

Valhalla Management Association

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May 27, 2025

NOTICE

TO: All Owners of Record Valhalla One Association Rochester, Minnesota

Subject: Annual Meeting of Owners 2025 Valhalla One Association

Time/Place: MONDAY, JUNE 16, 2025 – 6:30 P.M. – VALHALLA PARTY ROOM

Valhalla One Association will hold the **Annual Meeting of Owners** on **Monday, June 16, 2025, at 6:30 p.m.** The Annual Meeting of Owners is a time for review and discussion regarding the affairs of the association. The agenda is attached.

- 1. New Business: To facilitate an effective meeting, please submit any new business to the Valhalla Management Association (VMA) office by **Wednesday**, **June 11**, **2025**, **at 5:00** p.m.
- 2. Board of Directors Nomination Form: If you are interested in serving on the Valhalla One Association board, please return the attached nomination form to the VMA office by **Wednesday**, **June 11**, **2025**, **at 5:00 p.m.**
- 3. Proxy Form: If you are unable to attend the Annual Meeting of Owners, please complete and sign the attached proxy form. Completed proxy forms ensure the association has a quorum for the annual meeting. If there is not a >20% quorum, the annual meeting will be rescheduled to a later date. You or the person you designate as your proxy must submit the completed and signed proxy form to the VMA office or to a current Valhalla One Director at least three (3) business days prior to the meeting which is **Wednesday**, **June 11**, **2025**, **at 5:00 p.m.** Please be sure the individual you designate as your proxy will attend the annual meeting in person.

New business, board nomination forms, and completed and signed proxy forms may be submitted to the VMA Office in person during business hours, in the drop box, or emailed to: gm@valhallacondos.com.

It is very important that you attend the meeting or submit a proxy to ensure we can proceed with association business.

Thank you,

Kate DeVries, President Valhalla One Association

Kate Devies

Enclosures

Valhalla One Association Proxy

Signed proxy form must be received by the Valhalla Management Office or a current Valhalla One Director at least three (3) business days prior to the Valhalla One Association Annual Meeting

I hereby appoint and constitute represent me at the Annual Meeting of the Valhalla One Association	_ (print name) to
Monday, June 16, 2025, and at any and all adjournments thereof, and above named person full power and authority to act for me at said me	d hereby grant the eeting(s) and in my
name and stead to vote in said association standing in my name on the books with like authority and effect as I might do if personally present meeting(s).	
Owner Printed Name:	
Owner Signature:	
Unit #:	
Date:	
Comments or other concerns you may have:	
Accredited by:	
Date:	

Amended Valhalla One Association Bylaws dated January 26, 2022:

3.3 Voting by Proxy. An Owner may cast the vote which is allocated to the Owner's Unit and be counted as present at any meeting of the Owners by executing a written proxy naming another Person entitled to act on that Owner's behalf and delivering the same to the Board of Directors or the Association's management company at least three (3) days before the commencement of any such meeting. All proxies shall remain in effect until the earliest of the following events: (i) revocation by the granting Owner by written notice or by personally attending and voting at the meeting for which the proxy is effective, (ii) eleven months after the date of the proxy, unless otherwise provided in the proxy, (iii) the time at which the granting Owner is no longer an Owner.

Valhalla One Association 2025 Board of Directors Nomination

Valhalla One Association is seeking nominations for the Board of Directors. There are three (3) open Director positions in 2025. Please complete the nomination form to be added to the election ballot. Please do not include resumes or other attachments. **Nominations must be received by the Valhalla Management Association (VMA) Office by Wednesday, June 11, 2025, at 5:00 p.m.** Please drop off nomination form at the VMA Office or email to: gm@valhallacondos.com.

Name:	Unit #:
Email:	Date:
Greetings Valhalla One Association Members:	
I am running for a position on the Valhalla One Asso	ociation Board of Directors.
My background and experiences include:	
How I can contribute to the Valhalla One Association	n:
My goals for the Valhalla One Association include:	

If you like my platform, please vote for me in the Valhalla One Association Board of Directors election. Thank you.

Valhalla One Association

2025 Annual Meeting

MONDAY, JUNE 16, 2025 6:30 P.M. VALHALLA PARTY ROOM

<u>AGENDA</u>

l.	Roll Call
II.	Proof of Notice of Meeting
III.	Reports of Officers
	a. Secretary's Report – 2024 Annual Meeting Minutes 02-22-2025
	b. President's Report
	c. Treasurer's Report
IV.	General Manager Report
V.	Unfinished Business
VI.	New Business
	a. 2025 Budget
VII.	Nomination and Election of New Directors
	a. Presentation of Written Nominations
	b. Nominations from the Floor
	c. Vote
VIII.	Discussion from the Floor
IX.	Announcements
Χ.	Adjournment

Valhalla Management Office Roll Call

Valhalla 1

	Owner		Owner				
Unit#	Last	First	Last	First	%Ownership	Present	Proxy
11	Chaffee	Michael			6.0%		
12	Ellinghuysen	Phil			5.1%		
13	Kirkland	Larry	Kirkland	Sean	5.1%		
14	Otterness	Chad	Otterness	Anita	6.0%		
15	Spencer	Rodney			5.1%		
16	Schendel	Rachel			6.0%		
21	DeVries	Kate			6.0%		
22	Kirkland	Larry	Kirkland	Sean	5.1%		
23	Buenaventura	Jeff			5.1%		
24	Nazem	Amir			6.0%		
25	Carey Jr.	James			5.1%		
26	Roe	Steven			6.0%		
31	Alameddine	Ziad			6.0%		
32	Braun	Jessica	Braun	Marty	5.2%		
33	Rothschild-Richards	Isara			5.1%		
34	Koestler	Martin	Chen	Xiyan	6.0%		
35	Krippner	Kevin	Carty	Nate	5.1%		
36	Wymore	David			6.0%		

100.0%
Totals:
Total Representation:

Minutes of Annual Meeting Valhalla One February 22nd, 2024 @ 6:30PM Valhalla Party Room

Roll Call

Roll Call was taken at 6:33pm and the board had a quorum.

Proof of Notice of Meeting

Everyone in attendance acknowledged receipt of the notice and meeting documents.

President's Report

The President reviewed and the Board approved the 2023 Minutes of Annual Meeting.

