

Emerald Valley West HOA
Balance Sheet
as of 02/28/22

Assets		
Current Assets		
Cash in Checking	\$ 840.00	
Checking-Washington Federal	22,871.35	
Savings-Washington Federal	53,159.64	
Dues Receivable	4,974.00	
Tennis Courts	75,000.00	
Total Current Assets		156,844.99
Fixed Assets		
Total Assets		\$ 156,844.99
Liabilities & Equity		
Current Liabilities		
Payroll Payable	\$ (8.67)	
Federal PR Taxes Payable	247.99	
State PR Taxes Payable	64.00	
Other PR Taxes Payable	124.44	
N/P:Eichelberger Loan	10,354.57	
Total Current Liabilities		10,782.33
Owners' Equity		
Retained Earnings	137,267.50	
Current income	8,795.16	
Total Owners' Equity		146,062.66
Total Liabilities & Equity		\$ 156,844.99

Emerald Valley West HOA
Income Statement
03/01/21 to 02/28/22

		%
Income		
Dues	\$ 140,160.00	99.9
Interest Income	27.38	0.0
Interest on Outstanding Dues	162.68	0.1
Total Income	<u>140,350.06</u>	<u>100.0</u>
 Operating Expenses		
Wages-Admin	18,600.00	13.3
Payroll Taxes	1,808.91	1.3
Accounting	4,585.00	3.3
Fees	(87.90)	-0.1
Insurance	4,923.50	3.5
Interest	918.56	0.7
Landscape	76,327.06	54.4
Legal Fees	(857.00)	-0.6
Office Expense	1,695.99	1.2
Repairs & Maintenance	10,405.67	7.4
Security	185.38	0.1
Supplies	138.85	0.1
Taxes	1,296.33	0.9
Utilities	6,682.54	4.8
Utilities-Water	116.01	0.1
Total Operating Expenses	<u>126,738.90</u>	<u>90.3</u>
 Other Income		
Other Income	75.00	0.1
Total Other Income	<u>75.00</u>	<u>0.1</u>
 Other Expenses		
Repairs:Capital Improvements	4,891.00	3.5
Total Other Expenses	<u>4,891.00</u>	<u>3.5</u>
 Net Income (loss)	 <u><u>\$ 8,795.16</u></u>	 <u><u>6.3</u></u>

Emerald Valley West HOA
 Comparative Income Statement
 03/01/21 to 02/28/22

	Period	%	Prior Year	%
Income				
Dues	\$ 140,160.00	99.9	\$ 140,160.00	100.0
Interest Income	27.38	0.0	12.72	0.0
Interest on Outstanding Dues	162.68	0.1	17.06	0.0
Total Income	<u>140,350.06</u>	100.0	<u>140,189.78</u>	100.0
Operating Expenses				
Wages-Admin	18,600.00	13.3	18,600.00	13.3
Payroll Taxes	1,808.91	1.3	1,953.37	1.4
Accounting	4,585.00	3.3	4,665.00	3.3
Fees	(87.90)	-0.1	50.00	0.0
Insurance	4,923.50	3.5	4,928.50	3.5
Interest	918.56	0.7	1,115.38	0.8
Landscape	76,327.06	54.4	52,468.34	37.4
Legal Fees	(857.00)	-0.6	1,535.00	1.1
Office Expense	1,695.99	1.2	3,460.17	2.5
Repairs & Maintenance	10,405.67	7.4	1,806.43	1.3
Security	185.38	0.1	280.08	0.2
Supplies	138.85	0.1	36.33	0.0
Taxes	1,296.33	0.9	(2,890.27)	-2.1
Utilities	6,682.54	4.8	4,223.31	3.0
Utilities-Water	116.01	0.1	0.00	0.0
Total Operating Expenses	<u>126,738.90</u>	90.3	<u>92,231.64</u>	65.8
Other Income				
Other Income	75.00	0.1	315.00	0.2
Total Other Income	<u>75.00</u>	0.1	<u>315.00</u>	0.2
Other Expenses				
Repairs:Capital Improvements	4,891.00	3.5	16,360.00	11.7
Total Other Expenses	<u>4,891.00</u>	3.5	<u>16,360.00</u>	11.7
Net Income (loss)	<u>\$ 8,795.16</u>	<u>6.3</u>	<u>\$ 31,913.14</u>	<u>22.8</u>

Emerald Valley West HOA
Income vs. Budget
03/01/21 to 02/28/22

	Actual	Budget	Variance	%
Income				
Dues	\$ 140,160.00	\$ 140,160.00	\$ 0.00	100.0
Interest Income	27.38	12.00	15.38	228.2
Interest on Outstanding Dues	162.68	0.00	162.68	-
Total Income	<u>140,350.06</u>	<u>140,172.00</u>	<u>178.06</u>	<u>100.1</u>
Operating Expenses				
Wages-Admin	18,600.00	18,600.00	0.00	100.0
Payroll Taxes	1,808.91	2,040.00	(231.09)	88.7
Accounting	4,585.00	4,680.00	(95.00)	98.0
Fees	(87.90)	60.00	(147.90)	-146.5
Insurance	4,923.50	4,980.00	(56.50)	98.9
Interest	918.56	1,200.00	(281.44)	76.5
Landscape	76,327.06	60,000.00	16,327.06	127.2
Legal Fees	(857.00)	1,800.00	(2,657.00)	-47.6
Office Expense	1,695.99	3,600.00	(1,904.01)	47.1
Repairs & Maintenance	10,405.67	6,000.00	4,405.67	173.4
Security	185.38	300.00	(114.62)	61.8
Supplies	138.85	300.00	(161.15)	46.3
Taxes	1,296.33	0.00	1,296.33	-
Utilities	6,682.54	5,400.00	1,282.54	123.8
Utilities-Water	116.01	0.00	116.01	-
Total Operating Expenses	<u>126,738.90</u>	<u>108,960.00</u>	<u>17,778.90</u>	<u>116.3</u>
Other Income				
Other Income	75.00	0.00	75.00	-
Total Other Income	<u>75.00</u>	<u>0.00</u>	<u>75.00</u>	<u>-</u>
Other Expenses				
Repairs:Capital Improvements	4,891.00	0.00	4,891.00	-
Total Other Expenses	<u>4,891.00</u>	<u>0.00</u>	<u>4,891.00</u>	<u>-</u>
Net Income (loss)	<u>\$ 8,795.16</u>	<u>\$ 31,212.00</u>	<u>\$ (22,416.84)</u>	<u>28.2</u>