

# Valley Ranch HOA

## Balance Sheet Report

2019 Fiscal Year Report

---

<b>ASSETS</b>	<b>12/31/2019</b>	<b>1/1/2019</b>	<i>Delta</i>
<b>CASH</b>			
Central National - Operations x4568	29,899.67	29,816.24	83.43
Central National - Reserves x7593	13,011.80	5,101.34	7,910.46
<b>TOTAL CASH</b>	<u>42,911.47</u>	<u>34,917.58</u>	<u>7,993.89</u>
<b>TOTAL ASSETS</b>	<u>42,911.47</u>	<u>34,917.58</u>	
<b>LIABILITIES &amp; EQUITY</b>			
<b>EQUITY</b>			
Net Income	17,993.89	0.00	17,993.89
Retained Earnings	24,917.58	24,917.58	0.00
<b>TOTAL EQUITY</b>	<u>42,911.47</u>	<u>24,917.58</u>	<u>17,993.89</u>
<b>LIABILITIES</b>			
J&B Holdings - Note Payable	0.00	10,000.00	-10,000.00
<b>TOTAL LIABILITIES</b>	<u>0.00</u>	<u>10,000.00</u>	<u>-10,000.00</u>
<b>TOTAL LIABILITY &amp; EQUITY</b>	<u>42,911.47</u>	<u>34,917.58</u>	

# Valley Ranch HOA

## Operating Income & Expense Summary

2019 Fiscal Year

	Full Year Actual	Total Budget
<b>Income</b>		
<b>Assessments</b>		
4018 - Assessments - 2018	242	0
4019 - Assessments - 2019	39,813	32,727
4020 - Assessments - 2020	7,050	4,500
<b>Assessments Total:</b>	<b>47,105</b>	<b>37,227</b>
<b>Other</b>		
4210 - Entry Fees	9,985	4,800
4220 - Transfer Fees	0	1,600
4610 - Late Fees	493	0
4620 - Interest	41	0
4630 - Legal Fees Recovered	10	0
4640 - Gate Remotes	525	0
4690 - Other	170	0
<b>Other Total:</b>	<b>11,223</b>	<b>6,400</b>
<b>Income Total:</b>	<b>58,328</b>	<b>43,627</b>
<b>Expense</b>		
<b>Taxes &amp; Insurance</b>		
5020 - Insurance	3,035	3,000
<b>Taxes &amp; Insurance Total:</b>	<b>3,035</b>	<b>3,000</b>
<b>Utilities</b>		
5210 - Water	270	600
5220 - Electricity	793	1,440
<b>Utilities Total:</b>	<b>1,062</b>	<b>2,040</b>
<b>Maintenance</b>		
5300 - Landscaping - contract	10,030	6,600
5330 - Repairs	1,252	0
<b>Maintenance Total:</b>	<b>11,282</b>	<b>6,600</b>
<b>Gates</b>		
5500 - Gate Maintenance	13,750	750
5510 - Telephone	1,206	1,440
5520 - Openers	390	0
<b>Gates Total:</b>	<b>15,346</b>	<b>2,190</b>
<b>Administration</b>		
7000 - Management Fee	4,270	4,320
7010 - Postage	467	286
<b>Administration Total:</b>	<b>4,737</b>	<b>4,606</b>
<b>Professional Services</b>		
7200 - Accounting & Audit	50	200
7220 - Legal Fees - Collections	255	0

*CONTINUED NEXT PAGE*

# Valley Ranch HOA

## Operating Income & Expense Summary

2019 Fiscal Year

---

	Full Year	Total
	Actual	Budget
7235 - Bank NSF Fees	180	0
7236 - CC Fees	13	0
7250 - Meeting Expense	124	0
7260 - Collection Fees	300	0
<b>Professional Services Total:</b>	<b>923</b>	<b>200</b>
<b>Pass Through Expense</b>		
5850 - Transfer Fees	3,960	2,640
<b>Pass Through Expense Total:</b>	<b>3,960</b>	<b>2,640</b>
<b>Other</b>		
8900 - Note Payable - J&B	10,000	0
<b>Other Total:</b>	<b>10,000</b>	<b>0</b>
<b>Reserves</b>		
9000 - Contributions to Reserve	7,900	22,351
<b>Reserves Total:</b>	<b>7,900</b>	<b>22,351</b>
<b>Expense Total:</b>	<b>58,244</b>	<b>43,627</b>
<b>Grand Total:</b>	<b>83</b>	<b>0</b>

---