	\$74.01	\$32,401.32
EXPENSES AND RESERVE FUNDING							
Operating Expense							
50-50100 Management Fee- Contract	424.00	424.00	-	3,816.00	3,816.00	-	5,088.00
50-50210 Insurance	485.91	435.40	(50.51)	3,887.28	3,918.54	31.26	5,224.74
50-50220 Water & Sewer	-	-	-	3,680.78	3,259.53	(421.25)	4,346.04
50-50250 Trash Removal	-	300.00	300.00	2,962.32	2,700.00	(262.32)	3,600.00
50-50290 Security & Fire Safety	134.44	66.67	(67.77)	1,155.36	599.99	(555.37)	800.00
50-50310 Common Area Utilities	20.70	106.00	85.30	782.24	954.00	171.76	1,272.00
50-50361 Grounds & Landscaping	-	291.67	291.67	1,520.00	2,625.03	1,105.03	3,500.04
50-50370 Roof Maintenance	-	-	-	800.00	-	(800.00)	-
50-50375 Repairs & Maintenance	1,174.96	175.00	(999.96)	5,647.16	1,575.00	(4,072.16)	2,100.00
50-51000 Misc Expense - Other	-	8.33	8.33	10.00	75.01	65.01	100.00
50-51001 Bank Service Charges	-	3.83	3.83	1.23	34.51	33.28	46.00
TOTAL Operating Expense	<u>\$2,240.01</u>	<u>\$1,810.90</u>	<u>(\$429.11)</u>	<u>\$24,262.37</u>	<u>\$19,557.61</u>	<u>(\$4,704.76)</u>	<u>\$26,076.82</u>
TOTAL DISBURSEMENTS	\$2,240.01	\$1,810.90	(\$429.11)	\$24,262.37	\$19,557.61	(\$4,704.76)	\$26,076.82
Operating NET INCREASE (DECREASE)	\$459.99	\$889.21	(\$429.22)	\$112.63	\$4,743.38	(\$4,630.75)	\$6,324.50



Income Statement

Valley Greens Condominiums

From 09/01/2022 to 09/30/2022

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve							
INCOME							
Reserve Income							
45-45000 Reserve Dues	\$500.00	\$-	\$500.00	\$4,500.00	\$-	\$4,500.00	\$-
45-45050 Res. Interest Income	4.35	-	4.35	9.80	-	9.80	-
TOTAL Reserve Income	<u>\$504.35</u>	<u>\$-</u>	<u>\$504.35</u>	<u>\$4,509.80</u>	<u>\$-</u>	<u>\$4,509.80</u>	<u>\$-</u>
TOTAL INCOME	\$504.35	\$-	\$504.35	\$4,509.80	\$-	\$4,509.80	\$0.00
EXPENSES AND RESERVE FUNDING							
Reserve Expenses							
60-60500 Contingency	-	-	-	2,500.00	-	(2,500.00)	-
TOTAL Reserve Expenses	<u>\$-</u>	<u>\$-</u>	<u>\$-</u>	<u>\$2,500.00</u>	<u>\$-</u>	<u>(\$2,500.00)</u>	<u>\$-</u>
TOTAL DISBURSEMENTS	\$0.00	\$-	\$-	\$2,500.00	\$-	(\$2,500.00)	\$0.00
Reserve NET INCREASE (DECREASE)	<u>\$504.35</u>	<u>\$-</u>	<u>\$504.35</u>	<u>\$2,009.80</u>	<u>\$-</u>	<u>\$2,009.80</u>	<u>\$-</u>
NET INCREASE (DECREASE)	<u>\$964.34</u>	<u>\$889.21</u>	<u>\$75.13</u>	<u>\$2,122.43</u>	<u>\$4,743.38</u>	<u>(\$2,620.95)</u>	<u>\$6,324.50</u>