

## Master Homeowners Association for Green Valley Ranch

## Profit &amp; Loss - UNAUDITED

January through November 2025

|                                                | Jan - Nov 25      |
|------------------------------------------------|-------------------|
| <b>Ordinary Income/Expense</b>                 |                   |
| <b>Income</b>                                  |                   |
| 03000a · Income Matching accounts              |                   |
| 03952 · Late Fees                              | 17,320.00         |
| 03953 · Rule Violation Fines                   | 269,750.70        |
| 03954 · Closing Fees                           | 44,600.00         |
| 03956 · Credit Card Fee                        | 1,265.17          |
| 03962 · Unbilled Income                        | 626.94            |
| 03964 · Reimb. Collection Fees                 | 47,496.12         |
| 07583 · Foreclosure Legal                      | 4,336.53          |
| 520430 · Rush Fees                             | 4,499.50          |
| 520410 · NSF Fees                              | 50.00             |
| 520420 · Admin Fees                            | 100.00            |
| 521117 · Postage - Certified Mailings          | 2,559.74          |
| 521310 · Reimb. Legal                          | 315,136.10        |
| 521421 · Lien Fees                             | 6,320.00          |
| <b>Total 03000a · Income Matching accounts</b> | <b>714,060.80</b> |
| 03570 · Interest                               | 25,531.74         |
| <b>Total Income</b>                            | <b>739,592.54</b> |
| <b>Gross Profit</b>                            | <b>739,592.54</b> |
| <b>Expense</b>                                 |                   |
| 721090 · Other Professional Services           | 340.55            |
| 741100 · Postage & Shipping                    | 2,637.42          |
| 06500 · Bank Charges                           | 2,048.74          |
| 07510 · Management Fee                         | 166,650.00        |
| 07516 · Lien Fee Costs-HOA                     | 3,722.50          |
| 07517 · Reimb. Collection Expense Acct         | 47,824.96         |
| 07520 · Legal General                          | 51,685.98         |
| 07526 · VMS Software and Support               | 7,371.90          |
| 07530 · Insurance                              | 12,892.00         |
| 07570 · Misc. Administration                   | 36.00             |
| 07580 · Reimburse Legal                        | 316,316.11        |
| 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          |
| <b>Total 07650 · Community Events/Programs</b> | <b>7,280.78</b>   |
| 09800 · Misc Expenses                          | 325.00            |
| 741020 · Bad Debt Expense                      |                   |
| 741022 · Bad Debt-Board of Director W/O        | 50,143.84         |
| 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          | 2,239.92          |
| <b>Total 741020 · Bad Debt Expense</b>         | <b>52,848.76</b>  |
| <b>Total Expense</b>                           | <b>681,589.53</b> |
| <b>Net Ordinary Income</b>                     | <b>58,003.01</b>  |
| <b>Net Income</b>                              | <b>58,003.01</b>  |