

Valley Pines Condominium Association
Operating Budget
 January through December

	Jan - Dec 19	Jan - Dec 20	Jan - Dec 21	Jan - Dec 22	Jan - Dec 22	Jan - Dec 23	2022 / 2023
	Actuals	Actuals	Actuals	Actuals	Budget	Budget	Variance
Ordinary Income/Expense							
Income							
Assessment	98,472	100,707	101,752	105,606	104,521	130,138	25,617
Late Fees	3,380	3,604	1,383	122	500	500	0
Dog Fee (\$50/dog per year)	50	200	0	0	500	200	(300)
Total Income	101,902	104,511	103,135	105,729	105,521	130,838	25,317
Expense							
Admin & Office Expense							
Accounting & Tax Return	5,432	4,811	4,858	4,764	5,500	5,500	0
Insurance	19,612	20,674	22,429	25,195	25,314	34,174	8,860
Legal	0	0	1,162	1,452	1,000	1,000	0
Meeting Expenses	0	0	628	245	225	225	0
Property Management Fees	11,906	11,849	11,692	12,665	11,692	12,043	351
Taxes	0	0	1,403	0	0	0	0
Website	449	0	317	48	350	350	0
Total Admin & Office Expense	37,399	37,334	42,489	44,369	44,081	53,292	9,211
Building Maintenance							
Elevator							
Inspection (Annual)	2,627	2,571	3,075	2,978	2,975	3,067	92
Maintenance & Repairs	268	0	0	221	475	475	0
Telephone	1,325	1,363	1,461	1,486	1,500	1,560	60
Total Elevator	4,220	3,934	4,536	4,685	4,950	5,102	153
General Maintenance / Repairs							
Contingency	1,368	0	0	2,354	14,124	12,644	(1,480)
Deck Handrails Maint / Repairs	0	0	1,344	0	660	660	0
Drains / Gutters (PM)	0	0	1,677	688	1,320	1,320	0
Fire System Inspect/Monitoring	6,156	2,772	915	1,709	3,898	3,898	0
Front of building cleaning	0	0	0	86	660	660	0
Heat Tape Timers	0	0	0	0	165	165	0
Holiday Dec.-Ent. Logs	0	0	414	344	550	550	0
Leak Repairs	683	120	4,843	5,944	3,960	3,960	0
Dryer Vent Cleaning	0	0	0	0	0	3,300	3,300
Maintenance / Repairs Labor	4,368	7,605	1,769	2,084	1,320	1,320	0
Maintenance / Repairs Supplies	101	553	312	2,022	400	400	0
Motion Lights	0	291	0	0	0	0	0
Pest Control	0	0	128	0	330	330	0
Security Cameras	2,391	2,484	2,620	3,240	2,751	3,402	651
Stucco Repairs	0	0	405	0	0	0	0
Thermostats	0	0	0	0	165	165	0
Trash Service	15,085	15,017	16,675	20,834	15,500	21,876	6,376
Window Cleaning	0	0	672	0	770	770	0
Total General Maintenance / Repairs	30,152	28,842	31,774	39,306	46,573	55,420	8,847
Gym							
Cable / TV	957	990	1,058	1,060	1,111	1,113	2
Equipment Maintenance / Repairs	306	0	0	379	250	1,500	1,250
Total Gym	1,263	990	1,058	1,439	1,361	2,613	1,252

