

Master Homeowners Association for Green Valley Ranch

Profit & Loss - UNAUDITED

January through October 2025

	Jan - Oct 25
Ordinary Income/Expense	
Income	
03000a · Income Matching accounts	
03952 · Late Fees	15,120.00
03953 · Rule Violation Fines	259,050.70
03954 · Closing Fees	41,050.00
03956 · Credit Card Fee	1,169.10
03962 · Unbilled Income	626.94
03964 · Reimb. Collection Fees	45,671.04
07583 · Foreclosure Legal	4,336.53
520430 · Rush Fees	4,349.50
520410 · NSF Fees	50.00
521117 · Postage - Certified Mailings	2,001.56
521310 · Reimb. Legal	287,637.83
521421 · Lien Fees	6,160.00
Total 03000a · Income Matching accounts	667,223.20
03570 · Interest	23,320.21
Total Income	690,543.41
Gross Profit	690,543.41
Expense	
721090 · Other Professional Services	125.00
741100 · Postage & Shipping	1,953.60
06500 · Bank Charges	1,894.33
07510 · Management Fee	151,500.00
07516 · Lien Fee Costs-HOA	2,824.75
07517 · Reimb. Collection Expense Acct	47,221.49
07520 · Legal General	49,099.59
07526 · VMS Software and Support	6,757.00
07530 · Insurance	12,892.00
07570 · Misc. Administration	36.00
07580 · Reimburse Legal	288,612.18
07584 · Foreclosure Legal	4,105.87
07587 · Mail Box Repairs	5,502.96
07650 · Community Events/Programs	
07650j · Community Events-Farmers Market	7,280.78
Total 07650 · Community Events/Programs	7,280.78
09800 · Misc Expenses	325.00
741020 · Bad Debt Expense	
741022 · Bad Debt-Board of Director W/O	45,718.34
741023 · Bad Debt-Appeal Waived by Board	0.00
741024 · Bad Debt-Collection fee-20%	0.00
741025 · Bad Debt-Foreclosure write off	465.00
741026 · Bad Debt-Bankruptcy write off	0.00
741033 · Bad Debt-Attorney Write Offs	2,122.50
Total 741020 · Bad Debt Expense	48,305.84
Total Expense	628,436.39
Net Ordinary Income	62,107.02
Net Income	62,107.02