Treasurer's Report

- There are no need for any due increases or assessments this year.
- The building maintenance budget is increasing in response to sustained increased costs.
- The groundskeeping budget has been increased for anticipated landscaping necessities.
- Utility budgets increased commensurate with utility cost increases.
- Rec Expenses budget increased to budget for old equipment replacement.
- Payroll adjustments reflect reduced maintenance staff and health insurance for Valhalla employees.
- Office Expense budget increased with migration to new accounting software.
- Office Equipment budget increased for replacement computer equipment.
- The 2023 CD and interest were returned to the building's interest-bearing reserve account.

Reports of Committees

Valhalla One has no Committees.

Report of Manager

- New trees to be planted on the grounds in the spring. Please reach out to the office if you are interested in volunteering.
- New light switches ordered for laundry rooms.
- The board approved purchasing a new secure access video intercom system. This will be installed soon.

Unfinished Business

Valhalla One has no Unfinished Business.

New Business

• Some buildings are exploring the installation of rooftop solar panels.

Nomination of New Director

Kate DeVries was nominated and approved to join the building board.

Election of New Director

Sheila Grabkowski was nominated and approved to join the building board.

Adjournment

The meeting was adjourned at 7:08pm.

Valhalla Association One 2025 Annual Budget

	Income	2023 Budget	2023 Actual	% Difference	2024 Budget	2024 Actual	W Difference	2025 Budget	Budget %	Marada and American
4010	Association Income	\$101,714	\$94,319	-7.3%	\$101,714	\$98,885	-2.8%	\$101,714	Change 0%	Budget \$ Change
4015	Garage Rentals	\$3,000	\$3,020	0.7%	\$3,000	\$3,073	2.4%	\$3,000	0%	\$0.00 \$0.00
4020	Reserved Parking	\$600	\$0	-100.0%	\$0	\$0	0.0%	\$3,000	0%	\$0.00
4080	Coin-Op	\$1,965	\$1,989	1.2%	\$1,965	\$2,085	6.1%	\$2,000	2%	\$35.00
	Total	\$107,279	\$99,328	-7.4%	\$106,679	\$104,043	-2.5%	\$106,714	0%	\$35.00
								,,	***	433.00
	Building Operating Expenses	2023 Budget	2023 Actual	% Difference	2024 Budget				Budget %	
5015	Building upkeep	\$3,500	\$4,002	14.3%	2024 sudget \$3,500	2024 Actual	% Difference		Change	Budget \$ Change
	Supplies and Services	\$2,500	\$2,532	1.3%	\$3,500	\$12,482 \$3,792	256.6%	\$6,000	71%	\$2,500.00
	Building equipment	\$1,000	\$2,731	173.1%	\$1,500	\$3,792 \$4,406	51.7% 193.8%	\$3,500 \$3,500	40% 133%	\$1,000.00
	Garbage Removal	\$3,534	\$3,388	-4.1%	\$3,534	\$3,681	4.2%	\$3,675	4%	\$2,000.00 \$141.36
5035	Parking Lot	\$48	\$830	1629.5%	\$50	\$0	-100.0%	\$5,075	0%	\$0.00
5040	Caretaker Supplies	\$100	\$53	-46.9%	\$100	\$173	73.3%	\$150	50%	\$50.00
	Grounds	\$2,827	\$2,452	-13.3%	\$3,534	\$3,219	-8.9%	\$3,470	-2%	-\$63.66
	Snow	\$1,677	\$1,510	-10.0%	\$1,677	\$366	-78.2%	\$1,677	0%	\$0.00
	Garages	\$300	\$88	-70.6%	\$300	\$477	58.9%	\$350	17%	\$50.00
	Supplies (grounds)	\$36	\$4	-90.2%	\$36	\$14	-61.7%	\$36	0%	\$0.00
	Misc. Building Expense Electric	\$150	\$108	-28.2%	\$150	\$0	-100.0%	\$0	-100%	-\$150.00
5415		\$1,900 \$11,000	\$2,111	11.1%	\$2,200	\$2,714	23.4%	\$2,800	27%	\$600.00
	Water	\$1,000	\$10,172 \$1,423	-7.5% 42.3%	\$10,800	\$8,116	-24.8%	\$10,800	0%	\$0.00
	Sewer	\$2,200	\$4,298	42.3% 95.4%	\$1,500	\$880	-41.3%	\$1,500	0%	\$0.00
	Storm Water Fees	\$615	\$577	-6.1%	\$4,500 \$600	\$2,081	-53,7%	\$4,200	-7%	-\$300.00
	Utility Tax	\$165	\$172	3.9%	\$180	\$481 \$145	-19.8% -19.3%	\$600	0%	\$0.00
7200	Reserves	\$8,612	\$41,788	385.2%	\$100 \$0	\$143 \$0	0.0%	\$180 <u>\$10,671</u>	0%	\$0.00
	Total Building Expenses	\$41,164	\$78,237	90.1%	\$36,661	\$43,028	17.4%	\$53,160	100% 45.0%	\$10,671,40 \$5,828
					V V	***/***	27.474	433,200	43.070	33,626
