

Valley Pines Condominium Association
Balance Sheet Prev Year Comparison
As of July 31, 2021

	Jul 31, 21	Jul 31, 20	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Operating			
Alpine Bank	193,622	161,042	32,580
Total Operating	193,622	161,042	32,580
Capital Reserve Accounts			
Alpine Bank	45,223	45,218	5
Edward Jones	258,274	256,873	1,401
Total Capital Reserve Accounts	303,497	302,091	1,406
Total Checking/Savings	497,119	463,133	33,986
Accounts Receivable			
Accounts Receivable	1,811	835	976
Total Accounts Receivable	1,811	835	976
Other Current Assets			
Prepaid Insurance	0	22,351	-22,351
Due to Capital Reserve Account	215,976	170,639	45,337
Total Other Current Assets	215,976	192,990	22,986
Total Current Assets	714,906	656,958	57,948
TOTAL ASSETS	714,906	656,958	57,948
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	9,923	49,850	-39,927
Total Accounts Payable	9,923	49,850	-39,927
Other Current Liabilities			
Due from Operating Account	215,976	170,639	45,337
Tenant Security Deposits Held	0	1,500	-1,500
Total Other Current Liabilities	215,976	172,139	43,837
Total Current Liabilities	225,899	221,989	3,910
Total Liabilities	225,899	221,989	3,910
Equity			
Garage (Prior Years)	-10,297	-6,548	-3,749
Operating (Prior Years)	-19,902	-24,145	4,243
Capital Reserve (Prior Years)	495,852	437,583	58,269
Capital Reserve (Current Year)	23,621	35,147	-11,526
Garage (Current Year)	-4,935	-1,371	-3,564
Net Income	4,668	-5,695	10,363
Total Equity	489,007	434,971	54,036
TOTAL LIABILITIES & EQUITY	714,906	656,960	57,946

Valley Pines Condominium Association

Budget Vs. Actual Operating

July 2021

	Jul 21	Budget	\$ Over Budget	Jan - Jul 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Assessment	8,479	8,393	86	59,355	58,749	606	100,713
Finance Fee	117	45	72	511	295	216	500
Pet Fee	0	0	0	0	500	-500	500
Total Income	8,596	8,438	158	59,866	59,544	322	101,713
Gross Profit	8,596	8,438	158	59,866	59,544	322	101,713
Expense							
Admin & Office Expense							
Accounting & Tax Return	319	415	-96	2,361	3,425	-1,064	5,500
Insurance	1,771	1,810	-39	12,393	12,655	-262	21,690
Meeting Expenses	4	0	4	628	0	628	0
Property Management Fees	1,036	1,000	36	7,241	7,000	241	12,000
Website Management	0	0	0	317	0	317	0
Total Admin & Office Expense	3,130	3,225	-95	22,940	23,080	-140	39,190
Building Maintenance							
Contingency	0	339	-339	0	2,374	-2,374	4,070
Elevator (OS)							
Inspection (Annual)	646	669	-23	1,916	2,007	-91	2,675
Maintenance & Repairs	0	125	-125	0	375	-375	475
Telephone	123	119	4	850	831	19	1,424
Total Elevator (OS)	769	913	-144	2,766	3,213	-447	4,574
Fire System Inspect/Monitoring	120	165	-45	795	3,635	-2,840	3,800
Maintenance / Repairs Labor							
Drains / Gutters (PM)	0	0	0	123	504	-381	1,008
Front of building	0	63	-63	0	441	-441	756
Heat Tape (PM & OS)	0	0	0	0	63	-63	126
Holiday Dec.-Ent. logs (PM/SUP)	0	0	0	246	120	126	420
Leak/Other Un-Budgeted Repairs	0	505	-505	354	2,015	-1,661	3,025
Maintenance / Repairs Supplies	0	100	-100	168	300	-132	400
Misc. Repairs / Maint.	0	84	-84	330	587	-257	1,007
Pest Control	0	63	-63	0	189	-189	252
Thermostats	0	0	0	0	63	-63	126
Window Cleaning	0	0	0	0	546	-546	546
Total Maintenance / Repairs Labor	0	815	-815	1,221	4,828	-3,607	7,666
Gym							
Cable / TV	88	90	-2	620	615	5	1,050
Equipment Maintenance / Repairs	0	75	-75	0	200	-200	250
Total Gym	88	165	-77	620	815	-195	1,300
Housekeeping							
Service (PM)	1,230	943	287	7,332	6,600	732	11,315
Supplies	0	25	-25	178	130	48	205
Total Housekeeping	1,230	968	262	7,510	6,730	780	11,520

