Master Homeowners Association for Green Valley Ranch
Profit & Loss - UNAUDITED
January through September 2026

	Jan - Sep 26
Ordinary Income/Expense	
Income	
03000a · Income Matching accounts	
03952 · Late Fees	10,190.00
03953 · Rule Violation Fines	280,890.70
03954 · Closing Fees	27,650.00
03956 · Credit Card Fee	954.30
03962 · Unbilled Income	0.00
03964 · Reimb. Collection Fees	70,439.87
07583 · Foreclosure Legal	898.22
520430 · Rush Fees	2,300.00
520410 · NSF Fees	50.00
520420 · Admin Fees	1,100.00
521117 · Postage - Certified Mailings	1,529.61
521310 · Reimb. Legal	290,995.26
521421 · Lien Fees	12,480.00
Total 03000a · Income Matching accounts	699,477.96
03570 · Interest	19,251.02
Total Income	718,728.98
Gross Profit	718,728.98
Expense	
741100 · Postage & Shipping	1,822.62
06500 · Bank Charges	1,557.88
07510 · Management Fee	139,500.00
07516 · Lien Fee Costs-HOA	5,821.75
07517 · Reimb. Collection Expense Acct	70,509.61
07520 · Legal General	15,651.34
07521 · Audit	2,000.00
07526 · VMS Software and Support	6,442.10
07530 · Insurance	12,892.00
07570 · Misc. Administration	393.36
07580 · Reimburse Legal	298,549.15
07584 · Foreclosure Legal	842.22
07587 · Mail Box Repairs	14,223.20
07650 · Community Events/Programs	
07650i · Community Events-Other	6,000.00
07650j · Community Events-Farmers Market	7,165.32
Total 07650 · Community Events/Programs	13,165.32
09800 · Misc Expenses	325.00
741020 · Bad Debt Expense	
741022 · Bad Debt-Board of Director W/O	41,264.52
741023 · Bad Debt-Appeal Waived by Board	0.00
741024 · Bad Debt-Collection fee-20%	0.00
741025 · Bad Debt-Foreclosure write off	10,707.67
741026 · Bad Debt-Bankruptcy write off	0.00
741033 · Bad Debt-Attorney Write Offs	50,990.22
Total 741020 · Bad Debt Expense	102,962.41
Total Expense	686,657.96
Net Ordinary Income	32,071.02
Net Income	**32,071.02**