	Shared Expenses	2023 Budget	2023 Actual	% Difference	2021 2				Budget %	
	Rec Expenses	\$170	\$423	149.5%	2024 Budget \$306	2024 Actual So	% Difference -100.0%	-	Change	Budget \$ Change
			7423	143.370	3300			\$0	-100%	-\$306
2210	Electric	\$942	\$791	-16.0%	\$919					
5515		\$942 \$424	\$791 \$455	-16.0% 7.2%	\$919 \$471	\$1,345	46.4%	\$1,414	54%	\$495
	Gas	\$942 \$424 \$80	\$791 \$455 \$67	-16.0% 7.2% -16.1%	\$471	\$1,345 \$269	46.4% -43.0%	\$1,414 \$471	54% 0%	\$495 \$0
5515	Gas Water	\$424	\$455	7.2%		\$1,345 \$269 \$76	45.4% -43.0% -4.6%	\$1,414 \$471 \$80	54% 0% 0%	\$495 \$0 \$0
5515 5520 5525 5530	Gas Water Sewer Storm Water Fees	\$424 \$80	\$455 \$67	7.2% -16.1%	\$471 \$80	\$1,345 \$269	46.4% -43.0%	\$1,414 \$471	54% 0%	\$495 \$0 \$0 \$0
5515 5520 5525 5530 5535	Gas Water Sewer Storm Water Fees Utility Tax	\$424 \$80 \$212 \$85 \$80	\$455 \$67 \$149	7.2% -16.1% -29.6%	\$471 \$80 \$184	\$1,345 \$269 \$76 \$172	46.4% -43.0% -4.6% -6.3%	\$1,414 \$471 \$80 \$184	54% 0% 0% 0%	\$495 \$0 \$0 \$0 \$0 \$0
5515 5520 5525 5530 5535 5540	Gas Water Sewer Storm Water Fees Utility Tax Indoor Pool	\$424 \$80 \$212 \$85 \$80 \$613	\$455 \$67 \$149 \$80 \$64 \$482	7.2% -16.1% -29.6% -5.6% -19.8% -21.2%	\$471 \$80 \$184 \$85	\$1,345 \$269 \$76 \$172 \$89	46.4% -43.0% -4.6% -6.3% 4.5%	\$1,414 \$471 \$80 \$184 \$85	54% 0% 0% 0% 0%	\$495 \$0 \$0 \$0
5515 5520 5525 5530 5535 5540 5545	Gas Water Sewer Storm Water Fees Utility Tax Indoor Pool Outdoor Pool	\$424 \$80 \$212 \$85 \$80 \$613 \$990	\$455 \$67 \$149 \$80 \$64 \$482 \$1,410	7.2% -16.1% -29.6% -5.6% -19.8% -21.2% 42.5%	\$471 \$80 \$184 \$85 \$78 \$165 \$613	\$1,345 \$269 \$76 \$172 \$89 \$53 \$1,522 \$551	46.4% -43.0% -4.6% -6.3% 4.5% -31.3%	\$1,414 \$471 \$80 \$184 \$85 \$90	54% 0% 0% 0% 0% 15%	\$495 \$0 \$0 \$0 \$0 \$0 \$12
5515 5520 5525 5530 5535 5540 5545 5550	Gas Water Storm Water Fees Utility Tax Indoor Pool Outdoor Pool Party Room	\$424 \$80 \$212 \$85 \$80 \$613 \$990 \$19	\$455 \$67 \$149 \$80 \$64 \$482 \$1,410 \$1	7.2% -16.1% -29.6% -5.6% -19.8% -21.2% 42.5% -94.8%	\$471 \$80 \$184 \$85 \$78 \$165 \$613 \$19	\$1,345 \$269 \$76 \$172 \$89 \$53 \$1,522 \$551 \$9	46.4% -43.0% -4.6% -6.3% 4.5% -31.3% 822.7% -10.0% -50.0%	\$1,414 \$471 \$80 \$184 \$85 \$90 \$236	54% 0% 0% 0% 0% 15% 43%	\$495 \$0 \$0 \$0 \$0 \$12 \$71
5515 5520 5525 5530 5535 5540 5545 5550 5555	Gas Water Sewer Storm Water Fees Utility Tax Indoor Pool Outdoor Pool Party Room Exercise Room	\$424 \$80 \$212 \$85 \$80 \$613 \$990 \$19 \$94	\$455 \$67 \$149 \$80 \$64 \$482 \$1,410 \$1 \$50	7.2% -16.1% -29.6% -5.6% -19.8% -21.2% 42.5% -94.8% -46.9%	\$471 \$80 \$184 \$85 \$78 \$165 \$613 \$19 \$94	\$1,345 \$269 \$76 \$172 \$89 \$53 \$1,522 \$551 \$9	46.4% -43.0% -4.6% -6.3% 4.5% -31.3% 822.7% -10.0% -50.0% -92.4%	\$1,414 \$471 \$80 \$184 \$85 \$90 \$236 \$613 \$24 \$236	54% 0% 0% 0% 0% 15% 43% 0% 25%	\$495 \$0 \$0 \$0 \$0 \$12 \$71 \$0 \$5
5515 5520 5525 5530 5535 5540 5545 5550 5555	Gas Water Sewer Storm Water Fees Utility Tax Indoor Pool Outdoor Pool Party Room Exercise Room Maint: Equip Repair/Replacmt	\$424 \$80 \$212 \$85 \$80 \$613 \$990 \$19 \$94	\$455 \$67 \$149 \$80 \$64 \$482 \$1,410 \$1 \$50 \$214	7.2% -16.1% -29.6% -5.6% -19.8% -21.2% 42.5% -94.8% -46.9% 30.0%	\$471 \$80 \$184 \$85 \$78 \$165 \$613 \$19 \$94 \$188	\$1,345 \$269 \$76 \$172 \$89 \$53 \$1,522 \$551 \$9 \$7	46.4% -43.0% -4.6% -6.3% 4.5% -31.3% 822.7% -10.0% -50.0% -92.4% 139.5%	\$1,414 \$471 \$80 \$184 \$85 \$90 \$236 \$613 \$24 \$236 \$188	54% 0% 0% 0% 0% 15% 43% 0% 25% 150%	\$495 \$0 \$0 \$0 \$0 \$12 \$71 \$0 \$5 \$141
