

**Valley Pines Condominium Association**  
**Profit & Loss DRAFT Budget Overview**  
January through December 2024

	OP	Garage	Combined
	Jan - Dec 24	Jan - Dec 24	Jan - Dec 24
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Operating Assessment Income	272,031.32		272031.32
Office/Stor/Kitchen Rental Inc			
Kitchen	10,200.00		10200.00
First Floor	600.00		600.00
Second Floor	4,620.00		4620.00
Second Floor Storage	1,800.00		1800.00
<b>Total Office/Stor/Kitchen Rental Inc</b>	<b>17,220.00</b>		<b>17220.00</b>
Parking Space	600.00		600.00
Garage Assessment Income		7,421.06	7421.06
Garage-Special Assessment from previous		28,757.00	28757.00
<b>Total Income</b>		<b>36,178.06</b>	<b>36178.06</b>
<b>Total Income</b>	<b>289,851.32</b>	<b>36,178.06</b>	<b>326029.38</b>
<b>Expense</b>			
<b>Admin &amp; Office Expense</b>			
Accounting & Tax Return	4,680.00	420.00	5100.00
Insurance	29,880.00	1,256.04	31136.04
Legal	3,600.00	1.00	3601.00
Meeting Expenses	2,820.00		2820.00
Office Supplies	300.00		300.00
Postage and Delivery	240.00		240.00
Property Management Fees	12,000.00	360.00	12360.00
Website Management	60.00		60.00
<b>Total Admin &amp; Office Expense</b>	<b>53,580.00</b>	<b>2,037.04</b>	<b>55617.04</b>
<b>Building Maintenance</b>			
<b>Elevator (OS)</b>			
Maintenance & Repairs	4,872.00		4872.00
<b>Total Elevator (OS)</b>	<b>4,872.00</b>		<b>4872.00</b>
<b>Maintenance / Repairs Labor</b>			
Drains / Gutters (PM)	6,500.00		6500.00
Fire System Inspect/Monitoring	2,280.00		2280.00
Maintenance / Repairs Supplies	65,460.00		65460.00
<b>Total Maintenance / Repairs Labor</b>	<b>74,240.00</b>	<b>540.00</b>	<b>74780.00</b>
<b>Gym</b>			
Cable / TV	1,440.00		1440.00
Equipment Maintenance / Repairs	1,020.00		1020.00
<b>Total Gym</b>	<b>2,460.00</b>		<b>2460.00</b>
<b>Housekeeping</b>			
Service (PM)	14,460.00		14460.00
<b>Total Housekeeping</b>	<b>14,460.00</b>		<b>14460.00</b>
Security Cameras	3,432.00		3432.00
Trash Service	25,668.00	1,932.00	27600.00
<b>Total Building Maintenance</b>	<b>125,132.00</b>	<b>2,472.00</b>	<b>127604.00</b>
<b>Grounds Maintenance</b>			
Dog Pots (PM & Supplies)	2,616.00		2616.00
Landscaping and Groundskeeping	40,000.00		40000.00
Snow Removal	10,400.00	800.00	11200.00
<b>Total Grounds Maintenance</b>	<b>53,016.00</b>	<b>800.00</b>	<b>53816.00</b>
<b>Utilities</b>			
Electric	9,840.00	702.00	10542.00
Gas-Bldgs	23,362.00		23362.00
Gas-Clubhouse	4,992.00		4992.00
Gas-Gym	336.00		336.00
Water & Sanitation	22,344.00	456.00	22800.00
<b>Total Utilities</b>	<b>60,874.00</b>	<b>1,158.00</b>	<b>62032.00</b>
<b>Total Expense</b>	<b>292,602.00</b>	<b>6,467.04</b>	<b>299069.04</b>
<b>Net Ordinary Income</b>	<b>-2,750.68</b>	<b>29,711.02</b>	<b>26960.34</b>
<b>Net Income</b>	<b>-2,750.68</b>	<b>29,711.02</b>	<b>26960.34</b>
<b>Other RESERVES Income/Expense</b>			

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Other Income			
Capital Reserve Income 2023-fwd			
Reserve 2024 Annual Special	49,920.00		49920.00
Total Capital Reserve Income 2023-fwd	49,920.00	0.00	49920.00
Total Other Income	49,920.00	0.00	49920.00
Other RESERVE Expense			
Capital Expenses 2023 forward			
Insurance Claim-deductible	9,600.00	400.00	10000.00
Motion Sensor Lights	4,700.00		4700.00
Heat Tape/Conduit	19,112.60		19112.60
Total Capital Expenses 2023 forward	33,412.60	400.00	33812.60
Total Other/RESERVE Expense	33,412.60	400.00	33812.60
Net Other/RESERVES Income	16,507.40	-400.00	16107.40
Net COMBINED Income	13,756.72	29,311.02	43067.74