Valley Pines Condominium Association
Operating Budget
 January through December

	Jan - Dec 19	Jan - Dec 20	Jan - Dec 21	Jan - Dec 22	Jan - Dec 22	Jan - Dec 23	2022 / 2023
	Actuals	Actuals	Actuals	Actuals	Budget	Budget	Variance
Housekeeping							
Service	11,360	11,315	12,498	12,852	12,960	12,960	0
Supplies	120	53	204	132	200	200	0
Total Housekeeping	11,480	11,368	12,702	12,984	13,160	13,160	0
Total Building Maintenance	47,115	45,134	50,070	58,414	66,044	76,296	10,252
Grounds Maintenance							
Bikes & Racks	0	0	149	0	220	220	0
Dog Pots (Labor & Supplies)	0	0	1,002	926	1,430	1,430	0
Fill Under Patios and Walkways	0	1,666	0	0	1,000	1,000	0
Irrigation Maintenance & Repair	0	5,514	745	791	1,880	2,074	194
Landscaping and Groundskeeping	23,208	17,942	12,255	14,954	12,430	13,416	986
Parking licenses plate monitoring	0	0	0	0	440	440	0
Parts & Supplies	0	0	453	50	500	465	(35)
Snow Shoveling	14,599	10,999	5,342	9,278	10,000	10,000	0
Total Grounds Maintenance	37,807	36,121	19,946	25,999	27,900	29,045	1,145
Total Expense	122,321	118,589	112,505	128,782	138,025	158,633	20,608
Net Ordinary Income	(20,419)	(14,078)	(9,370)	(23,053)	(32,504)	(27,794)	
Net Income	(20,419)	(14,078)	(9,370)	(23,053)	(32,504)	(27,794)	

Valley Pines Condominium Association
Operating/Rental Budget
 January through December

	Jan - Dec 19	Jan - Dec 20	Jan - Dec 21	Jan - Dec 22	Jan - Dec 22	Jan - Dec 23	2022 / 2023
	Actuals	Actuals	Actuals	Actuals	Budget	Budget	Variance
Income							
Club House							
Owner	0	0	350	0	0	0	0
Rental	0	0	0	0	0	0	0
Total Club House	0	0	350	0	0	0	0
Kitchen	6,600	5,500	6,600	9,300	10,200	10,506	306
Move In/Out Fee	2,000	2,500	1,000	250	1,000	1,000	0
Office Space							
First Floor	1,200	1,200	1,200	1,236	1,236	9,350	8,114
Second Floor	1,200	4,200	4,200	4,326	4,326	4,456	130
Total Office Space	2,400	5,400	5,400	5,562	5,562	13,806	8,244
Parking Space	1,200	1,200	1,200	1,236	1,236	1,273	37
Storage-Second Floor	1,200	1,800	1,800	1,854	1,854	1,910	56
Rules & Regulations Fines	650	0	0	350	250	250	0
Total Income	14,050	16,400	16,350	18,552	20,102	28,744	8,642
Expense							
Conference Area							
Inspections - After rental	0	0	0	0	0	0	0
Notice / Violations Labor	105	82	0	0	0	0	0
Repairs	480	0	0	0	250	250	0
Setup / Take Down	0	0	0	0	0	0	0
Total Conference Area	585	82	0	0	250	250	0
Office (First Floor)							
Maintenance & Repairs	0	0	0	100	0	0	0
Total Office (First Floor)	0	0	0	100	0	0	0
Total Expense	585	82	0	100	250	250	0
Net Income	13,465	16,318	16,350	18,452	19,852	28,494	6,102

Valley Pines Condominium Association
Operating/Utility Budget
 January through December