5515 5520 5525 5530 5535 5540 5545 5550 5555 5560 5565	Gas Water Sewer Storm Water Fees Utility Tax Inidoor Pool Outdoor Pool Party Room Exercise Room Maint. Equip Repair/Replacmt Supplies (rec)	\$424 \$80 \$212 \$85 \$80 \$613 \$990 \$19 \$94 \$165 \$118	\$455 \$67 \$149 \$80 \$64 \$482 \$1,410 \$1 \$50 \$214 \$109	7.2% -16.1% -29.6% -5.6% -19.8% -21.2% 42.5% -94.8% -46.9% 30.0% -7.9%	\$471 \$80 \$184 \$85 \$78 \$165 \$613 \$19 \$94 \$188	\$1,345 \$269 \$76 \$172 \$89 \$53 \$1,522 \$551 \$9 \$7 \$451	45.4% -43.0% -4.6% -5.3% 4.5% -31.3% 822.7% -10.0% -50.0% -92.4% 139.5% -90.5%	\$1,414 \$471 \$80 \$184 \$85 \$90 \$236 \$613 \$24 \$236 \$188 \$118	54% 0% 0% 0% 0% 15% 43% 0% 25% 150% 0%	\$495 \$0 \$0 \$0 \$0 \$0 \$12 \$771 \$0 \$5 \$141 \$0 \$0
5515 5520 5525 5530 5535 5540 5545 5550 5555 5560 5565	Gas Water Storm Water Fees Utility Tax Indoor Pool Outdoor Pool Party Room Exercise Room Maint. Equip Repair/Replacmt Supplies (rec) Accounting	\$424 \$80 \$212 \$85 \$80 \$613 \$990 \$19 \$94 \$165 \$118 \$565	\$455 \$67 \$149 \$80 \$64 \$482 \$1,410 \$1 \$50 \$214 \$109 \$475	7.2% -16.1% -29.6% -5.6% -19.8% -21.2% 42.5% -94.8% -46.9% 30.0% -7.9% -16.1%	\$471 \$80 \$184 \$85 \$78 \$165 \$613 \$19 \$94 \$188 \$118	\$1,345 \$269 \$76 \$172 \$89 \$53 \$1,522 \$551 \$9 \$7 \$451 \$11	45.4% -43.0% -4.6% -5.3% 4.5% -31.3% 822.7% -10.0% -50.0% -92.4% 139.5% 289.8%	\$1,414 \$471 \$80 \$184 \$85 \$90 \$236 \$613 \$24 \$236 \$118 \$118	54% 0% 0% 0% 0% 15% 43% 0% 25% 150% 0%	\$495 \$0 \$0 \$0 \$0 \$12 \$71 \$0 \$5 \$141 \$0 \$0
5515 5520 5525 5530 5535 5540 5545 5550 5555 5560 5565 5610	Gas Water Storm Water Fees Utility Tax Indoor Pool Outdoor Pool Party Room Exercise Room Maint. Equip Repair/Replacmt Supplies (rec) Accounting	\$424 \$80 \$212 \$85 \$80 \$613 \$990 \$19 \$94 \$165 \$118	\$455 \$67 \$149 \$80 \$64 \$482 \$1,410 \$1 \$50 \$214 \$109 \$475 \$1,249	7.2% -16.1% -29.6% -5.6% -19.8% -21.2% 42.5% -94.8% -46.9% 30.0% -7.9% -16.1% 32.5%	\$471 \$80 \$184 \$85 \$78 \$165 \$613 \$19 \$94 \$188 \$118 \$565	\$1,345 \$269 \$76 \$172 \$89 \$53 \$1,522 \$551 \$9 \$7 \$451 \$111 \$2,204	45.4% -43.0% -4.6% -5.3% 4.5% -31.3% 822.7% -10.0% -50.0% -92.4% 139.5% -90.5% -289.8% 29.3%	\$1,414 \$471 \$80 \$184 \$85 \$90 \$236 \$613 \$24 \$236 \$188 \$118 \$565	54% 0% 0% 0% 15% 43% 0% 25% 150% 0% 0%	\$495 \$0 \$0 \$0 \$0 \$12 \$71 \$0 \$5 \$141 \$0 \$0 \$0
5515 5520 5525 5530 5535 5540 5545 5550 5555 5560 5565 5610	Gas Water Sewer Storm Water Fees Utility Tax Indoor Pool Outdoor Pool Party Room Exercise Room Maint. Equip Repair/Replacmt Supplies (rec) Accounting Legal Bank Fees	\$424 \$80 \$212 \$85 \$80 \$613 \$990 \$19 \$94 \$165 \$118 \$565 \$942	\$455 \$67 \$149 \$80 \$64 \$482 \$1,410 \$1 \$50 \$214 \$109 \$475	7.2% -16.1% -29.6% -5.6% -19.8% -21.2% 42.5% -94.8% -46.9% 30.0% -7.9% -16.1%	\$471 \$80 \$184 \$85 \$78 \$165 \$613 \$19 \$94 \$188 \$118	\$1,345 \$269 \$76 \$172 \$89 \$53 \$1,522 \$551 \$9 \$7 \$451 \$11 \$2,204 \$731	45.4% -43.0% -4.6% -6.3% 4.5% -31.3% 822.7% -10.0% -50.0% -92.4% 139.5% -90.5% 289.8% 29.3% -77.2%	\$1,414 \$471 \$80 \$184 \$85 \$90 \$236 \$613 \$24 \$236 \$118 \$565 \$565 \$47	54% 0% 0% 0% 15% 43% 0% 25% 150% 0% 0% 0%	\$495 \$0 \$0 \$0 \$0 \$12 \$71 \$0 \$5 \$141 \$0 \$0 \$0 \$0
5515 5520 5525 5530 5535 5540 5545 5550 5560 5565 5610 5615 6110	Gas Water Sewer Storm Water Fees Utility Tax Indoor Pool Outdoor Pool Party Room Exercise Room Maint. Equip Repair/Replacmt Supplies (rec) Accounting Legal Bank Fees	\$424 \$80 \$212 \$85 \$80 \$613 \$990 \$19 \$94 \$165 \$118 \$565 \$942 \$118	\$455 \$67 \$149 \$80 \$64 \$482 \$1,410 \$1 \$50 \$214 \$109 \$475 \$1,249 \$184	7.2% -16.1% -29.6% -5.6% -19.8% -21.2% -42.5% -94.8% -46.5% 30.0% -7.9% -16.1% 32.5% 55.5%	\$471 \$80 \$184 \$85 \$78 \$165 \$613 \$19 \$94 \$188 \$118 \$565 \$565	\$1,345 \$269 \$76 \$172 \$89 \$53 \$1,522 \$551 \$9 \$7 \$451 \$11 \$2,204 \$731 \$27 \$19,627	45.4% -43.0% -4.6% -6.3% 4.5% -31.3% 822.7% -10.0% -50.0% -92.4% 139.5% 289.8% 29.3% -77.2% -4.3%	\$1,414 \$471 \$80 \$184 \$85 \$90 \$236 \$613 \$24 \$236 \$188 \$118 \$565 \$565 \$47	54% 0% 0% 0% 15% 43% 0% 25% 150% 0% 0% 0% -60%	\$495 \$0 \$0 \$0 \$0 \$12 \$711 \$0 \$5 \$141 \$0 \$0 \$0 \$0 \$0
