

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

	Aug 31, 21	Aug 31, 20	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Operating			
Alpine Bank	181,544	122,877	58,667
Total Operating	181,544	122,877	58,667
Capital Reserve Accounts			
Alpine Bank	45,223	45,219	4
Edward Jones	258,317	256,731	1,586
Total Capital Reserve Accounts	303,540	301,950	1,590
Total Checking/Savings	485,084	424,827	60,257
Accounts Receivable			
Accounts Receivable	3,689	2,549	1,140
Total Accounts Receivable	3,689	2,549	1,140
Other Current Assets			
Prepaid Insurance	24,225	20,488	3,737
Due to Capital Reserve Account	222,672	166,626	56,046
Total Other Current Assets	246,897	187,114	59,783
Total Current Assets	735,670	614,490	121,180
TOTAL ASSETS	735,670	614,490	121,180
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	15,192	12,064	3,128
Total Accounts Payable	15,192	12,064	3,128
Other Current Liabilities			
Due from Operating Account	222,672	166,626	56,046
Tenant Security Deposits Held	0	1,500	-1,500
Total Other Current Liabilities	222,672	168,126	54,546
Total Current Liabilities	237,864	180,190	57,674
Total Liabilities	237,864	180,190	57,674
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)	30,360	30,819	-459
Garage (Current Year)	-4,871	-1,096	-3,775
Net Income	6,665	-2,311	8,976
Total Equity	497,807	434,302	63,505
TOTAL LIABILITIES & EQUITY	735,671	614,492	121,179

Valley Pines Condominium Association Budget Vs. Actual Operating August 2021

	Aug 21	Budget	\$ Over Budget	Jan - Aug 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Assessment	8,479	8,393	86	67,834	67,142	692	100,713
Finance Fee	167	40	127	678	335	343	500
Pet Fee	0	0	0	0	500	-500	500
Total Income	8,646	8,433	213	68,512	67,977	535	101,713
Gross Profit	8,646	8,433	213	68,512	67,977	535	101,713
Expense							
Admin & Office Expense							
Accounting & Tax Return	319	415	-96	2,679	3,840	-1,161	5,500
Insurance	1,770	1,805	-35	14,164	14,460	-296	21,690
Meeting Expenses	0	0	0	628	0	628	0
Property Management Fees	1,036	1,000	36	8,277	8,000	277	12,000
Website Management	0	0	0	317	0	317	0
Total Admin & Office Expense	3,125	3,220	-95	26,065	26,300	-235	39,190
Building Maintenance							
Contingency	0	339	-339	0	2,713	-2,713	4,070
Elevator (OS)							
Inspection (Annual)	0	0	0	1,916	2,007	-91	2,675
Maintenance & Repairs	0	0	0	0	375	-375	475
Telephone	122	119	3	972	949	23	1,424
Total Elevator (OS)	122	119	3	2,888	3,331	-443	4,574
Fire System Inspect/Monitoring	0	0	0	795	3,635	-2,840	3,800
Maintenance / Repairs Labor							
Drains / Gutters (PM)	924	0	924	1,047	504	543	1,008
Front of building	0	63	-63	0	504	-504	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	0	0	354	2,015	-1,661	3,025
Maintenance / Repairs Supplies	0	0	0	168	300	-132	400
Misc. Repairs / Maint.	8	84	-76	338	671	-333	1,007
Pest Control	128	0	128	128	189	-61	252
Thermostats	0	0	0	0	63	-63	126
Window Cleaning	672	0	672	672	546	126	546
Total Maintenance / Repairs Labor	1,732	147	1,585	2,953	4,975	-2,022	7,666
Gym							
Cable / TV	88	85	3	708	700	8	1,050
Equipment Maintenance / Repairs	0	0	0	0	200	-200	250
Total Gym	88	85	3	708	900	-192	1,300
Housekeeping							
Service (PM)	1,230	943	287	8,562	7,543	1,019	11,315
Supplies	0	0	0	178	130	48	205
Total Housekeeping	1,230	943	287	8,740	7,673	1,067	11,520

Valley Pines Condominium Association
Budget Vs. Actual Operating
August 2021

	Aug 21	Budget	\$ Over Budget	Jan - Aug 21	YTD Budget	\$ Over Budget	Annual Budget
Security Cameras	131	217	-86	1,816	1,733	83	2,600
Trash Service	1,452	1,181	271	10,814	9,450	1,364	14,175
Total Building Maintenance	4,755	3,031	1,724	28,714	34,410	-5,696	49,705
Grounds Maintenance							
Bikes & Racks (PM)	0	0	0	0	84	-84	168
Dog Pots (PM & Supplies)	80	91	-11	662	728	-66	1,092
Irrigation Maintenance & Repair	0	65	-65	390	415	-25	740
Landscaping and Groundskeeping	1,228	1,220	8	8,385	10,808	-2,423	14,908
Parking licenses plate monitori	0	0	0	0	252	-252	336
Parts & Supplies	0	0	0	453	125	328	200
Snow Removal	0	0	0	3,220	7,700	-4,480	10,000
Total Grounds Maintenance	1,308	1,376	-68	13,110	20,112	-7,002	27,444
Total Expense	9,188	7,627	1,561	67,889	80,822	-12,933	116,339
Net Ordinary Income	-542	806	-1,348	623	-12,845	13,468	-14,626
Net Income	-542	806	-1,348	623	-12,845	13,468	-14,626