	Jan - Dec 19	Jan - Dec 20	Jan - Dec 21	Jan - Dec 22	Jan - Dec 22	Jan - Dec 23	2021 / 2022
	Actuals	Actuals	Actuals	Actuals	Budget	Budget	Variance
Ordinary Income/Expense							
Income							
Assessment	46,311	48,297	47,160	49,626	49,798	52,356	2,558
Holy Cross Bi-Annual Refund	393	438	456	200	150	150	0
Total Income	46,704	48,735	47,616	49,826	49,948	52,506	2,558
Expense							
Utilities							
Electric	9,054	8,292	8,493	8,457	9,045	9,044	(1)
Gas-Bldg C/Cib Hse N. 101-204	3,261	2,766	2,671	3,437	3,045	3,106	61
Gas-Bk Bldg/Cib Hs N.W. 105-204	4,308	3,622	3,719	4,631	4,075	4,190	115
Gas-Bldg A&B/Cib Hse S. 110-214	6,933	5,624	7,078	9,357	6,875	7,721	846
Gas-Bldg E/N.W. 130/31/32/33	1,409	1,087	1,446	1,902	1,375	1,552	177
Gas-Bldg F/N.E. 134/35/36/37	1,410	1,195	1,463	1,897	1,425	1,594	169
Gas - Clubhouse	3,070	3,498	3,396	3,379	3,485	3,596	111
Gas - Gym	410	230	358	333	350	322	(28)
Water & Sanitation	17,727	17,249	22,940	20,899	20,270	21,381	1,111
Total Utilities	47,582	43,563	51,564	54,292	49,945	52,506	2,561
Total Expense	47,582	43,563	51,564	54,292	49,945	52,506	2,561
Net Ordinary Income	(878)	5,172	(3,948)	(4,466)	3	0	
Net Income	(878)	5,172	(3,948)	(4,466)	3	0	

Valley Pines Condominium Association
Garage Proposed Budget
 January through December

	Jan - Dec 19	Jan - Dec 20	Jan - Dec 21	Jan - Dec 22	Jan - Dec 22	Jan - Dec 23	2022 / 2023
	Actuals	Actuals	Actuals	Actuals	Budget	Budget	Variance
Ordinary Income/Expense							
Income							
Assessment	7,488	7,918	6,204	6,697	6,732	37,207	30,475
Special Assessment	0	0	0	0	0	0	0
Total Income	7,488	7,918	6,204	6,697	6,732	37,207	30,475
Expense							
Garage							
Accounting & Tax Return	450	381	387	320	400	400	0
Building	69	1,773	104	101	500	500	0
Electric (Garage/Ext. Light/CH)	776	949	755	570	950	950	0
Grounds	1,531	1,376	937	0	1,000	1,224	224
Insurance	1,028	1,075	1,167	1,313	1,326	1,379	53
Property Management Fees	362	360	360	363	375	386	11
Snow Removal	1,149	771	392	688	750	750	0
Trash Removal	1,122	1,130	1,255	1,540	1,175	1,617	442
Water & Sanitation	281	187	615	518	380	544	164
Concrete Repairs	168	0	1,044	0	0	0	0
Exterior paint & staining	1,540	1,274	0	0	0	0	0
Landscape refurbish & repair	816	611	591	1,418	700	700	0
Garage Door Staining	0	0	0	0	0	0	0
Gutters & downspouts	0	0	0	14,400	13,301	0	(13,301)
Heat Tape	0	0	0	0	6,438	0	(6,438)
Misc Repairs	0	0	2,543	0	0	0	0
Prior Years Deficit/Surplus	0	0	0	0	0	28,757	28,757
Total Garage	9,292	9,887	10,150	21,231	27,295	37,207	9,912
Total Expense	9,292	9,887	10,150	21,231	27,295	37,207	9,912
Net Ordinary Income	(1,804)	(1,969)	(3,946)	(14,534)	(20,563)	0	20,563
Net Income	(1,804)	(1,969)	(3,946)	(14,534)	(20,563)	0	20,563

