

**Valley Pines Condominium Association**  
**Balance Sheet Prev Year Comparison**  
As of March 31, 2019

	Mar 31, 19	Mar 31, 18	\$ Change
<b>ASSETS</b>			
Current Assets			
Checking/Savings			
Operating - Alpine Bank	99,691	51,460	48,231
Capital Reserve - Alpine Bank	5,214	255,192	-249,978
Capital Reserve - Edward Jones	250,261	0	250,261
Total Checking/Savings	355,166	306,652	48,514
Accounts Receivable			
Accounts Receivable	21,509	39,678	-18,169
Total Accounts Receivable	21,509	39,678	-18,169
Other Current Assets			
Prepaid Insurance	6,723	4,526	2,197
Due to Capital Reserve Account	138,959	82,715	56,244
Total Other Current Assets	145,682	87,241	58,441
Total Current Assets	522,357	433,571	88,786
<b>TOTAL ASSETS</b>	<b>522,357</b>	<b>433,571</b>	<b>88,786</b>
<b>LIABILITIES &amp; EQUITY</b>			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	21,868	42,088	-20,220
Total Accounts Payable	21,868	42,088	-20,220
Other Current Liabilities			
Due from Operating Account	138,959	82,715	56,244
Tenant Security Deposits Held	2,000	1,700	300
Total Other Current Liabilities	140,959	84,415	56,544
Total Current Liabilities	162,827	126,503	36,324
Total Liabilities	162,827	126,503	36,324
Equity			
Garage (Prior Years)	-1,141	0	-1,141
Operating (Prior Years)	-14,680	-10,698	-3,982
Capital Reserve (Prior Years)	380,831	359,076	21,755
Capital Reserve (Current Year)	13,603	-21,169	34,772
Garage (Current Year)	-1,011	-10,823	9,812
Net Income	-18,074	-9,318	-8,756
Total Equity	359,528	307,068	52,460
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>522,355</b>	<b>433,571</b>	<b>88,784</b>

**Valley Pines Condominium Association**  
**Budget Vs. Actual Operating**  
**March 2019**

	Mar 19	Budget	\$ Over Budget	Jan - Mar 19	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
Assessment	8,282	8,299	-17	24,847	24,898	-51	99,590
Finance Fee	356	0	356	1,086	0	1,086	0
<b>Total Income</b>	8,638	8,299	339	25,933	24,898	1,035	99,590
<b>Gross Profit</b>	8,638	8,299	339	25,933	24,898	1,035	99,590
<b>Expense</b>							
<b>Admin &amp; Office Expense</b>							
Accounting & Tax Return	380	358	22	1,164	1,055	109	4,705
Insurance	1,598	1,598	0	4,793	4,793	0	19,570
Legal	0	0	0	0	0	0	0
Office Supplies	0	0	0	0	50	-50	150
Postage and Delivery	0	0	0	0	50	-50	175
Property Management Fees	970	1,000	-30	2,910	3,225	-315	12,500
<b>Total Admin &amp; Office Expense</b>	2,948	2,956	-8	8,867	9,173	-306	37,100
<b>Building Maintenance</b>							
<b>Elevator</b>							
Inspection (Annual)	0	0	0	586	585	1	2,610
Maintenance & Repairs	0	0	0	0	150	-150	600
Telephone	108	109	-1	323	327	-4	1,315
<b>Total Elevator</b>	108	109	-1	909	1,062	-153	4,525
<b>General Maintenance / Repairs</b>							
Contingency	0	0	0	5,255	0	5,255	0
Fire System Inspect/Monitoring	3,461	0	3,461	4,864	125	4,739	2,605
Leak Repairs	0	0	0	0	0	0	0
Maintenance / Repairs Labor	1,097	325	772	2,527	1,600	927	7,925
Maintenance / Repairs Supplies	0	0	0	0	100	-100	400
Security Cameras	111	112	-1	613	624	-11	2,500
Trash Service	1,448	1,050	398	4,031	3,495	536	14,175
<b>Total General Maintenance / Repairs</b>	6,117	1,487	4,630	17,290	5,944	11,346	27,605
<b>Gym</b>							
Cable / TV	80	85	-5	239	245	-6	975
Equipment Maintenance / Repairs	81	0	81	306	0	306	0
<b>Total Gym</b>	161	85	76	545	245	300	975
<b>Housekeeping</b>							
Service	960	1,000	-40	2,960	3,000	-40	12,000
Supplies	0	0	0	44	50	-6	200
<b>Total Housekeeping</b>	960	1,000	-40	3,004	3,050	-46	12,200
<b>Total Building Maintenance</b>	7,346	2,681	4,665	21,748	10,301	11,447	45,305
<b>Grounds Maintenance</b>							
Landscaping and Groundskeeping	452	225	227	864	750	114	23,375
Snow Removal	2,139	575	1,564	11,161	4,000	7,161	6,160
<b>Total Grounds Maintenance</b>	2,591	800	1,791	12,025	4,750	7,275	29,535
<b>Total Expense</b>	12,885	6,437	6,448	42,640	24,224	18,416	111,940
<b>Net Ordinary Income</b>	<b>-4,247</b>	1,862	<b>-6,109</b>	<b>-16,707</b>	674	<b>-17,381</b>	<b>-12,350</b>
<b>Net Income</b>	<b>-4,247</b>	1,862	<b>-6,109</b>	<b>-16,707</b>	674	<b>-17,381</b>	<b>-12,350</b>

