

Valley Pines Condominium Association
Balance Sheet Prev Year Comparison
As of March 31, 2020

	Mar 31, 20	Mar 31, 19	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Operating - Alpine Bank	115,414	99,691	15,723
Capital Reserve - Alpine Bank	45,217	5,214	40,003
Capital Reserve - Edward Jones	255,147	250,261	4,886
Total Checking/Savings	415,778	355,166	60,612
Accounts Receivable			
Accounts Receivable	29,275	21,509	7,766
Total Accounts Receivable	29,275	21,509	7,766
Other Current Assets			
Prepaid Insurance	7,094	6,723	371
Due to Capital Reserve Account	157,525	138,959	18,566
Total Other Current Assets	164,619	145,682	18,937
Total Current Assets	609,672	522,357	87,315
TOTAL ASSETS	609,672	522,357	87,315
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	23,242	21,868	1,374
Total Accounts Payable	23,242	21,868	1,374
Other Current Liabilities			
Due from Operating Account	157,525	138,959	18,566
Tenant Security Deposits Held	1,500	2,000	-500
Total Other Current Liabilities	159,025	140,959	18,066
Total Current Liabilities	182,267	162,827	19,440
Total Liabilities	182,267	162,827	19,440
Equity			
Garage (Prior Years)	-3,188	-1,141	-2,047
Operating (Prior Years)	-22,512	-14,680	-7,832
Capital Reserve (Prior Years)	437,583	380,831	56,752
Capital Reserve (Current Year)	20,306	13,603	6,703
Garage (Current Year)	-123	-781	658
Net Income	-4,660	-18,303	13,643
Total Equity	427,406	359,529	67,877
TOTAL LIABILITIES & EQUITY	609,673	522,356	87,317

Valley Pines Condominium Association
Budget Vs. Actual Operating
March 2020

	Mar 20	Budget	\$ Over Budget	Jan - Mar 20	YTD Budget	\$ Over Budget	Annual Budget
Income							
Assessment	9,714	8,392	1,322	24,748	25,177	-429	100,707
Finance Fee	491	35	456	1,374	125	1,249	500
Pet Fee	0	0	0	200	150	50	150
Total Income	10,205	8,427	1,778	26,322	25,452	870	101,357
Gross Profit	10,205	8,427	1,778	26,322	25,452	870	101,357
Expense							
Admin & Office Expense							
Accounting & Tax Return	309	400	-91	997	1,200	-203	5,500
Insurance	1,686	1,687	-1	5,057	5,061	-4	20,675
Legal	-1,690	0	-1,690	0	0	0	0
Property Management Fees	970	1,000	-30	2,931	3,150	-219	12,500
Total Admin & Office Expense	1,275	3,087	-1,812	8,985	9,411	-426	38,675
Building Maintenance							
Elevator							
Inspection (Annual)	0	0	0	605	600	5	2,675
Maintenance & Repairs	0	0	0	0	100	-100	475
Telephone	113	113	0	340	339	1	1,375
Total Elevator	113	113	0	945	1,039	-94	4,525
General Maintenance / Repairs							
Contingency	0	325	-325	0	1,018	-1,018	4,070
Fire System Inspect/Monitoring	1,095	2,218	-1,123	2,137	3,425	-1,288	3,800
Leak Repairs	0	0	0	120	0	120	0
Maintenance / Repairs Labor	0	519	-519	564	1,556	-992	6,225
Maintenance / Repairs Supplies	0	0	0	338	100	238	400
Security Cameras	104	117	-13	591	632	-41	2,525
Trash Service	1,255	1,181	74	3,788	3,544	244	14,175
Total General Maintenance / Repairs	2,454	4,360	-1,906	7,538	10,275	-2,737	31,195
Gym							
Cable / TV	82	83	-1	246	250	-4	1,000
Equipment Maintenance / Repairs	0	0	0	0	75	-75	250
Total Gym	82	83	-1	246	325	-79	1,250
Housekeeping							
Service	1,040	960	80	2,580	2,880	-300	11,520
Supplies	43	0	43	43	55	-12	205
Total Housekeeping	1,083	960	123	2,623	2,935	-312	11,725
Total Building Maintenance	3,732	5,516	-1,784	11,352	14,574	-3,222	48,695
Grounds Maintenance							
Landscaping and Groundskeeping	2,033	175	1,858	2,648	525	2,123	18,011
Snow Removal	496	1,400	-904	8,494	4,750	3,744	10,000
Total Grounds Maintenance	2,529	1,575	954	11,142	5,275	5,867	28,011
Total Expense	7,536	10,178	-2,642	31,479	29,260	2,219	115,381
Net Income	2,669	-1,751	4,420	-5,157	-3,808	-1,349	-14,024

Valley Pines Condominium Association Budget Vs. Actual Rental March 2020

	Mar 20	Budget	\$ Over Budget	Jan - Mar 20	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Kitchen	550	550	0	1,650	1,650	0	8,700
Move In/Out Fee	250	0	250	250	250	0	1,000
Office Space							
First Floor	100	100	0	300	300	0	1,200
Second Floor	350	350	0	1,050	1,050	0	4,200
Total Office Space	450	450	0	1,350	1,350	0	5,400
Parking Space	100	100	0	300	300	0	1,200
Rules & Regulations Fines	0	0	0	0	50	-50	250
Storage							
Second Floor	150	150	0	450	450	0	1,800
Total Storage	150	150	0	450	450	0	1,800
Total Income	1,500	1,250	250	4,000	4,050	-50	18,350
Gross Profit	1,500	1,250	250	4,000	4,050	-50	18,350
Expense							
Notice / Violations Labor	0			0			
Building Maintenance							
General Maintenance / Repairs							
Maintenance / Repairs Labor	0	0	0	0	63	-63	250
Total General Maintenance / Repairs	0	0	0	0	63	-63	250
Total Building Maintenance	0	0	0	0	63	-63	250
Total Expense	0	0	0	0	63	-63	250
Net Ordinary Income	1,500	1,250	250	4,000	3,987	13	18,100
Net Income	1,500	1,250	250	4,000	3,987	13	18,100