Valley Pines Condominium Association Capital Reserve Proposed Budget

~~January through December~~

	Jan - Dec 15	Jan - Dec 16	Jan - Dec 17	Jan - Dec 18	Jan - Dec 19	Jan - Dec 20	Jan - Dec 21	Jan - Dec 22	Jan - Dec 22	Jan - Dec 23	2022 / 2023
	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Budget	Budget	Variance
Ordinary Income/Expense											
Income											
Assessment	23,100	72,062	74,093	76,447	77,818	79,574	81,060	84,856	85,113	87,666	2,553
Interest	0	0	0	26	4,156	3,249	0	(1,061)	50	50	0
Special Assessment	0	96,000	0	0	0	0	0	0	0	0	0
Total Income	23,100	168,062	74,093	76,472	81,974	82,823	81,060	83,795	85,163	87,716	2,553
Expense											
Capital Reserve											
Exterior											
Concrete repairs project budget	0	0	0	0	2,391	0	0	7,781	8,000	0	(8,000)
Drainage repairs	0	0	0	0	0	10,883	0	0	0	0	0
Exterior paint staining	0	0	0	0	11,991	0	0	0	0	0	0
Exterior beams staining	0	0	0	0	0	2,050	0	0	0	0	0
Landscaping	0	0	0	0	10,841	7,309	10,000	10,000	9,300	9,300	0
Gutters & downspouts	0	0	0	0	0	0	0	700	1,000	0	(1,000)
Heat Tape	0	0	0	0	0	0	0	0	2,000	0	(2,000)
Total Exterior	0	0	0	0	25,223	20,242	10,000	18,481	20,300	9,300	(11,000)
Interior											
Bathroom (1st Floor) vynal replacement	0	0	0	14,430	0	0	0	0	0	0	0
Bathroom (2nd Floor) & Landing vynal floor	0	0	0	0	0	0	0	0	0	0	0
Carpet-Clubhouse replace	0	0	45,369	5,275	0	0	0	0	0	0	0
Carpet-Phase 2 halls (newer)	0	0	0	35,012	0	0	0	0	0	0	0
Fire Prot-control panel & alarm	0	0	0	0	0	4,311	0	0	0	0	0
Lighting	0	0	0	0	0	0	0	248	500	0	(500)
Miscellaneous pumps	0	0	0	0	0	0	4,000	0	0	4,000	4,000
Gym	24,061	0	0	0	0	0	0	0	0	10,000	10,000
Security Cameras	12,489	0	0	0	0	0	0	0	0	0	0
Total Interior	36,550	0	45,369	54,717	0	4,311	4,000	248	500	14,000	13,500
Total Buildings	36,550	0	45,369	54,717	25,223	24,553	14,000	18,729	20,800	23,300	2,500
Total Capital Reserve	36,550	0	45,369	54,717	25,223	24,553	14,000	18,729	20,800	23,300	2,500
Capital Reserve (Trans to bank)	(13,450)	168,062	28,725	21,755	56,752	58,269	0	0	0	0	(31,576)
Total Expense	23,100	168,062	74,093	76,472	81,975	82,822	14,000	18,729	20,800	23,300	6,800
Net Ordinary Income	0	0	0	0	(1)	1	67,060	65,066	64,363	64,416	
Net Income	0	0	0	0	(1)	1	67,060	65,066	64,363	64,416	