Valley Pines Condominium Association Budget Vs. Actual Rental August 2021

	Aug 21	Budget	\$ Over Budget	Jan - Aug 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Kitchen	550	550	0	4,400	4,400	0	6,600
Move In/Out Fee	500	0	500	500	500	0	1,000
Office Space							
First Floor	100	100	0	800	800	0	1,200
Second Floor	350	350	0	2,800	2,800	0	4,200
Total Office Space	450	450	0	3,600	3,600	0	5,400
Other	0			350			
Parking Space	100	100	0	800	800	0	1,200
Rules & Regulations Fines	0	0	0	0	150	-150	250
Storage							
Second Floor	150	150	0	1,200	1,200	0	1,800
Total Storage	150	150	0	1,200	1,200	0	1,800
Total Income	1,750	1,250	500	10,850	10,650	200	16,250
Gross Profit	1,750	1,250	500	10,850	10,650	200	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	1,750	1,250	500	10,850	10,500	350	16,000
Net Income	1,750	1,250	500	10,850	10,500	350	16,000

Valley Pines Condominium Association
Budget Vs. Actual Utilities
 August 2021

	Aug 21	Budget	\$ Over Budget	Jan - Aug 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Assessment	3,930	3,930	0	31,440	31,444	-4	47,165
Holy Cross Bi-Annual Refund	0	0	0	126	0	126	0
Total Income	3,930	3,930	0	31,566	31,444	122	47,165
Gross Profit	3,930	3,930	0	31,566	31,444	122	47,165
Expense							
Utilities							
Electric	503	525	-22	6,129	5,875	254	8,375
Gas-Bldg C/Clb Hse N. 101-204	119	150	-31	1,826	2,325	-499	3,375
Gas-Bk Bldg/Clb Hs N.W. 105-208	86	100	-14	2,700	2,775	-75	3,900
Gas-Bldg A&B/Clb Hse S. 110-219	254	260	-6	4,843	4,860	-17	6,760
Gas-Bldg E/N.W. 130/31/32/33	42	50	-8	977	1,025	-48	1,375
Gas-Bldg F/N.E. 134/35/36/37	52	50	2	978	1,025	-47	1,375
Gas-Clubhouse	210	125	85	3,080	2,850	230	3,625
Gas-Gym	32	35	-3	253	280	-27	420
Water & Sanitation	1,865	1,525	340	15,612	12,235	3,377	18,110
Total Utilities	3,163	2,820	343	36,398	33,250	3,148	47,315
Total Expense	3,163	2,820	343	36,398	33,250	3,148	47,315
Net Ordinary Income	767	1,110	-343	-4,832	-1,806	-3,026	-150
Net Income	767	1,110	-343	-4,832	-1,806	-3,026	-150

Valley Pines Condominium Association

Budget Vs. Actual Garage

August 2021

	Aug 21	Budget	\$ Over Budget	Jan - Aug 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Assessment	494	495	-1	4,113	3,960	153	5,940
Total Income	494	495	-1	4,113	3,960	153	5,940
Gross Profit	494	495	-1	4,113	3,960	153	5,940
Expense							
Admin & Office Expense							
Accounting & Tax Return	24	33	-9	202	267	-65	400
Insurance	92	94	-2	737	753	-16	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	240	250	-10	375
Total Admin & Office Expense	146	158	-12	2,058	1,270	788	1,905
Building Maintenance							
Maintenance / Repairs Labor	0	100	-100	15	400	-385	500
Trash Service	109	90	19	814	715	99	1,075
Total Building Maintenance	109	190	-81	829	1,115	-286	1,575
Grounds Maintenance							
Landscaping and Groundskeeping	102	100	2	629	850	-221	1,180
Snow Removal	0	0	0	232	425	-193	750
Total Grounds Maintenance	102	100	2	861	1,275	-414	1,930
Utilities							
Electric	25	79	-54	625	633	-8	950
Water & Sanitation	48	29	19	434	233	201	350
Total Utilities	73	108	-35	1,059	866	193	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	63	0	63	-4,871	0	-4,871	0
Total Expense	493	556	-63	4,114	4,526	-412	6,710
Net Ordinary Income	1	-61	62	-1	-566	565	-770
Net Income	1	-61	62	-1	-566	565	-770

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

	Aug 21	Budget	\$ Over Budget	Jan - Aug 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Assessment	6,696	6,693	3	53,568	53,543	25	80,315
Interest	44	83	-39	924	667	257	1,000
Total Income	6,740	6,776	-36	54,492	54,210	282	81,315
Gross Profit	6,740	6,776	-36	54,492	54,210	282	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)	6,740	0	6,740	30,360	0	30,360	0
Total Expense	6,740	0	6,740	54,492	25,000	29,492	25,000
Net Ordinary Income	0	6,776	-6,776	0	29,210	-29,210	56,315
Net Income	0	6,776	-6,776	0	29,210	-29,210	56,315