Valley Pines Condominium Association Budget Vs. Actual Utilities March 2020

	Mar 20	Budget	\$ Over Budget	Jan - Mar 20	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Assessment	2,436	4,035	-1,599	12,143	12,106	37	48,425
Holy Cross Bi-Annual Refund	0	0	0	0	0	0	150
Total Income	2,436	4,035	-1,599	12,143	12,106	37	48,575
Gross Profit	2,436	4,035	-1,599	12,143	12,106	37	48,575
Expense							
Utilities							
Electric	956	1,075	-119	2,906	3,050	-144	9,075
Gas-Bldg C/Clb Hse N. 101-204	346	400	-54	1,121	1,300	-179	3,525
Gas-Bk Bldg/Clb Hs N.W. 105-208	500	475	25	1,718	1,450	268	4,100
Gas-Bldg A&B/Clb Hse S. 110-219	811	775	36	2,804	2,425	379	6,700
Gas-Bldg E/N.W. 130/31/32/33	175	175	0	571	550	21	1,475
Gas-Bldg F/N.E. 134/35/36/37	170	175	-5	551	550	1	1,400
Gas-Clubhouse	447	500	-53	1,492	1,800	-308	3,275
Gas-Gym	35	35	0	102	105	-3	425
Water & Sanitation	1,473	1,550	-77	4,380	4,650	-270	18,600
Total Utilities	4,913	5,160	-247	15,645	15,880	-235	48,575
Total Expense	4,913	5,160	-247	15,645	15,880	-235	48,575
Net Ordinary Income	-2,477	-1,125	-1,352	-3,502	-3,774	272	0
Net Income	-2,477	-1,125	-1,352	-3,502	-3,774	272	0

Valley Pines Condominium Association Budget Vs. Actual Garage March 2020

	Mar 20	Budget	\$ Over Budget	Jan - Mar 20	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Assessment	667	663	4	1,915	1,989	-74	7,955
Total Income	667	663	4	1,915	1,989	-74	7,955
Gross Profit	667	663	4	1,915	1,989	-74	7,955
Expense							
Admin & Office Expense							
Accounting & Tax Return	23	30	-7	75	90	-15	425
Insurance	88	90	-2	263	269	-6	1,075
Property Management Fees	30	33	-3	90	100	-10	400
Total Admin & Office Expense	141	153	-12	428	459	-31	1,900
Building Maintenance							
General Maintenance / Repairs							
Contingency	0	200	-200	0	400	-400	1,225
Maintenance / Repairs Labor	0	0	0	3	100	-97	500
Trash Service	94	90	4	285	269	16	1,075
Total General Maintenance / Repairs	94	290	-196	288	769	-481	2,800
Total Building Maintenance	94	290	-196	288	769	-481	2,800
Grounds Maintenance							
Landscaping and Groundskeeping	147	0	147	158	0	158	1,155
Snow Removal	37	100	-63	599	450	149	750
Total Grounds Maintenance	184	100	84	757	450	307	1,905
Utilities							
Electric	156	79	77	513	237	276	950
Water & Sanitation	18	33	-15	52	100	-48	400
Total Utilities	174	112	62	565	337	228	1,350
Garage Equity	73	0	73	-123	0	-123	0
Total Expense	666	655	11	1,915	2,015	-100	7,955
Net Ordinary Income	1	8	-7	0	-26	26	0
Net Income	1	8	-7	0	-26	26	0

Valley Pines Condominium Association
Budget Vs. Actual Capital Reserve
 March 2020

	Mar 20	Budget	\$ Over Budget	Jan - Mar 20	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Assessment	6,947	6,755	192	19,310	20,265	-955	81,060
Interest	264	0	264	996	0	996	0
Total Income	7,211	6,755	456	20,306	20,265	41	81,060
Gross Profit	7,211	6,755	456	20,306	20,265	41	81,060
Expense							
Capital Reserve							
Buildings							
Interior							
Hallways & Clubhse-paint/repair	0	0	0	0	15,000	-15,000	15,000
Total Interior	0	0	0	0	15,000	-15,000	15,000
Total Buildings	0	0	0	0	15,000	-15,000	15,000
Common Area							
Landscape refurbish & repair	0	0	0	0	0	0	10,000
Total Common Area	0	0	0	0	0	0	10,000
Mechanical/Plumb/Electrical							
Fire prot-control panel & alarm	0	0	0	0	0	0	0
Miscellaneous pumps	0	0	0	0	4,000	-4,000	4,000
Total Mechanical/Plumb/Electrical	0	0	0	0	4,000	-4,000	4,000
Total Capital Reserve	0	0	0	0	19,000	-19,000	29,000
Capital Reserve (Trans to bank)	7,212	0	7,212	20,306	0	20,306	0
Total Expense	7,212	0	7,212	20,306	19,000	1,306	29,000
Net Ordinary Income	-1	6,755	-6,756	0	1,265	-1,265	52,060
Net Income	-1	6,755	-6,756	0	1,265	-1,265	52,060