

# Emerald Valley West HOA

## Income vs. Budget 3/1/2023 to 02/29/24

	Actual	Budget	Variance	%
Dues	\$157,680.00	\$157,680.00	\$0.00	100.0
Interest Income	<u>\$485.4</u>	<u>\$400.0</u>	<u>\$85.4</u>	<u>121.30</u>
Total Income	\$158,165.39	\$158,080.00	\$85.39	100.1
Operating Expenses				
Wages-Adm in	\$1,550.00	\$0.00	\$1,550.00	0.0
Payroll Taxes	\$138.73	\$0.00	\$138.73	0.0
Accounting	\$5,030.00	\$5,000.00	\$30.00	100.6
Tax Preparation	\$7,500.00	\$400.00	\$7,100.00	1875.0
Fees	\$55.00	\$144.00	(\$89.00)	38.2
Insurance	\$5,046.00	\$5,000.00	\$46.00	100.9
Interest	\$0.00	\$180.00	(\$180.00)	0.0
Landscape	\$74,978.05	\$72,000.00	\$2,978.05	104.1
Legal Fees	\$844.50	\$2,400.00	(\$1,555.50)	35.2
Supplies	\$1,898.45	\$2,400.00	(\$501.55)	79.1
Postage	\$207.21	\$0.00	\$207.21	0.0
Repairs & Maintenance	\$3,099.08	\$9,600.00	(\$6,500.92)	32.3
Security	\$288.88	\$260.00	\$28.88	111.1
Taxes	\$1,373.39	\$1,320.00	\$53.39	104.0
Utilities	\$3,876.13	\$6,000.00	(\$2,123.87)	64.6
Utilities-Water	<u>\$1,815.27</u>	<u>\$1,400.00</u>	<u>415.27</u>	<u>129.7</u>
Total Operating Expenses	\$107,700.69	\$106,104.00	\$1,596.69	101.5
Other Income				
Special Assessments	<u>\$73,000.00</u>	<u>\$0.00</u>	<u>\$73,000.00</u>	<u>0.0</u>
Total Other Income	\$73,000.00	\$0.00	\$73,000.00	0.0
Other Expenses				
Repairs:Capital Improvements	\$60,040.00	\$0.00	\$60,040.00	0.0
Infrastructure-Repair	\$736.05	\$0.00	\$736.05	0.0
Ice Storm Damage	<u>\$47,080.00</u>	<u>\$0.00</u>	<u>\$47,080.00</u>	<u>0.0</u>
Total Other Expenses	\$107,856.05	\$0.00	\$107,856.05	0.0
Net Income (loss)	\$15,608.65	\$51,976.00	(\$36,367.35)	30.0

# Emerald Valley West HOA

FY 24/25 Budget

3/1/2024 to 02/28/25

	LY Actual	Budget	Variance	%
Dues	\$157,680.00	\$157,680.00	\$0.00	100.0
Interest Income	<u>\$485.4</u>	<u>\$400.0</u>	<u>\$85.4</u>	<u>121.30</u>
Total Income	\$158,165.39	\$158,080.00	\$85.39	100.1
Operating Expenses				
Wages-Adm in	\$1,550.00	\$17,000.00	\$15,450.00	997%
Payroll Taxes	\$138.73	\$1,600.00	\$1,461.27	1053%
Accounting	\$5,030.00	\$5,600.00	\$570.00	11%
Tax Preparation	\$7,500.00	\$3,400.00	(\$4,100.00)	-55%
Fees	\$55.00	\$144.00	\$89.00	162%
Insurance	\$5,046.00	\$6,000.00	\$954.00	19%
Interest	\$0.00	\$0.00	\$0.00	0%
Landscape	\$74,978.05	\$92,000.00	\$17,021.95	23%
Legal Fees	\$844.50	\$3,400.00	\$2,555.50	303%
Supplies	\$1,898.45	\$4,400.00	\$2,501.55	132%
Postage	\$207.21	\$1,500.00	\$1,292.79	624%
Repairs & Maintenance	\$3,099.08	\$9,600.00	\$6,500.92	210%
Security	\$288.88	\$290.00	\$1.12	0%
Taxes	\$1,373.39	\$1,620.00	\$246.61	18%
Utilities	\$3,876.13	\$4,500.00	\$623.87	16%
Utilities-Water	<u>\$1,815.27</u>	<u>\$1,800.00</u>	<u>(\$15.27)</u>	<u>-1%</u>
Total Operating Expenses	\$107,700.69	\$152,854.00	\$45,153.31	42%
Other Income				
Special Assessments	<u>\$73,000.00</u>	<u>\$0.00</u>	<u>(\$73,000.00)</u>	<u>-100%</u>
Total Other Income	\$73,000.00	\$0.00	(\$73,000.00)	-100%
Other Expenses				
Repairs:Capital Improvements	\$60,040.00	\$0.00	(\$60,040.00)	-100%
Infrastructure-Repair	\$736.05	\$0.00	(\$736.05)	-100%
Ice Storm Damage	<u>\$47,080.00</u>	<u>\$0.00</u>	<u>(\$47,080.00)</u>	<u>-100%</u>
Total Other Expenses	\$107,856.05	\$0.00	(\$107,856.05)	-100%
Net Income (loss)	\$15,608.65	\$ 5,226.00	\$ (10,382.65)	-67%