

*Report of*  
*Finance Committee*  
October 8<sup>th</sup>, 2019  
5 pm  
Valhalla Party Room

In attendance were Wayne Jaspersen, Carol Sabatke, Jan Kauphusman, Pam Dowd, Sam Giefer, Administrative Assistant, Dan Bredesen, Maintenance Supervisor, and Stacy Wilhelm, General Manager.

*Monthly Financial Review- September-* The committee reviewed September's consolidated financial reports. It was noted that building upkeep was high due to carpet cleaning and large building projects in #8 & #15.

*Quarterly Transfers-*The committee reviewed and recommend the quarterly transfers be made. Three associations will be transferring from Reserves to Checking (5, 8, & 11). See attached.

*Audited Financial Statements- December 31<sup>st</sup>, 2018-* The committee was presented with the audited financial statements from Smith Schafer. It was discussed that this was Valhalla's first audit, and testing reflected positively for accuracy and record keeping. Also, that our current software works on the cash basis of accounting. Copies of the audited statements can be found in the office.

*2020 Shared Budget-* With the time crunch of annual meeting notices and pending budget approvals, the committee decided to review the 2020 shared budget. This was extensive as the committee reflected on the annualized 2019 estimates, budgeted for 2019, and the recommendation for 2020.

It was noted that the shared budget makes up for 77% of the Association's budget and is reflecting an increase of 6% to those expenses. A breakdown of these changes will accompany the budget in the owners annual meeting packets. After reviewing, the committee supports and recommends the approval of the shared expense for 2020.

With nothing further to discuss, the meeting was adjured at 5:19 pm.

Respectfully,

Stacy Wilhelm

# Valhalla's Quarterly Reserve Transfer

October 2019

	Units	2019 Budget	2 month reserve	Current Checking Balance	Transfer to Check	Transfer to Res	Current Reserve Bal
Building 1	18	\$ 92,047.00	\$ 15,341.17	\$ 18,074.82	\$ -	\$ 2,733.65	\$ 61,465.57
Building 2	24	\$ 121,107.00	\$ 20,184.50	\$ 20,733.22	\$ -	\$ 548.72	\$ 71,723.42
Building 3	24	\$ 117,311.00	\$ 19,551.83	\$ 24,676.43	\$ -	\$ 5,124.60	\$ 66,218.85
Building 4	24	\$ 115,617.00	\$ 19,269.50	\$ 24,988.21	\$ -	\$ 5,718.71	\$ 64,777.82
Building 5	30	\$ 144,186.00	\$ 24,031.00	\$ 22,101.48	\$ 1,929.52	\$ -	\$ 101,848.04
Building 6	18	\$ 92,615.00	\$ 15,435.83	\$ 21,221.81	\$ -	\$ 5,785.98	\$ 62,446.14
Building 7	18	\$ 92,575.00	\$ 15,429.17	\$ 21,724.34	\$ -	\$ 6,295.17	\$ 40,994.17
Building 8	30	\$ 148,546.00	\$ 24,757.67	\$ 11,905.93	\$ 12,851.74	\$ -	\$ 62,286.66
Building 9	24	\$ 121,465.00	\$ 20,244.17	\$ 31,243.36	\$ -	\$ 10,999.19	\$ 45,300.52
Building 10	24	\$ 116,089.00	\$ 19,348.17	\$ 22,805.44	\$ -	\$ 3,457.27	\$ 48,563.54
Building 11	24	\$ 113,098.00	\$ 18,849.67	\$ 16,601.94	\$ 2,247.73	\$ -	\$ 218,674.56
Building 12	64	\$ 346,150.00	\$ 57,691.67	\$ 70,486.47	\$ -	\$ 12,794.80	\$ 115,065.74
Building 15	60	\$ 320,618.00	\$ 53,436.33	\$ 68,249.05	\$ -	\$ 14,812.72	\$ 49,654.14
<b>Totals</b>		<b>\$ 1,941,424.00</b>	<b>\$ 323,570.67</b>	<b>\$ 374,812.50</b>	<b>\$ 17,028.98</b>	<b>\$ 68,270.82</b>	<b>\$ 1,009,019.17</b>