5515 5520 5525 5530 5535 5540 5545 5550 5565 5660 5615 6110 6115	Gas Water Sewer Storm Water Fees Utility Tax Indoor Pool Outdoor Pool Party Room Exercise Room Maint. Equip Repair/Replacmt Supplies (rec) Accounting Legal Bank Fees Payroll Payroll Taxes Employee Benefits/Retirement	\$424 \$80 \$212 \$85 \$80 \$613 \$990 \$19 \$94 \$165 \$118 \$565 \$942 \$118	\$455 \$67 \$149 \$80 \$64 \$482 \$1,410 \$1 \$50 \$214 \$109 \$475 \$1,249 \$184 \$21,495	7.2% -16.1% -29.6% -5.6% -19.8% -21.2% -94.8% -46.9% -30.0% -7.9% -16.1% -32.5% -3.5%	\$471 \$80 \$184 \$85 \$78 \$165 \$613 \$19 \$94 \$188 \$118 \$565 \$565 \$565	\$1,345 \$269 \$76 \$172 \$89 \$53 \$1,522 \$551 \$9 \$7 \$451 \$11 \$2,204 \$731	46.4% -43.0% -4.6% -6.3% -4.5% -31.3% 822.7% -10.0% -50.0% -92.4% 139.5% -90.5% -90.5% -28.8% 29.3% -77.2% -4.3% -23.2%	\$1,414 \$471 \$80 \$184 \$85 \$90 \$236 \$613 \$24 \$236 \$188 \$118 \$565 \$565 \$565 \$47 \$18,850 \$9,061	54% 0% 0% 0% 15% 43% 0% 25% 150% 0% 0% 0% -60%	\$495 \$0 \$0 \$0 \$0 \$12 \$71 \$0 \$5 \$141 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
5515 5520 5525 5530 5535 5540 5545 5550 5560 5565 5610 6110 6115 6120 6140 6145	Gas Water Storm Water Fees Utility Tax Indoor Pool Outdoor Pool Party Room Exercise Room Maint. Equip Repair/Replacmt Supplies (rec) Accounting Legal Bank Fees Payroll Taxes Employee Benefits/Retirement HOA Blanket Ins/Fidelity bond	\$424 \$80 \$212 \$85 \$80 \$613 \$990 \$19 \$94 \$165 \$118 \$565 \$942 \$118 \$22,267 \$9,734 \$1,932 \$7,068	\$455 \$67 \$149 \$80 \$64 \$482 \$1,410 \$1 \$50 \$214 \$109 \$475 \$1,249 \$184 \$21,495 \$8,983	7.2% -16.1% -29.6% -5.6% -19.8% -21.2% -24.5% -94.8% -46.9% 30.0% -7.99% -16.1% 32.5% -5.5% -3.5% -7.7%	\$471 \$80 \$184 \$85 \$78 \$165 \$613 \$19 \$94 \$188 \$118 \$565 \$565 \$118 \$20,499 \$9,746	\$1,345 \$269 \$76 \$172 \$89 \$53 \$1,522 \$551 \$9 \$7 \$451 \$111 \$2,204 \$731 \$27 \$19,627 \$7,487	45.4% -43.0% -4.6% -6.3% 4.5% -31.3% 822.7% -10.0% -50.0% -92.4% 139.5% 289.8% 29.3% -77.2% -4.3%	\$1,414 \$471 \$80 \$184 \$85 \$90 \$236 \$613 \$24 \$236 \$188 \$118 \$565 \$565 \$47	54% 0% 0% 0% 15% 43% 0% 25% 150% 0% 0% 0% -60%	\$495 \$0 \$0 \$0 \$12 \$71 \$0 \$5 \$141 \$0 \$0 \$0 \$0 \$171 \$0 \$141 \$141 \$141 \$141 \$141 \$141 \$141
5515 5520 5525 5530 5535 5540 5545 5550 5555 5660 5615 6110 6115 6120 6145 6140	Gas Water Storm Water Fees Utility Tax Indoor Pool Outdoor Pool Party Room Exercise Room Maint. Equip Repair/Replacmt Supplies (rec) Accounting Legal Bank Fees Payroll Payroll Taxes Employee Benefits/Retirement HOA Blanket Ins/Fidelity bond Vehicle Expenses	\$424 \$80 \$212 \$85 \$80 \$613 \$990 \$19 \$94 \$165 \$118 \$565 \$942 \$118 \$22,267 \$9,734 \$1,932 \$7,068 \$68 \$283	\$455 \$67 \$149 \$80 \$64 \$482 \$1,410 \$1 \$50 \$214 \$109 \$475 \$1,249 \$184 \$21,495 \$8,983 \$1,520 \$6,463 \$176	7.2% -16.1% -29.6% -5.6% -19.8% -21.2% -94.8% -46.9% 30.0% -7.9% -16.1% 32.5% -5.5% -7.7% -21.3% -3.6% -37.6%	\$471 \$80 \$184 \$85 \$78 \$165 \$613 \$19 \$94 \$188 \$118 \$565 \$565 \$565 \$565 \$118 \$20,499 \$9,746 \$2,647 \$7,068 \$283	\$1,345 \$269 \$76 \$172 \$89 \$53 \$1,522 \$551 \$9 \$7 \$451 \$111 \$2,204 \$731 \$27 \$19,627 \$7,487 \$3,224 \$9,884 \$298	45.4% -43.0% -4.6% -6.3% 4.54 -31.3% 822.7% -10.0% -50.0% -92.4% 139.5% -90.5% 29.3% -77.2% -4.3% -23.2% 21.8%	\$1,414 \$471 \$80 \$184 \$85 \$90 \$236 \$613 \$24 \$236 \$118 \$118 \$565 \$565 \$47 \$18,850 \$9,061 \$2,627	54% 0% 0% 0% 15% 43% 0% 55% 150% 0% 0% 0% -60% -8% -7% -1%	\$495 \$0 \$0 \$0 \$0 \$12 \$71 \$0 \$5 \$141 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