Valley Pines Condominium Association
Budget Vs. Actual Operating
July 2021

	Jul 21	Budget	\$ Over Budget	Jan - Jul 21	YTD Budget	\$ Over Budget	Annual Budget
Security Cameras	411	217	194	1,685	1,517	168	2,600
Trash Service	1,448	1,181	267	9,362	8,269	1,093	14,175
Total Building Maintenance	4,066	4,763	-697	23,959	31,381	-7,422	49,705
Grounds Maintenance							
Bikes & Racks (PM)	0	0	0	0	84	-84	168
Dog Pots (PM & Supplies)	80	91	-11	582	637	-55	1,092
Irrigation Maintenance & Repair	237	50	187	390	350	40	740
Landscaping and Groundskeeping	837	1,650	-813	7,158	9,588	-2,430	14,908
Parking licenses plate monitori	0	84	-84	0	252	-252	336
Parts & Supplies	253	25	228	453	125	328	200
Snow Removal	0	0	0	3,220	7,700	-4,480	10,000
Total Grounds Maintenance	1,407	1,900	-493	11,803	18,736	-6,933	27,444
Total Expense	8,603	9,888	-1,285	58,702	73,197	-14,495	116,339
Net Ordinary Income	-7	-1,450	1,443	1,164	-13,653	14,817	-14,626
Net Income	-7	-1,450	1,443	1,164	-13,653	14,817	-14,626

Valley Pines Condominium Association
Budget Vs. Actual Rental
 July 2021

	Jul 21	Budget	\$ Over Budget	Jan - Jul 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Kitchen	550	550	0	3,850	3,850	0	6,600
Move In/Out Fee	0	0	0	0	500	-500	1,000
Office Space							
First Floor	100	100	0	700	700	0	1,200
Second Floor	350	350	0	2,450	2,450	0	4,200
Total Office Space	450	450	0	3,150	3,150	0	5,400
Other	350			350			
Parking Space	100	100	0	700	700	0	1,200
Rules & Regulations Fines	0	0	0	0	150	-150	250
Storage							
Second Floor	150	150	0	1,050	1,050	0	1,800
Total Storage	150	150	0	1,050	1,050	0	1,800
Total Income	1,600	1,250	350	9,100	9,400	-300	16,250
Gross Profit	1,600	1,250	350	9,100	9,400	-300	16,250
Expense							
Building Maintenance							
Maintenance / Repairs Labor	0	0	0	0	150	-150	250
Total Building Maintenance	0	0	0	0	150	-150	250
Total Expense	0	0	0	0	150	-150	250
Net Ordinary Income	1,600	1,250	350	9,100	9,250	-150	16,000
Net Income	1,600	1,250	350	9,100	9,250	-150	16,000

Valley Pines Condominium Association
Budget Vs. Actual Utilities
 July 2021

	Jul 21	Budget	\$ Over Budget	Jan - Jul 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Assessment	3,930	3,931	-1	27,510	27,514	-4	47,165
Holy Cross Bi-Annual Refund	0	0	0	126	0	126	0
Total Income	3,930	3,931	-1	27,636	27,514	122	47,165
Gross Profit	3,930	3,931	-1	27,636	27,514	122	47,165
Expense							
Utilities							
Electric	501	525	-24	5,626	5,350	276	8,375
Gas-Bldg C/Clb Hse N. 101-204	119	150	-31	1,708	2,175	-467	3,375
Gas-Bk Bldg/Clb Hs N.W. 105-208	87	125	-38	2,614	2,675	-61	3,900
Gas-Bldg A&B/Clb Hse S. 110-219	277	300	-23	4,589	4,600	-11	6,760
Gas-Bldg E/N.W. 130/31/32/33	42	50	-8	936	975	-39	1,375
Gas-Bldg F/N.E. 134/35/36/37	52	50	2	926	975	-49	1,375
Gas-Clubhouse	213	275	-62	2,871	2,725	146	3,625
Gas-Gym	32	35	-3	221	245	-24	420
Water & Sanitation	2,038	1,525	513	13,747	10,710	3,037	18,110
Total Utilities	3,361	3,035	326	33,238	30,430	2,808	47,315
Total Expense	3,361	3,035	326	33,238	30,430	2,808	47,315
Net Ordinary Income	569	896	-327	-5,602	-2,916	-2,686	-150
Net Income	569	896	-327	-5,602	-2,916	-2,686	-150