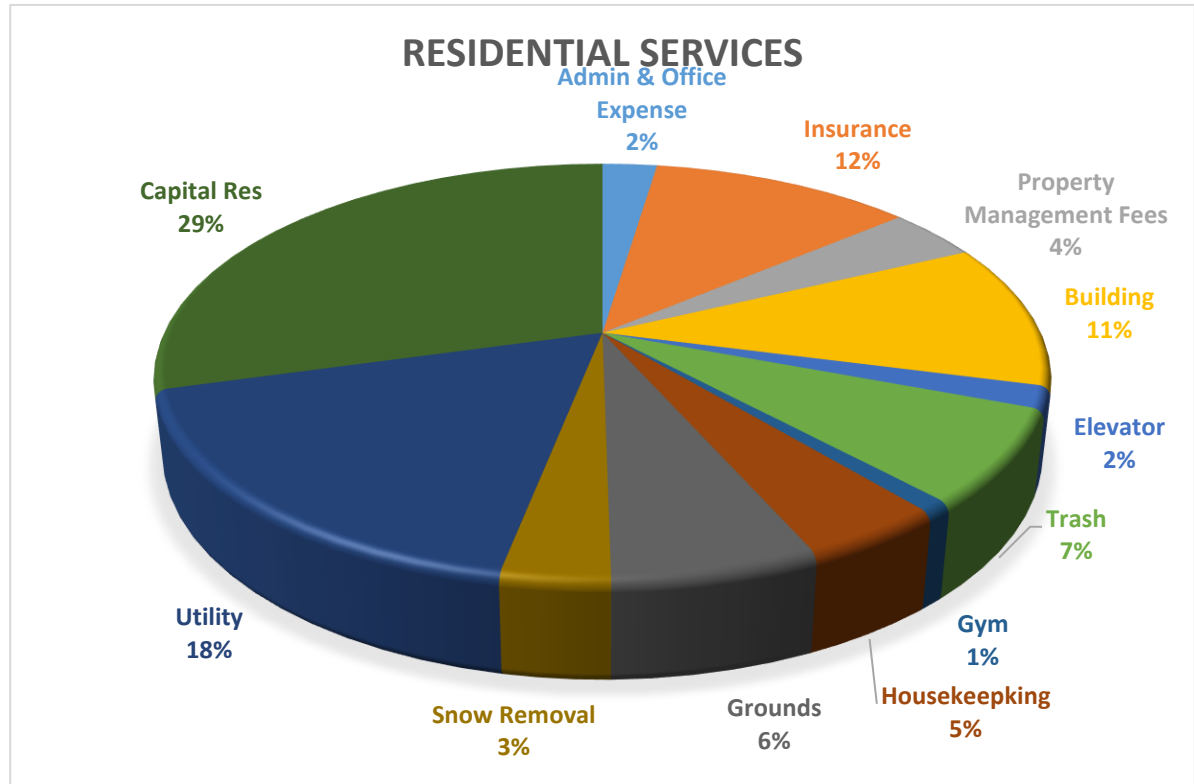
Valley Pines Condominium Association
Building, Grounds and Fire System Inspect/Monitoring Schedules
 January through December

Task	Frequency					Hrs/day	Hrs/wk	Hrs/mo	Hrs/yr		\$ /day	\$ /wk	\$ /mo	\$ /yr	Annual \$
	Time	D	W	M	A										
Building Description:															
Housekeeping	6.00			4		0.00	0.00	24.00	0.00		\$0	\$0	\$12,960	\$0	\$12,960
Holiday Lights - Logs only and leave up for the year	10.00				1	0.00	0.00	0.00	10.00		\$0	\$0	\$0	\$550	\$550
Small Repairs / Maintenance	2.00			1		0.00	0.00	2.00	0.00		\$0	\$0	\$1,320	\$0	\$1,320
Decks and Handrails maintenance / repairs	6.00				2	0.00	0.00	0.00	12.00		\$0	\$0	\$0	\$660	\$660
Drains / Gutters Clean	12.00				2	0.00	0.00	0.00	24.00		\$0	\$0	\$0	\$1,320	\$1,320
Front Entrance Cleaning	1.00			1		0.00	0.00	1.00	0.00		\$0	\$0	\$660	\$0	\$660
Heat tape turn on / off	1.50				2	0.00	0.00	0.00	3.00		\$0	\$0	\$0	\$165	\$165
Thermostats - Turn up / down	1.50				2	0.00	0.00	0.00	3.00		\$0	\$0	\$0	\$165	\$165
Colorado Department of Labor	100.00				1	0.00	0.00	0.00	100.00		\$0	\$0	\$0	\$100	\$100
Stucco Repairs	0.00				1	0.00	0.00	0.00	0.00		\$0	\$0	\$0	\$0	\$0
Windows Clean	14.00				1	0.00	0.00	0.00	14.00		\$0	\$0	\$0	\$770	\$770
Miscellaneous - leaks and other	6.00			1		0.00	0.00	6.00	0.00		\$0	\$0	\$3,960	\$0	\$3,960
															\$22,630

