

Valley Pines Condominium Association
Balance Sheet Prev Year Comparison
As of June 30, 2019

	Jun 30, 19	Jun 30, 18	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Operating - Alpine Bank	118,057	81,328	36,729
Capital Reserve - Alpine Bank	5,214	255,199	-249,985
Capital Reserve - Edward Jones	250,599	0	250,599
Total Checking/Savings	373,870	336,527	37,343
Accounts Receivable			
Accounts Receivable	15,381	20,809	-5,428
Total Accounts Receivable	15,381	20,809	-5,428
Other Current Assets			
Prepaid Insurance	1,681	1,132	549
Due to Capital Reserve Account	151,297	101,827	49,470
Undeposited Funds	0	5,824	-5,824
Total Other Current Assets	152,978	108,783	44,195
Total Current Assets	542,229	466,119	76,110
TOTAL ASSETS	542,229	466,119	76,110
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	18,060	15,875	2,185
Total Accounts Payable	18,060	15,875	2,185
Other Current Liabilities			
Due from Operating Account	151,297	101,827	49,470
Tenant Security Deposits Held	1,500	2,000	-500
Total Other Current Liabilities	152,797	103,827	48,970
Total Current Liabilities	170,857	119,702	51,155
Total Liabilities	170,857	119,702	51,155
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)	26,279	-2,050	28,329
Garage (Current Year)	-1,550	-750	-800
Net Income	-18,367	839	-19,206
Total Equity	371,372	346,417	24,955
TOTAL LIABILITIES & EQUITY	542,229	466,119	76,110

Valley Pines Condominium Association

Budget Vs. Actual Operating

June 2019

	Jun 19	Budget	\$ Over Budget	Jan - Jun 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Assessment	8,282	8,299	-17	49,694	49,795	-101	99,590
Finance Fee	308	0	308	1,729	0	1,729	0
Total Income	8,590	8,299	291	51,423	49,795	1,628	99,590
Gross Profit	8,590	8,299	291	51,423	49,795	1,628	99,590
Expense							
Admin & Office Expense							
Accounting & Tax Return	335	349	-14	2,769	2,566	203	4,705
Insurance	1,598	1,598	0	9,585	9,586	-1	19,570
Legal	0	0	0	0	0	0	0
Office Supplies	0	0	0	0	100	-100	150
Postage and Delivery	0	0	0	0	50	-50	175
Property Management Fees	970	1,010	-40	5,684	6,360	-676	12,500
Total Admin & Office Expense	2,903	2,957	-54	18,038	18,662	-624	37,100
Building Maintenance							
Elevator							
Inspection (Annual)	0	0	0	1,416	1,400	16	2,610
Maintenance & Repairs	0	0	0	0	300	-300	600
Telephone	107	110	-3	645	655	-10	1,315
Total Elevator	107	110	-3	2,061	2,355	-294	4,525
General Maintenance / Repairs							
Contingency	0	0	0	5,255	0	5,255	0
Fire System Inspect/Monitoring	0	0	0	5,439	250	5,189	2,605
Leak Repairs	41	0	41	683	0	683	0
Maintenance / Repairs Labor	473	325	148	3,554	3,660	-106	7,925
Maintenance / Repairs Supplies	0	0	0	0	200	-200	400
Security Cameras	111	112	-1	1,226	1,248	-22	2,500
Trash Service	1,269	1,380	-111	7,591	7,040	551	14,175
Total General Maintenance / Repairs	1,894	1,817	77	23,748	12,398	11,350	27,605
Gym							
Cable / TV	80	85	-5	477	490	-13	975
Equipment Maintenance / Repairs	0	0	0	306	0	306	0
Total Gym	80	85	-5	783	490	293	975
Housekeeping							
Service	960	1,000	-40	5,840	6,000	-160	12,000
Supplies	0	0	0	102	100	2	200
Total Housekeeping	960	1,000	-40	5,942	6,100	-158	12,200
Total Building Maintenance	3,041	3,012	29	32,534	21,343	11,191	45,305
Grounds Maintenance							
Landscaping and Groundskeeping	2,426	2,275	151	11,117	8,075	3,042	23,375
Snow Removal	0	0	0	11,161	4,025	7,136	6,160
Total Grounds Maintenance	2,426	2,275	151	22,278	12,100	10,178	29,535
Total Expense	8,370	8,244	126	72,850	52,105	20,745	111,940
Net Ordinary Income	220	55	165	-21,427	-2,310	-19,117	-12,350
Net Income	220	55	165	-21,427	-2,310	-19,117	-12,350

Valley Pines Condominium Association
Budget Vs. Actual Utilities
June 2019

	Jun 19	Budget	\$ Over Budget	Jan - Jun 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Assessment	3,861	3,869	-8	23,146	23,213	-67	46,425
Holy Cross Bi-Annual Refund	0	0	0	77	50	27	100
Total Income	3,861	3,869	-8	23,223	23,263	-40	46,525
Gross Profit	3,861	3,869	-8	23,223	23,263	-40	46,525
Expense							
Utilities							
Electric	625	525	100	5,113	4,515	598	7,960
Gas-Bldg C/Clb Hse N. 101-204	214	195	19	2,082	2,440	-358	3,760
Gas-Bk Bldg/Clb Hs N.W. 105-208	282	135	147	2,715	2,380	335	3,550
Gas-Bldg A&B/Clb Hse S. 110-219	377	335	42	4,227	4,055	172	6,310
Gas-Bldg E/N.W. 130/31/32/33	77	65	12	871	855	16	1,380
Gas-Bldg F/N.E. 134/35/36/37	73	70	3	849	865	-16	1,375
Gas-Clubhouse	93	95	-2	2,082	2,210	-128	3,145
Gas-Gym	25	35	-10	203	215	-12	425
Water & Sanitation	1,481	1,515	-34	8,868	9,090	-222	18,620
Total Utilities	3,247	2,970	277	27,010	26,625	385	46,525
Total Expense	3,247	2,970	277	27,010	26,625	385	46,525
Net Ordinary Income	614	899	-285	-3,787	-3,362	-425	0
Net Income	614	899	-285	-3,787	-3,362	-425	0