5515 5520 5525 5530 5535 5540 5545 5550 5565 5610 6115 6120 6145 6145 6150 6150 6155	Gas Water Sewer Storm Water Fees Utility Tax Indoor Pool Outdoor Pool Party Room Exercise Room Maint. Equip Repair/Replacmt Supplies (rec) Accounting Legal Bank Fees Payroll Payroll Taxes Employee Benefits/Retirement HOA Blanket Ins/Fidelity bond Vehicle Expenses Office Expenses	\$424 \$80 \$212 \$85 \$80 \$613 \$990 \$19 \$94 \$165 \$118 \$565 \$942 \$118 \$22,267 \$9,734 \$1,932 \$7,068 \$283 \$2,833 \$1,414	\$455 \$67 \$149 \$80 \$64 \$482 \$1,410 \$1 \$50 \$214 \$109 \$475 \$1,249 \$184 \$21,495 \$8,983 \$1,520 \$6,463 \$176 \$2,351	7.2% -16.1% -29.6% -5.6% -19.8% -21.2% -42.5% -94.8% -46.9% -30.0% -7.9% -16.1% -3.5% -3.5% -2.5% -2.5% -3.5% -2.1.3% -3.6% -3.6% -3.6% -3.6%	\$471 \$80 \$184 \$85 \$78 \$165 \$613 \$19 \$94 \$188 \$118 \$565 \$565 \$118 \$20,499 \$9,746 \$2,647 \$7,068 \$283 \$1,037	\$1,345 \$269 \$76 \$172 \$89 \$53 \$1,522 \$551 \$9 \$7 \$451 \$111 \$2,204 \$731 \$27 \$19,627 \$7,487 \$3,224 \$9,884 \$298 \$474	45.4% -43.0% -4.6% -5.3% 4.5% -31.3% 822.7% -10.0% -50.0% -92.4% 139.5% -90.5% 289.8% -77.2% -4.3% -23.2% -33.8% 39.8%	\$1,414 \$471 \$80 \$184 \$85 \$90 \$236 \$613 \$24 \$236 \$188 \$118 \$565 \$565 \$47 \$18,850 \$9,061 \$2,627 \$11,780	54% 0% 0% 0% 15% 43% 0% 25% 150% 0% 0% -60% -8% -7% 67%	\$495 \$0 \$0 \$0 \$0 \$12 \$71 \$0 \$5 \$141 \$0 \$0 \$0 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1
5515 5520 5525 5530 5535 5540 5545 5550 5565 5610 6115 6120 6140 6140 6150 6150 6150 6150 6150	Gas Water Sewer Storm Water Fees Utility Tax Infloor Pool Outdoor Pool Party Room Exercise Room Maint. Equip Repair/Replacmt Supplies (rec) Accounting Legal Bank Fees Payroll Payroll Taxes Employee Benefits/Retirement HOA Blanket Ins/Fidelity bond Vehicle Expenses Office Expenses Contracted Office Support/Serv	\$424 \$80 \$212 \$85 \$80 \$613 \$990 \$19 \$54 \$165 \$118 \$565 \$942 \$118 \$22,267 \$9,734 \$1,932 \$7,068 \$283 \$1,414 \$471	\$455 \$67 \$149 \$80 \$64 \$482 \$1,410 \$1 \$50 \$214 \$109 \$475 \$1,249 \$184 \$21,495 \$8,983 \$1,520 \$6,463 \$1,76 \$2,351 \$484	7.2% -16.1% -29.6% -5.6% -19.8% -21.2% -42.5% -94.8% -46.9% -30.0% -7.9% -16.1% -3.5% -7.7% -21.3% -8.6% -3.7.6% -6.3% -2.6%	\$471 \$80 \$184 \$85 \$78 \$165 \$613 \$19 \$94 \$188 \$118 \$565 \$118 \$20,499 \$9,746 \$2,647 \$7,068 \$283 \$1,037 \$707	\$1,345 \$269 \$76 \$172 \$89 \$53 \$1,522 \$551 \$9 \$7 \$451 \$11 \$2,204 \$731 \$27 \$7,487 \$3,224 \$9,884 \$298 \$474	45.4% -43.0% -4.6% -6.3% 4.5% -31.3% 822.7% -10.0% -50.0% -92.4% 139.5% -90.5% 289.8% -77.2% -4.3% -23.2% -54.3% 5.2% -54.3% 45.7%	\$1,414 \$471 \$80 \$184 \$85 \$90 \$236 \$613 \$24 \$236 \$188 \$118 \$565 \$565 \$47 \$18,850 \$9,061 \$2,627 \$11,780 \$283 \$1,037 \$707	54% 0% 0% 0% 0% 15% 43% 43% 40% 0% 0% 0% 0% 0% 0% -60% -8% -7% 67% 0% 0%	\$495 \$0 \$0 \$0 \$0 \$12 \$71 \$0 \$5 \$141 \$0 \$0 \$0 \$0 \$71 \$1,649 \$4,712 \$4,712 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
5515 5520 5525 5535 5536 5540 5545 5550 5565 5610 5615 6110 6145 6120 6140 6145 6150 6150 6150 6150 6160 6160 6160	Gas Water Storm Water Fees Utility Tax Indoor Pool Outdoor Pool Party Room Exercise Room Maint. Equip Repair/Replacmt Supplies (rec) Accounting Legal Bank Fees Payroll Payroll Taxes Employee Benefits/Retirement HOA Blanket Ins/Fidelity bond Vehicle Expenses Office Expenses Contracted Office Support/Serv Office Equipment	\$424 \$80 \$212 \$85 \$80 \$613 \$990 \$19 \$94 \$165 \$118 \$565 \$942 \$118 \$22,267 \$9,734 \$1,932 \$7,068 \$283 \$1,414 \$471 \$71	\$455 \$67 \$149 \$80 \$64 \$482 \$1,410 \$1 \$50 \$214 \$109 \$475 \$1,249 \$184 \$21,495 \$8,983 \$1,520 \$6,463 \$176 \$2,351 \$484 \$67	7.2% -16.1% -29.6% -5.6% -19.8% -21.2% -42.5% -94.8% -46.9% -30.0% -7.9% -16.1% -32.5% -3.5% -7.7% -21.3% -8.6% -37.6% -66.3% -2.6% -4.5%	\$471 \$80 \$184 \$85 \$78 \$165 \$613 \$19 \$94 \$188 \$118 \$565 \$565 \$565 \$118 \$20,499 \$9,746 \$2,647 \$7,068 \$283 \$1,037 \$707 \$141	\$1,345 \$269 \$76 \$172 \$89 \$53 \$1,522 \$551 \$9 \$7 \$451 \$2,204 \$731 \$2,204 \$731 \$19,627 \$1,9,627 \$7,487 \$3,224 \$9,884 \$298 \$474 \$1,030 \$53	46.4% -4.30% -4.6% -6.3% -4.5% -31.3% 822.7% -10.0% -50.0% -92.4% 139.5% -90.5% -29.3% -77.2% 21.8% -4.3% -23.2% 21.8% 5.2% -54.3% 45.7% -62.4%	\$1,414 \$471 \$80 \$184 \$85 \$90 \$236 \$613 \$24 \$236 \$188 \$118 \$565 \$565 \$477 \$18,850 \$9,061 \$2,627 \$11,780 \$283 \$1,037 \$707 \$141	54% 0% 0% 0% 43% 0% 43% 0% 45% 0% 0% 0% -60% -8% 67% 0% 0% 0% 0% 0% 0% 0% 0% 0%	\$495 \$0 \$0 \$0 \$0 \$12 \$71 \$0 \$5 \$141 \$0 \$0 \$0 \$0 \$0 \$-\$71 \$-\$1,649 \$-\$685 \$-\$21 \$4,712 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
5515 5520 5525 5530 5535 5540 5545 5550 5565 5610 6115 6120 6140 6150 6155 6156 6156 6156 6166 6165 6166 6166 6166	Gas Water Sewer Storm Water Fees Utility Tax Indoor Pool Outdoor Pool Party Room Exercise Room Maint. Equip Repair/Replacmt Supplies (rec) Accounting Legal Bank Fees Payroll Payroll Taxes Employee Benefits/Retirement HOA Blanket Ins/Fidelity bond Vehicle Expenses Office Expenses Contracted Office Support/Sery Office Equipment Intercom/Security/Office Phone	\$424 \$80 \$212 \$85 \$80 \$613 \$990 \$19 \$94 \$165 \$118 \$22,267 \$9,734 \$1,932 \$7,068 \$283 \$1,414 \$471 \$71 \$71 \$1,680	\$455 \$67 \$149 \$80 \$64 \$482 \$1,410 \$1 \$50 \$214 \$109 \$475 \$1,249 \$184 \$21,495 \$8,983 \$1,520 \$6,463 \$176 \$2,351 \$484 \$67 \$1,872	7.2% -16.1% -29.6% -5.6% -19.8% -21.2% -42.5% -94.8% -46.9% -30.0% -7.9% -16.1% -3.5% -3.5% -2.5% -3.5% -3.5% -3.5% -3.7% -21.3% -3.6% -3.7.6% -3.6% -3.7.6% -3.6%	\$471 \$80 \$184 \$85 \$78 \$165 \$613 \$19 \$94 \$188 \$118 \$565 \$565 \$118 \$20,499 \$9,746 \$2,647 \$7,068 \$283 \$1,037 \$707 \$141 \$1,727	\$1,345 \$269 \$76 \$172 \$89 \$53 \$1,522 \$551 \$9 \$7 \$451 \$111 \$2,204 \$731 \$27 \$19,627 \$7,487 \$3,224 \$9,884 \$298 \$474 \$1,030 \$53 \$1,030	46.4% -4.3.0% -4.6% -5.3% -4.5% -31.3% 822.7% -10.0% -50.0% -50.0% -92.4% 139.5% -90.5% -28.9.8% -77.2% -4.3% -4.3% -54.3% 45.7% -62.4% -63.6%	\$1,414 \$471 \$80 \$184 \$85 \$90 \$236 \$613 \$24 \$236 \$188 \$118 \$565 \$565 \$47 \$18,850 \$9,061 \$2,627 \$11,780 \$283 \$1,037 \$707 \$141 \$1,727	54% 0% 0% 0% 15% 43% 0% 25% 150% 0% -60% -8% 67% 67% 0% 0% 0%	\$495 \$00 \$00 \$00 \$12 \$711 \$00 \$55 \$141 \$00 \$00 \$00 \$00 \$01 \$141 \$02 \$02 \$03 \$04 \$04 \$05 \$05 \$05 \$05 \$05 \$05 \$05 \$05 \$05 \$05
5515 5520 5525 5530 5535 5540 5545 5550 5555 5610 6110 6140 6150 6150 6150 6150 6150 6150 6150 615	Gas Water Sewer Storm Water Fees Utility Tax Infloor Pool Outdoor Pool Party Room Exercise Room Maint. Equip Repair/Replacmt Supplies (rec) Accounting Legal Bank Fees Payroll Payroll Taxes Employee Benefits/Retirement HOA Blanket Ins/Fidelity bond Vehicle Expenses Office Expenses Contracted Office Support/Serv Office Equipment Intercom/Security/Office Phone Maintenance Emergency Cell Phone	\$424 \$80 \$212 \$85 \$80 \$613 \$990 \$19 \$94 \$165 \$118 \$565 \$942 \$118 \$22,267 \$9,734 \$1,932 \$7,068 \$283 \$1,414 \$471 \$771 \$711 \$560 \$283 \$1,680 \$80	\$455 \$67 \$149 \$80 \$64 \$482 \$1,410 \$1 \$50 \$2214 \$109 \$475 \$1,249 \$484 \$21,495 \$8,983 \$1,76 \$2,351 \$484 \$67 \$1,872 \$29	7.2% -16.1% -29.6% -5.6% -19.8% -21.2% -42.5% -94.8% -46.5% -3.5% -3.5% -3.5% -3.5% -3.5% -3.7.6% -3.7.6% -4.5% -4	\$471 \$80 \$184 \$85 \$78 \$165 \$613 \$19 \$94 \$188 \$118 \$565 \$118 \$20,499 \$9,746 \$2,647 \$7,068 \$283 \$1,037 \$707 \$141 \$1,727 \$80	\$1,345 \$269 \$76 \$172 \$89 \$53 \$1,522 \$551 \$9 \$7 \$451 \$2,204 \$731 \$2,7 \$19,627 \$7,487 \$3,224 \$9,884 \$298 \$474 \$1,030 \$53 \$1,103 \$53	45.4% -43.0% -4.6% -6.3% 4.54 -31.3% 822.7% -10.0% -50.0% -92.4% 133.5% -90.5% 29.3% -77.2% -4.3% -23.2% 21.8% 39.8% 5.2% 45.7% -62.4% -65.3%	\$1,414 \$471 \$80 \$184 \$85 \$90 \$236 \$613 \$24 \$236 \$188 \$118 \$565 \$57 \$1,780 \$2,627 \$11,780 \$283 \$1,037 \$707 \$141 \$1,727 \$80	54% 0% 0% 0% 15% 43% 0% 25% 0% 0% 0% -60% -8% 67% 0% 0% 0% 0% 0% 0% 0%	\$495 \$00 \$00 \$12 \$7/1 \$0 \$5 \$141 \$0 \$0 \$0 \$0 \$7/1 \$1,649 \$4,712 \$0 \$0 \$0 \$0 \$0 \$1,649 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