**Valhalla Park****2020 Annual Budget**

MB 77%  
 Building 23%

Income 100%

4010 Association Income  
 4015 Garage Rentals  
 4020 Reserved Parking  
 4080 Coin-Op

Total	<u>Annualized</u> <u>2019</u>	<u>Budgeted</u> <u>2019</u>	<u>Budgeted</u> <u>2020</u>	<u>%</u> <u>Change</u>
5030 Garbage Removal	\$ 105,155	\$ 102,500	\$ 108,000	5%
5035 Parking Lot	\$ 604	\$ 1,150	\$ 1,150	0%
5055 Grounds	\$ 51,229	\$ 53,800	\$ 57,800	7%
5060 Snow	\$ 111,532	\$ 29,600	\$ 36,200	18%
5500 <b>Rec Expenses</b>	\$ 10,527	\$ 1,000	\$ 2,500	60%
5510 Electric	\$ 20,339	\$ 18,500	\$ 19,500	5%
5515 Gas	\$ 6,590	\$ 5,800	\$ 7,800	26%
5520 Water	\$ 1,802	\$ 1,600	\$ 1,800	11%
5525 Sewer	\$ 4,875	\$ 3,800	\$ 4,700	19%
5530 Storm Water Fees	\$ 1,526	\$ 1,400	\$ 1,600	13%
5535 Utility Tax	\$ 1,653	\$ 1,550	\$ 1,650	6%
5540 Indoor Pool	\$ 2,762	\$ 3,500	\$ 5,000	30%
5545 Outdoor Pool	\$ 11,849	\$ 3,000	\$ 6,500	54%
5550 Party Room	\$ 389	\$ 600	\$ 400	-50%
5555 Exercise Room	\$ 3,265	\$ 900	\$ 1,200	25%
5560 Maint. Equip Repair/Replacmt	\$ 11,002	\$ 2,000	\$ 2,100	5%
5565 Supplies (rec)	\$ 1,487	\$ 800	\$ 850	6%
5610 Accounting	\$ 10,644	\$ 9,750	\$ 15,000	35%
5615 Legal	\$ 14,484	\$ 1,000	\$ 1,000	0%
6110 Bank Fees	\$ 1,100	\$ 650	\$ 2,544	74%
6115 Payroll	\$ 328,247	\$ 467,253	\$ 499,320	6%
6120 Payroll Overhead	\$ 130,906	\$ 143,278	\$ 151,875	6%
6140 Disability/life/SEP	\$ 63,993	\$ 69,412	\$ 28,036	-148%
6145 HOA Blanket Ins/Fidelity bond	\$ 106,599	\$ 110,000	\$ 194,880	44%
6150 Vehicle Expenses	\$ 9,792	\$ 3,000	\$ 4,500	33%
6155 Office Expenses	\$ 6,409	\$ 6,500	\$ 6,500	0%
6156 Contracted Office Support/Serv	\$ 8,310	\$ 12,250	\$ 7,500	-63%
6160 Office Equipment	\$ 882	\$ 800	\$ 800	0%
6165 Intercom/Security/Office Phone	\$ 16,352	\$ 16,600	\$ 17,780	7%
6170 Phones: Cell/Tablet	\$ 1,676	\$ 1,800	\$ 1,800	0%
6175 TV Service	\$ 183,392	\$ 230,000	\$ 194,000	-19%
6180 Misc expenses for MB	\$ 2,077	\$ 3,000	\$ 3,000	0%
6190 <u>Uniforms</u>	\$ <u>1,579</u>	\$ <u>3,500</u>	\$ <u>3,500</u>	<u>0%</u>
<b>Total Expenses</b>	\$ <b>1,233,028</b>	\$ <b>1,310,293</b>	\$ <b>1,390,785</b>	<b>6%</b>