Valley Pines Condominium Association Budget Vs. Actual Rental June 2019

	Jun 19	Budget	\$ Over Budget	Jan - Jun 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Kitchen	550	550	0	3,300	3,300	0	6,600
Move In/Out Fee	0	250	-250	750	500	250	750
Office Space							
First Floor	100	100	0	600	600	0	1,200
Second Floor	100	100	0	600	600	0	1,200
Total Office Space	200	200	0	1,200	1,200	0	2,400
Parking Space	100	100	0	600	600	0	1,200
Rules & Regulations Fines	0	0	0	500	100	400	200
Storage							
Second Floor	100	100	0	600	600	0	1,200
Total Storage	100	100	0	600	600	0	1,200
Total Income	950	1,200	-250	6,950	6,300	650	12,350
Gross Profit	950	1,200	-250	6,950	6,300	650	12,350
Expense							
Notice / Violations Labor	0	0	0	105	0	105	0
Total Expense	0	0	0	105	0	105	0
Net Ordinary Income	950	1,200	-250	6,845	6,300	545	12,350
Net Income	950	1,200	-250	6,845	6,300	545	12,350

Valley Pines Condominium Association
Budget Vs. Actual Garage
June 2019

	Jun 19	Budget	\$ Over Budget	Jan - Jun 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Assessment	548	549	-1	3,286	3,293	-7	6,585
Total Income	548	549	-1	3,286	3,293	-7	6,585
Gross Profit	548	549	-1	3,286	3,293	-7	6,585
Expense							
Admin & Office Expense							
Accounting & Tax Return	25	27	-2	208	204	4	375
Insurance	83	83	0	499	500	-1	1,020
Property Management Fees	30	31	-1	180	204	-24	395
Total Admin & Office Expense	138	141	-3	887	908	-21	1,790
Building Maintenance							
General Maintenance / Repairs							
Maintenance / Repairs Labor	0	0	0	0	100	-100	200
Maintenance / Repairs Supplies	0	0	0	0	20	-20	40
Trash Service	96	105	-9	571	530	41	1,070
Total General Maintenance / Repairs	96	105	-9	571	650	-79	1,310
Total Building Maintenance	96	105	-9	571	650	-79	1,310
Grounds Maintenance							
Landscaping and Groundskeeping	176	150	26	781	790	-9	1,670
Snow Removal	0	0	0	989	300	689	460
Total Grounds Maintenance	176	150	26	1,770	1,090	680	2,130
Utilities							
Electric	23	25	-2	513	685	-172	950
Water & Sanitation	19	30	-11	111	175	-64	405
Total Utilities	42	55	-13	624	860	-236	1,355
Capital Reserve							
Common Area							
Concrete repairs project budget	0	0	0	168	0	168	0
Landscape refurbish & repair	0	0	0	816	0	816	0
Total Common Area	0	0	0	984	0	984	0
Total Capital Reserve	0	0	0	984	0	984	0
Garage Equity	96	98	-2	-1,551	-215	-1,336	0
Total Expense	548	549	-1	3,285	3,293	-8	6,585
Net Ordinary Income	0	0	0	1	0	1	0
Net Income	0	0	0	1	0	1	0

Valley Pines Condominium Association Budget Vs. Actual Capital Reserve June 2019

	Jun 19	Budget	\$ Over Budget	Jan - Jun 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Assessment	6,485	6,498	-13	38,909	38,988	-79	77,976
Interest	171	50	121	602	300	302	600
Total Income	6,656	6,548	108	39,511	39,288	223	78,576
Gross Profit	6,656	6,548	108	39,511	39,288	223	78,576
Expense							
Capital Reserve							
Buildings							
Exterior							
Exterior paint & staining	0	0	0	0	12,000	-12,000	12,000
Total Exterior	0	0	0	0	12,000	-12,000	12,000
Interior							
Clubhouse bathrooms-remodel	0	0	0	0	0	0	0
Total Interior	0	0	0	0	0	0	0
Total Buildings	0	0	0	0	12,000	-12,000	12,000
Common Area							
Concrete repairs project budget	0	0	0	2,391	25,000	-22,609	25,000
Landscape refurbish & repair	0	5,000	-5,000	10,841	10,000	841	10,000
Total Common Area	0	5,000	-5,000	13,232	35,000	-21,768	35,000
Total Capital Reserve	0	5,000	-5,000	13,232	47,000	-33,768	47,000
Capital Reserve (Trans to bank)	6,656	1,548	5,108	26,279	-7,712	33,991	31,576
Total Expense	6,656	6,548	108	39,511	39,288	223	78,576
Net Ordinary Income	0	0	0	0	0	0	0
Net Income	0	0	0	0	0	0	0