

## Valley Run Townhomes Owner Association, Inc

## Profit &amp; Loss

03/14/24

January through December 2023

Accrual Basis

	<u>Jan - Dec 23</u>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Dues Income (Dues Income)	40,416.00
<b>Total Income</b>	<u>40,416.00</u>
<b>Gross Profit</b>	40,416.00
<b>Expense</b>	
Bank Service Charges	10.75
Merchant deposit fees	99.00
<b>Administrative</b>	
Accounting (Accounting Fees)	431.00
Insurance (Insurance)	7,379.42
Management Fees (Management Fees)	5,100.00
Postage & Copies	146.00
Taxes (Taxes)	10.00
<b>Total Administrative</b>	<u>13,066.42</u>
<b>Common Area</b>	
<b>Landscaping</b>	
Landscape Maintenance	9,280.00
Irrigation	150.00
Spraying	1,534.50
<b>Total Landscaping</b>	<u>10,964.50</u>
<b>Maintenance</b>	
Gutters	262.50
Common Area Maintenance	1,610.40
Repairs (Repairs and Maintenance)	891.53
Window Cleaning	0.00
Chimney Sweep	829.00
<b>Total Maintenance</b>	<u>3,593.43</u>
<b>Snow Removal</b>	
Plowing/Shoveling	3,275.00
Roof Shoveling	448.75
<b>Total Snow Removal</b>	<u>3,723.75</u>
<b>Total Common Area</b>	<u>18,281.68</u>
<b>Utilities</b>	
Garbage (Cost to remove and payments towards)	1,450.00
Electric	6,874.04
Gas	5,426.19
Water (Water)	2,352.23
<b>Total Utilities</b>	<u>16,102.46</u>
<b>Total Expense</b>	<u>47,560.31</u>
<b>Net Ordinary Income</b>	-7,144.31
<b>Other Income/Expense</b>	
<b>Other Income</b>	
Interest Income (Interest Income)	11.47
Capital Reserve Income (Other Income)	36,800.00
<b>Total Other Income</b>	<u>36,811.47</u>

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	<u>Jan - Dec 23</u>
Other Expense	
Capital Reserve Expenses (Other Expenses)	
Re-Roofing Project	3,803.15
Painting	3,200.00
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Total Capital Reserve Expenses (Other Expenses)	7,003.15
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Total Other Expense	7,003.15
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Net Other Income	29,808.32
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Net Income	<b>22,664.01</b>
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