Grounds - Residential only Description:	Frequency					Hrs/day	Hrs/wk	Hrs/mo	Hrs/yr		\$ /day	\$ /wk	\$ /mo	\$ /yr	Annual \$
	Time	D	W	M	A										
Empty Dog Pots	0.50		1			0.00	0.50	0.00	0.00		\$0	\$1,430	\$0	\$0	\$1,430
Bike Notices / Removal	2.00				2	0.00	0.00	0.00	4.00		\$0	\$0	\$0	\$220	\$220
Pest Control	1.50				4	0.00	0.00	0.00	6.00		\$0	\$0	\$0	\$330	\$330
Front of building clean up	0.75			2		0.00	0.00	1.50	0.00		\$0	\$0	\$990	\$0	\$990
Parking licenses plate monitoring	2.00				4	0.00	0.00	0.00	8.00		\$0	\$0	\$0	\$440	\$440
Misc other - Supplies	200.00				1	0.00	0.00	0.00	200.00		\$0	\$0	\$0	\$200	\$200
															\$3,610

Grounds - Shared Residential & Garage Description:	Frequency					Hrs/day	Hrs/wk	Hrs/mo	Hrs/yr		\$ /day	\$ /wk	\$ /mo	\$ /yr	Annual \$
	Time	D	W	M	A										
Weekly Mowing	11.25			2.5		0.00	0.00	28.13	0.00		\$0	\$0	\$9,281	\$0	\$9,281
Dumpster Enclosure Cleanup	0.50		1			0.00	0.50	0.00	0.00		\$0	\$1,430	\$0	\$0	\$1,430
Dumpster Enclosure Powerwash	1.50				4	0.00	0.00	0.00	6.00		\$0	\$0	\$0	\$330	\$330
Trees, bushes and shrubs - Trim and clean up/TBD	5.00				2	0.00	0.00	0.00	10.00		\$0	\$0	\$0	\$550	\$550
Weed & feed	4.00				2	0.00	0.00	0.00	8.00		\$0	\$0	\$0	\$440	\$440
Spray lawn & trees, spray for weeds - ABC Tree & Lawn - \$250	250.00				1	0.00	0.00	0.00	250.00		\$0	\$0	\$0	\$250	\$250
Spray lawn & trees, spray for weeds - Assist ABC Tree & Lawn	1.00				1	0.00	0.00	0.00	1.00		\$0	\$0	\$0	\$55	\$55
Install new mulch or small bark	10.00				1	0.00	0.00	0.00	10.00		\$0	\$0	\$0	\$550	\$550
Grass seed	4.00				1	0.00	0.00	0.00	4.00		\$0	\$0	\$0	\$220	\$220
Repair irrigation systems and timers	2.00				3	0.00	0.00	0.00	6.00		\$0	\$0	\$0	\$330	\$330
Irrigation turn on / off - Daly	125.00				2	0.00	0.00	0.00	250.00		\$0	\$0	\$0	\$250	\$250
Irrigation repairs and sprinkler check	30.00				1	0.00	0.00	0.00	30.00		\$0	\$0	\$0	\$1,650	\$1,650
Seal and stripe parking lot	6.00				1	0.00	0.00	0.00	6.00		\$0	\$0	\$0	\$330	\$330
Spring / Fall Clean up	12.00				2	0.00	0.00	0.00	24.00		\$0	\$0	\$0	\$1,320	\$1,320
Belinski Tree Care, Inc.	10000.00				1	0.00	0.00	0.00	10000.00		\$0	\$0	\$0	\$10,000	\$10,000
Misc other - Supplies	500.00				1	0.00	0.00	0.00	500.00		\$0	\$0	\$0	\$500	\$500
															\$27,486

Admin & Office Expense	7,075
Insurance	34,174
Property Management Fees	12,043
Building	33,544
Elevator	5,102
Trash	21,876
Gym	2,613
Housekeeping	13,160
Grounds	19,045
Snow Removal	10,000
Utility	52,506
Capital Res	87,666
Capital Res	298,805



Admin & Office Expense	400
Insurance	1,379
Property Management Fees	386
Building	500
Trash	1,617
Grounds	1,924
Snow Removal	750
Utility	1,494
TOTAL:	8,450

