

GREEN VALLEY DESERT HILLS NO. 5, INC
(A Non-Profit HOA Corporation)
FY2018-19 YEAR-END FINANCIAL REPORT

Overview: This document is comprised by three financial reports exported from accounting records (subsequent pages) and related narratives (below). The reporting period spans 10/1/2018 to 9/30/2019.

The FY2018-19 Year-End Financial Report is positive. Highlights include:

- Significant increase in assets (reserves).
- Budgeted expense was exceeded due to a carry over from the previous fiscal year for CC&R revision costs and an under-estimation of federal tax liability. However, savings in other expense areas and a slight increase in revenue mitigated the expense overages and allowed for a slightly higher net income than projected in the budget.
- When comparing profit and loss statements (year-over-year), total income increased, expense increased and net income decreased. The Maintenance-Other (weed control in common areas) expense was significant for the reporting period. However, this was forecast and budgeted.

Asset Performance: The balance sheet on page 2 provides a year-over-year asset ending balance comparison. Total asset value at the end of the reporting period is **\$285, 530.33** which is a **10.47%** increase over the previous fiscal year. Note the HOA assets consists of cash invested in various banking accounts. Also note the liabilities and equity section of the report. The values displayed in the equity section identify the portion of assets (**\$273, 858.97**) that is held in reserve. Corporate governing documents require reserve funds be maintained for the replacement, or maintenance, of common areas (mainly streets). Street reserves are invested in certificates of deposit (CD) at Washington Federal and BMO Harris. The increase in asset value results from using **\$25k** from retained earnings to purchase an additional CD and the interest earned on CDs. The operating reserve (**\$10k**) is maintained in the Chase accounts for ease of access. Its' purpose is to cover unexpected/emergency expense. The remaining Chase balances (**~\$11.7k**) is carried forward to pay initial expense in the new fiscal year.

Budget Performance: The report on page 3 compares actual income and expenditures to budgeted amounts. Income exceeded budget by 1.51% and expense exceeded budget by 2.94% resulting in net income exceeding budget by .22%.

Income and Expense: The Profit and Loss Statement on page 4 details the year-over-year change in revenue, expense and net income. The increase in expense was addressed in the previous paragraphs. Of possible note: A decrease in Homeowners Dues amount which is due to non-payment of one annual assessment. Fourteen properties were sold during the fiscal year resulting in the \$875 collected in transfer fees.

Report submitted by,

Danny L Puckett

Danny L. Puckett

As of September 30, 2019
Balance Sheet
 As of September 30, 2019

9:15 AM
 10/02/2019
 Accrual Basis

	Sep 30, 19	Sep 30, 18	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
BMOHarris Road Res CD9688	25,465.94	0.00	25,465.94	100.0%
Chase - Checking	3,403.50	2,724.33	679.17	24.93%
Chase High Yield Savings	18,267.56	21,748.56	-3,481.00	-16.01%
Wash Fed - Res 0199	10,387.59	10,183.94	203.65	2.0%
Wash Fed - Res 0207	10,387.59	10,183.94	203.65	2.0%
Wash Fed - Res 0215	10,387.59	10,183.94	203.65	2.0%
Wash Fed - Road Fund Res #404	98,330.17	96,401.47	1,928.70	2.0%
Wash Fed - Road Fund Res #420	57,315.97	56,468.31	847.66	1.5%
Wash Fed - Road Fund Res #7057	51,584.12	50,572.83	1,011.29	2.0%
Total Checking/Savings	285,530.03	258,467.32	27,062.71	10.47%
Total Current Assets	285,530.03	258,467.32	27,062.71	10.47%
TOTAL ASSETS	285,530.03	258,467.32	27,062.71	10.47%
LIABILITIES & EQUITY				
Equity				
Operating	10,000.00	10,000.00	0.00	0.0%
Restricted Funds - Streets	263,858.97	233,994.43	29,864.54	12.76%
Total Equity	273,858.97	243,994.43	29,864.54	12.24%
TOTAL LIABILITIES & EQUITY	273,858.97	243,994.43	29,864.54	12.24%

Green Valley Desert Hills No. 5, Inc.
Budget Performance
 October 2018 through September 2019