**Valley Pines Condominium Association**  
**Budget Vs. Actual Utilities**  
**March 2019**

	Mar 19	Budget	\$ Over Budget	Jan - Mar 19	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
Assessment	3,861	3,869	-8	11,583	11,606	-23	46,425
Holy Cross Bi-Annual Refund	0	0	0	0	0	0	100
<b>Total Income</b>	<b>3,861</b>	<b>3,869</b>	<b>-8</b>	<b>11,583</b>	<b>11,606</b>	<b>-23</b>	<b>46,525</b>
<b>Gross Profit</b>	<b>3,861</b>	<b>3,869</b>	<b>-8</b>	<b>11,583</b>	<b>11,606</b>	<b>-23</b>	<b>46,525</b>
<b>Expense</b>							
<b>Utilities</b>							
Electric	1,058	875	183	3,026	2,550	476	7,960
Gas-Bldg C/Clb Hse N. 101-204	402	530	-128	1,253	1,670	-417	3,760
Gas-Bk Bldg/Clb Hs N.W. 105-208	501	505	-4	1,663	1,620	43	3,550
Gas-Bldg A&B/Clb Hse S. 110-219	877	840	37	2,684	2,635	49	6,310
Gas-Bldg E/N.W. 130/31/32/33	171	170	1	558	575	-17	1,380
Gas-Bldg F/N.E. 134/35/36/37	168	175	-7	541	570	-29	1,375
Gas-Clubhouse	484	475	9	1,790	1,585	205	3,145
Gas-Gym	36	35	1	105	110	-5	425
Water & Sanitation	1,468	1,515	-47	4,412	4,605	-193	18,620
<b>Total Utilities</b>	<b>5,165</b>	<b>5,120</b>	<b>45</b>	<b>16,032</b>	<b>15,920</b>	<b>112</b>	<b>46,525</b>
<b>Total Expense</b>	<b>5,165</b>	<b>5,120</b>	<b>45</b>	<b>16,032</b>	<b>15,920</b>	<b>112</b>	<b>46,525</b>
<b>Net Ordinary Income</b>	<b>-1,304</b>	<b>-1,251</b>	<b>-53</b>	<b>-4,449</b>	<b>-4,314</b>	<b>-135</b>	<b>0</b>
<b>Net Income</b>	<b>-1,304</b>	<b>-1,251</b>	<b>-53</b>	<b>-4,449</b>	<b>-4,314</b>	<b>-135</b>	<b>0</b>

## Valley Pines Condominium Association Budget Vs. Actual Rental March 2019

	Mar 19	Budget	\$ Over Budget	Jan - Mar 19	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
Kitchen	550	550	0	1,650	1,650	0	6,600
Move In/Out Fee	0	0	0	0	250	-250	750
<b>Office Space</b>							
First Floor	100	100	0	300	300	0	1,200
Second Floor	100	100	0	300	300	0	1,200
<b>Total Office Space</b>	200	200	0	600	600	0	2,400
Parking Space	100	100	0	300	300	0	1,200
Rules & Regulations Fines	200	0	200	300	50	250	200
<b>Storage</b>							
Second Floor	100	100	0	300	300	0	1,200
<b>Total Storage</b>	100	100	0	300	300	0	1,200
<b>Total Income</b>	1,150	950	200	3,150	3,150	0	12,350
<b>Gross Profit</b>	1,150	950	200	3,150	3,150	0	12,350
<b>Expense</b>							
Notice / Violations Labor	0	0	0	70	0	70	0
<b>Total Expense</b>	0	0	0	70	0	70	0
<b>Net Ordinary Income</b>	1,150	950	200	3,080	3,150	-70	12,350
<b>Net Income</b>	1,150	950	200	3,080	3,150	-70	12,350

