

Valley Run Townhomes Owner Association, Inc

Balance in Checking = 15,106.51	2023		2024
	Jan - Dec 23	Budget	Budget
Ordinary Income/Expense			
Income			
Dues Income (Dues Income)	40,416.00	40,416.00	40,416.00
Total Income	<u>40,416.00</u>	<u>40,416.00</u>	<u>40,416.00</u>
Gross Profit	40,416.00	40,416.00	40,416.00
Expense			
Merchant deposit fees	99.00	120.00	120.00
Administrative			
Accounting	431.00	400.00	450.00
Bank Charges	10.75		0.00
Insurance	6,558.38	6,800.00	7,200.00
Management Fees	4,600.00	4,500.00	6,000.00
Postage & Copies	146.00	215.00	153.00
Taxes (Taxes)	0.00	10.00	10.00
Total Administrative	<u>11,746.13</u>	<u>11,925.00</u>	<u>13,813.00</u>
Common Area			
Landscaping	7,769.50	5,825.00	7,800.00
Maintenance			
Repairs	1,380.04	1,685.00	1,200.00
Window Cleaning	0.00	2,125.00	0.00
Chimney Sweep	754.00	1,190.00	780.00
Total Maintenance	<u>2,134.04</u>	<u>5,000.00</u>	<u>1,980.00</u>
Snow Removal	3,723.75	4,000.00	2,800.00
Total Common Area	<u>13,627.29</u>	<u>14,825.00</u>	<u>12,580.00</u>
Utilities			
Garbage (Cost to remove)	1,075.00	1,300.00	1,300.00
Electric	5,359.28	2,500.00	4,603.00
Gas	5,409.85	4,200.00	4,300.00
Water (Water)	2,336.95	2,500.00	2,500.00
Total Utilities	<u>14,181.08</u>	<u>10,500.00</u>	<u>12,703.00</u>
Total Expense	<u>39,653.50</u>	<u>37,370.00</u>	<u>39,216.00</u>
Net Ordinary Income	762.50	3,046.00	1,200.00
Other Income/Expense			
Other Income			
Capital Reserve	36,804.38	25,600.00	36,800.00
EOY Income carryover	0.00	0.00	20,369.00
Total other income	<u>36,804.38</u>	<u>25,600.00</u>	<u>57,169.00</u>
Other Expense			
Capital Reserve Expenses			
Re-Roofing Project	3,803.15	0.00	0.00
Painting	3,200.00		59,600.00
Capital Reserve Expenses	0.00	16,000.00	0.00
Total Capital Reserve Expenses	<u>7,003.15</u>	<u>16,000.00</u>	<u>59,600.00</u>
Total Other Expense	<u>7,003.15</u>	<u>16,000.00</u>	<u>59,600.00</u>
Net Other Income	29,801.23	9,600.00	-2,431.00
Net Income	<u>30,563.73</u>	<u>12,646.00</u>	<u>-1,231.00</u> *

Quarterly dues for 1st & 2nd Quarter will be: \$2,800.00 with a \$1,500 Capital Reserve contribution

Quarterly for the 3rd & 4th Quarter will be: \$2,100.00 with a \$800 Capital contribution per quarter