

ValdSol Home Owners Assoc

Profit and Loss

January - December 2023

	TOTAL
Income	
ASSOCIATION DUES	123,886.33
Chimney Cleaning Reimburse	1,344.00
LATE CHARGES & PENALTY FEES	308.52
Total Income	\$125,538.85
GROSS PROFIT	\$125,538.85
Expenses	
ADMINISTRATION	
ACCOUNTING	330.00
BANK CHARGES	0.00
MEETINGS	
ANNUAL MEETING	97.35
Total MEETINGS	97.35
POSTAGE & OFFICE SUPPLY	197.47
Total ADMINISTRATION	624.82
INSURANCE	1,739.00
COMMERCIAL LIABILITY	10,698.76
Total INSURANCE	12,437.76
LANDSCAPING EXPENSES	
CLEAN-UP	1,579.57
FLOWERS	1,273.50
GROUNDS REPAIR/MAINTENANCE	1,058.91
INSECTICIDE & FERTILIZER	319.44
IRRIGATION	1,294.00
LANDSCAPE MAINTENANCE CONTRACT	2,160.00
Total LANDSCAPING EXPENSES	7,685.42
MANAGEMENT FEES	12,628.43
MERCHANT DEPOSIT FEES	236.25
MISCELLANEOUS	0.00
POOL EXPENSES	
MAINTENANCE & REPAIR	3,383.48
POOL FURNITURE	350.34
SERVICING	
WINTERIZING	177.00
Total SERVICING	177.00
Total POOL EXPENSES	3,910.82
QuickBooks Payments Fees	167.46
REPAIRS & MAINTENANCE	1,062.26
BOILER SERVICE	805.20
CHIMNEY INSPECTIONS	1,531.00
CHRISTMAS LIGHTS	75.00

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COMMON AREA SUPPLIES	601.58
FENCES	2,424.21
GENERAL	1,793.50
GUTTERS	868.75
LIGHT BULBS	150.00
PLUMBING	232.54
ROOFS	1,522.57
Total REPAIRS & MAINTENANCE	11,066.61
SNOW REMOVAL	1,250.97
PLOWING	4,077.50
ROOFS	18,267.29
WALKWAYS	112.50
HAND SHOVELING	740.00
SNOWMELT SYSTEM	2,635.73
Total WALKWAYS	3,488.23
Total SNOW REMOVAL	27,083.99
Uncategorized Expenses	500.00
UTILITIES	
GAS	6,725.36
POWER	15,931.23
RUBBISH	11,301.40
WATER & SEWER	2,063.13
Total UTILITIES	36,021.12
Total Expenses	\$112,362.68
NET OPERATING INCOME	\$13,176.17
Other Income	
CAPITAL RESERVE FUND ASSESSMENT	67,833.67
INTEREST INCOME	189.77
PAINTING - BUILDINGS	13,566.33
PAVING - DRIVEWAY & PARKING LOT	2,713.67
Total Other Income	\$84,303.44
Other Expenses	
CAPITAL RESERVE FUND EXPENDTURE	
ELECTRICAL PANEL UPGRADES	66,925.01
FENCE & DECK RAILS	48,712.93
Total CAPITAL RESERVE FUND EXPENDTURE	115,637.94
Total Other Expenses	\$115,637.94
NET OTHER INCOME	\$ -31,334.50
NET INCOME	\$ -18,158.33