**Valley Pines Condominium Association**  
**Budget Vs. Actual Garage**  
**March 2019**

	Mar 19	Budget	\$ Over Budget	Jan - Mar 19	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
Assessment	548	549	-1	1,643	1,646	-3	6,585
<b>Total Income</b>	548	549	-1	1,643	1,646	-3	6,585
<b>Gross Profit</b>	548	549	-1	1,643	1,646	-3	6,585
<b>Expense</b>							
<b>Admin &amp; Office Expense</b>							
Accounting & Tax Return	29	27	2	88	85	3	375
Insurance	83	83	0	249	250	-1	1,020
Property Management Fees	30	30	0	90	104	-14	395
<b>Total Admin &amp; Office Expense</b>	142	140	2	427	439	-12	1,790
<b>Building Maintenance</b>							
<b>General Maintenance / Repairs</b>							
Maintenance / Repairs Labor	0	0	0	0	50	-50	200
Maintenance / Repairs Supplies	0	0	0	0	10	-10	40
Trash Service	109	80	29	303	265	38	1,070
<b>Total General Maintenance / Repairs</b>	109	80	29	303	325	-22	1,310
<b>Total Building Maintenance</b>	109	80	29	303	325	-22	1,310
<b>Grounds Maintenance</b>							
Landscaping and Groundskeeping	26	10	16	39	40	-1	1,670
Snow Removal	161	45	116	989	300	689	460
<b>Total Grounds Maintenance</b>	187	55	132	1,028	340	688	2,130
<b>Utilities</b>							
Electric	139	170	-31	381	440	-59	950
Water & Sanitation	18	30	-12	54	90	-36	405
<b>Total Utilities</b>	157	200	-43	435	530	-95	1,355
<b>Capital Reserve</b>							
<b>Common Area</b>							
Concrete repairs project budget	0	0	0	0	0	0	0
Landscape refurbish & repair	460	0	460	460	0	460	0
<b>Total Common Area</b>	460	0	460	460	0	460	0
<b>Total Capital Reserve</b>	460	0	460	460	0	460	0
Garage Equity	-507	74	-581	-1,012	13	-1,025	0
<b>Total Expense</b>	548	549	-1	1,641	1,647	-6	6,585
<b>Net Ordinary Income</b>	0	0	0	2	-1	3	0
<b>Net Income</b>	0	0	0	2	-1	3	0

## Valley Pines Condominium Association Budget Vs. Actual Capital Reserve March 2019

	Mar 19	Budget	\$ Over Budget	Jan - Mar 19	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
Assessment	6,485	6,498	-13	19,455	19,494	-39	77,976
Interest	154	50	104	263	150	113	600
<b>Total Income</b>	<b>6,639</b>	<b>6,548</b>	<b>91</b>	<b>19,718</b>	<b>19,644</b>	<b>74</b>	<b>78,576</b>
<b>Gross Profit</b>	<b>6,639</b>	<b>6,548</b>	<b>91</b>	<b>19,718</b>	<b>19,644</b>	<b>74</b>	<b>78,576</b>
<b>Expense</b>							
<b>Capital Reserve</b>							
<b>Buildings</b>							
<b>Exterior</b>							
Exterior paint & staining	0	0	0	0	0	0	12,000
<b>Total Exterior</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12,000</b>
<b>Interior</b>							
Clubhouse bathrooms-remodel	0	0	0	0	0	0	0
<b>Total Interior</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Buildings</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12,000</b>
<b>Common Area</b>							
Concrete repairs project budget	0	25,000	-25,000	0	25,000	-25,000	25,000
Landscape refurbish & repair	6,115	0	6,115	6,115	0	6,115	10,000
<b>Total Common Area</b>	<b>6,115</b>	<b>25,000</b>	<b>-18,885</b>	<b>6,115</b>	<b>25,000</b>	<b>-18,885</b>	<b>35,000</b>
<b>Total Capital Reserve</b>	<b>6,115</b>	<b>25,000</b>	<b>-18,885</b>	<b>6,115</b>	<b>25,000</b>	<b>-18,885</b>	<b>47,000</b>
Capital Reserve (Trans to bank)	524	-18,452	18,976	13,603	-5,356	18,959	31,576
<b>Total Expense</b>	<b>6,639</b>	<b>6,548</b>	<b>91</b>	<b>19,718</b>	<b>19,644</b>	<b>74</b>	<b>78,576</b>
<b>Net Ordinary Income</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Net Income</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>