9:22 AM
 10/02/2019
 Accrual Basis

	Oct '18 - Sep 19	Budget	\$ Over Budget	% of Budget
Income				
Revenues				
Homeowners Dues	46,020.00	46,256.00	-236.00	99.49%
Interest Income-General	6.20	10.00	-3.80	62.0%
Interest Income-Street Fund	4,864.54	4,600.00	264.54	105.75%
Late Fees	283.20	130.00	153.20	217.85%
Transfer Fees	875.52	280.00	595.52	312.69%
Total Revenues	52,049.46	51,276.00	773.46	101.51%
Total Income	52,049.46	51,276.00	773.46	101.51%
Gross Profit	52,049.46	51,276.00	773.46	101.51%
Expense				
Maintenance				
Common Area Maintenance	13,656.00	13,656.00	0.00	100.0%
Maintenance - Other	4,505.45	5,000.00	-494.55	90.11%
Monument	0.00	0.00	0.00	0.0%
Street Repairs	0.00	0.00	0.00	0.0%
Total Maintenance	18,161.45	18,656.00	-494.55	97.35%
Mgmt (General and Admin)				
Accounting and Tax Preparation	0.00	0.00	0.00	0.0%
Bank Charges	77.85	0.00	77.85	100.0%
Christmas Decorations	22.49	50.00	-27.51	44.98%
Computer Equipment	0.00	0.00	0.00	0.0%
GVCCC Dues	1,862.00	1,862.00	0.00	100.0%
Legal	878.00	600.00	278.00	146.33%
Membership Mailings	408.45	400.00	8.45	102.11%
Office Supplies and Expenses	205.21	300.00	-94.79	68.4%
Potluck Expenses	26.34	25.00	1.34	105.36%
Revised CC&R's/ ByLaws	892.00	0.00	892.00	100.0%
Seminars	0.00	0.00	0.00	0.0%
Storage	338.40	508.00	-169.60	66.61%
Web Hosting	95.88	100.00	-4.12	95.88%
Total Mgmt (General and Admin)	4,806.62	3,845.00	961.62	125.01%
Taxes and Insurance				
Fee-Corp Annual Filing	10.00	10.00	0.00	100.0%
Fees and Licenses-Other	0.00	0.00	0.00	0.0%
Insurance-Directors and Officer	639.00	839.00	-200.00	76.16%
Taxes-Income-Federal	1,159.00	750.00	409.00	154.53%
Taxes-Income-State	198.00	158.00	40.00	125.32%
Taxes-Real Estate	12.68	15.00	-2.32	84.53%
Taxes and Insurance - Other	0.00	0.00	0.00	0.0%
Total Taxes and Insurance	2,018.68	1,772.00	246.68	113.92%
Total Expense	24,986.75	24,273.00	713.75	102.94%
Net Income	27,062.71	27,003.00	59.71	100.22%

Green Valley Desert Hills No. 5, Inc.
Profit & Loss Statement
 October 2018 through September 2019

8:48 AM
 10/02/2019
 Accrual Basis

	Oct '18 - Sep 19	Oct '17 - Sep 18	% Change
Income			
Revenues			
Homeowners Dues	46,020.00	46,256.00	-0.51%
Interest Income-General	6.20	7.01	-11.56%
Interest Income-Street Fund	4,864.54	3,955.84	22.97%
Late Fees	283.20	165.67	70.94%
Transfer Fees	875.52	758.40	15.44%
Total Revenues	52,049.46	51,142.92	1.77%
Total Income	52,049.46	51,142.92	1.77%
Gross Profit	52,049.46	51,142.92	1.77%
Expense			
Mainternance			
Common Area Maintenance	13,656.00	13,650.00	0.04%
Maintenance - Other	4,505.45	2,051.45	119.62%
Monument	0.00	60.00	-100.0%
Total Maintenance	18,161.45	15,761.45	15.23%
Mgmt (General and Admin)			
Accounting and Tax Preparation	0.00	0.00	0.0%
Bank Charges	77.85	120.59	-35.44%
Christmas Decorations	22.49	109.42	-79.45%
GVCCC Dues	1,862.00	1,862.00	0.0%
Legal	878.00	0.00	100.0%
Membership Mailings	408.45	614.94	-33.58%
Office Supplies and Expenses	205.21	238.96	-14.12%
Potluck Expenses	26.34	24.65	6.86%
Revised CC&R's/ ByLaws	892.00	1,377.00	-35.22%
Storage	338.40	486.00	-30.37%
Web Hosting	95.88	95.88	0.0%
Total Mgmt (General and Admin)	4,806.62	4,929.44	-2.49%
Taxes and Insurance			
Fee-Corp Annual Filing	10.00	10.00	0.0%
Insurance-Directors and Officer	639.00	821.00	-22.17%
Taxes-Income-Federal	1,159.00	895.00	29.5%
Taxes-Income-State	198.00	177.00	11.86%
Taxes-Real Estate	12.68	12.98	-2.31%
Total Taxes and Insurance	2,018.68	1,915.98	5.36%
Total Expense	24,986.75	22,606.87	10.53%
Net Income	27,062.71	28,536.05	-5.16%