Valley Pines Condominium Association

Budget Vs. Actual Garage

July 2021

	Jul 21	Budget	\$ Over Budget	Jan - Jul 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Assessment	517	495	22	3,619	3,465	154	5,940
Total Income	517	495	22	3,619	3,465	154	5,940
Gross Profit	517	495	22	3,619	3,465	154	5,940
Expense							
Admin & Office Expense							
Accounting & Tax Return	24	33	-9	178	233	-55	400
Insurance	92	94	-2	645	659	-14	1,130
Legal	0	0	0	858	0	858	0
Meeting Expenses	0	0	0	21	0	21	0
Property Management Fees	30	31	-1	210	219	-9	375
Total Admin & Office Expense	146	158	-12	1,912	1,111	801	1,905
Building Maintenance							
Maintenance / Repairs Labor	0	0	0	15	300	-285	500
Trash Service	109	90	19	705	625	80	1,075
Total Building Maintenance	109	90	19	720	925	-205	1,575
Grounds Maintenance							
Landscaping and Groundskeeping	81	125	-44	527	750	-223	1,180
Snow Removal	0	0	0	232	425	-193	750
Total Grounds Maintenance	81	125	-44	759	1,175	-416	1,930
Utilities							
Electric	25	79	-54	600	554	46	950
Water & Sanitation	61	29	32	386	204	182	350
Total Utilities	86	108	-22	986	758	228	1,300
Capital Reserve							
Buildings							
Exterior							
Exterior beams staining	0	0	0	1,341	0	1,341	0
Exterior paint & staining	0	0	0	1,202	0	1,202	0
Total Exterior	0	0	0	2,543	0	2,543	0
Total Buildings	0	0	0	2,543	0	2,543	0
Common Area							
Asphalt seal coat & crack fill	0	0	0	1,044	0	1,044	0
Landscape refurbish & repair	0	0	0	591	0	591	0
Total Common Area	0	0	0	1,635	0	1,635	0
Total Capital Reserve	0	0	0	4,178	0	4,178	0
Garage Equity	95	0	95	-4,935	0	-4,935	0
Total Expense	517	481	36	3,620	3,969	-349	6,710
Net Ordinary Income	0	14	-14	-1	-504	503	-770
Net Income	0	14	-14	-1	-504	503	-770

Valley Pines Condominium Association
Budget Vs. Actual Capital Reserve
 July 2021

	Jul 21	Budget	\$ Over Budget	Jan - Jul 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Assessment	6,696	6,693	3	46,872	46,850	22	80,315
Interest	0	83	-83	880	583	297	1,000
Total Income	6,696	6,776	-80	47,752	47,433	319	81,315
Gross Profit	6,696	6,776	-80	47,752	47,433	319	81,315
Expense							
Capital Reserve							
Common Area							
Asphalt seal coat & crack fill	0	0	0	16,237	0	16,237	0
Drainage repairs	0	0	0	0	20,000	-20,000	20,000
Landscape refurbish & repair	0	0	0	7,895	0	7,895	0
Total Common Area	0	0	0	24,132	20,000	4,132	20,000
Mechanical/Plumb/Electrical							
Fire prot-control panel & alarm	0	0	0	0	5,000	-5,000	5,000
Total Mechanical/Plumb/Electrical	0	0	0	0	5,000	-5,000	5,000
Total Capital Reserve	0	0	0	24,132	25,000	-868	25,000
Capital Reserve (Trans to bank)	6,696	0	6,696	23,621	0	23,621	0
Total Expense	6,696	0	6,696	47,753	25,000	22,753	25,000
Net Ordinary Income	0	6,776	-6,776	-1	22,433	-22,434	56,315
Net Income	0	6,776	-6,776	-1	22,433	-22,434	56,315