5515 5520 5525 5530 5535 5540 5545 5550 5565 5610 6115 6120 6140 6145 6150 6155 6166 6166 6166 6166 6167 6167 6175	Gas Water Sewer Storm Water Fees Utility Tax Indoor Pool Outdoor Pool Party Room Exercise Room Maint. Equip Repair/Replacmt Supplies (rec) Accounting Legal Bank Fees Payroll Payroll Taxes Employee Benefits/Retirement HOA Blanket Ins/Fidelity bond Vehicle Expenses Office Expenses Contracted Office Support/Sery Office Equipment Intercom/Security/Office Phone	\$424 \$80 \$212 \$85 \$80 \$613 \$990 \$19 \$94 \$165 \$118 \$22,267 \$9,734 \$1,932 \$7,068 \$283 \$1,414 \$471 \$71 \$71 \$1,680	\$455 \$67 \$149 \$80 \$64 \$482 \$1,410 \$1 \$50 \$214 \$109 \$475 \$1,249 \$184 \$21,495 \$8,983 \$1,520 \$6,463 \$176 \$2,351 \$484 \$67 \$1,872	7.2% -16.1% -29.6% -5.6% -19.8% -21.2% -94.8% -46.9% -30.0% -7.9% -16.1% -32.5% -7.7% -21.3% -8.6% -37.6% -6.3% -4.5% -4.5% -11.4% -10.0%	\$471 \$80 \$184 \$85 \$78 \$165 \$613 \$19 \$94 \$188 \$118 \$565 \$555 \$118 \$20,499 \$9,746 \$2,647 \$7,068 \$283 \$1,037 \$707 \$141 \$1,727 \$80 \$9,848	\$1,345 \$269 \$76 \$172 \$89 \$53 \$1,522 \$551 \$9 \$7 \$451 \$2,204 \$731 \$2,204 \$731 \$3,224 \$9,884 \$298 \$474 \$1,030 \$53 \$1,103 \$39 \$9,988	46.4% -4.30% -4.6% -6.3% -4.5% -31.3% 822.7% -10.0% -50.0% -92.4% 139.5% -90.5% -29.3% -77.2% 21.8% -4.3% -23.2% 21.8% -5.2% -54.3% -5.2% -62.4% -36.1% -50.9% -1.1%	\$1,414 \$471 \$80 \$184 \$85 \$90 \$236 \$613 \$24 \$236 \$188 \$118 \$565 \$565 \$47 \$18,850 \$9,061 \$2,627 \$11,780 \$283 \$1,037 \$700 \$141 \$1,727 \$80 \$9,848	54% 0% 0% 0% 43% 0% 43% 0% 45% 0% 0% 0% 0% 0% -60% -8% 67% 0% 0% 0% 0% 0% 0% 0% 0% 0%	\$495 \$0 \$0 \$0 \$0 \$12 \$71 \$0 \$5 \$141 \$0 \$0 \$0 \$0 \$0 \$0 \$-\$1,649 \$-\$685 \$-\$21 \$4,712 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
5515 5520 5525 5530 5530 5535 5545 5555 5610 6110 6115 6120 6145 6145 6156 6156 6166 6166 6166 6167 6168	Gas Water Sewer Storm Water Fees Utility Tax Indoor Pool Outdoor Pool Party Room Exercise Room Maint. Equip Repair/Replacmt Supplies (rec) Accounting Legal Bank Fees Payroll Payroll Taxes Employee Benefits/Retirement HOA Blanket Ins/Fidelity bond Vehicle Expenses Ontracted Office Support/Serv Office Expenses Contracted Office Support/Serv Office Equipment Intercom/Security/Office Phone Maintenance Emergency Cell Phone Sulk TV/Internet Service	\$424 \$80 \$212 \$85 \$80 \$613 \$990 \$19 \$94 \$165 \$118 \$565 \$942 \$118 \$22,267 \$9,734 \$1,932 \$7,068 \$283 \$1,414 \$471 \$71 \$1,680 \$80 \$9,721	\$455 \$67 \$149 \$80 \$64 \$482 \$1,410 \$1 \$50 \$214 \$109 \$475 \$1,249 \$184 \$21,495 \$8,983 \$1,520 \$6,463 \$176 \$2,351 \$484 \$67 \$1,872 \$209 \$9,815	7.2% -16.1% -29.6% -5.6% -19.8% -21.2% -42.5% -94.8% -46.9% -30.0% -7.9% -16.1% -32.5% -3.5% -3.5% -3.5% -3.5% -3.5% -3.5% -3.6% -3.6% -3.6% -4.6% -4.5% -4.5% -4.5% -4.5%	\$471 \$80 \$184 \$85 \$78 \$165 \$613 \$19 \$94 \$188 \$118 \$565 \$565 \$118 \$20,499 \$9,746 \$2,647 \$7,068 \$283 \$1,037 \$707 \$141 \$1,727 \$80 \$9,848 \$94	\$1,345 \$269 \$76 \$172 \$89 \$53 \$1,522 \$551 \$9 \$7 \$451 \$111 \$2,204 \$731 \$27 \$19,627 \$7,487 \$3,224 \$9,884 \$298 \$474 \$1,030 \$53 \$1,103 \$39 \$9,958	46.4% -4.3.0% -4.6% -5.3% -4.5% -31.3% 822.7% -10.0% -50.0% -50.0% -92.4% 139.5% -90.5% -93.8% -77.2% -4.3% -4.3% -54.3% -54.3% -54.3% -55.9% -50.9% -50.9% -11.9% -92.5%	\$1,414 \$471 \$80 \$184 \$85 \$90 \$236 \$613 \$24 \$236 \$188 \$118 \$565 \$565 \$47 \$18,850 \$9,061 \$2,627 \$11,780 \$283 \$1,037 \$707 \$141 \$1,727 \$80 \$9,948 \$9,94	54% 0% 0% 0% 15% 43% 0% 25% 150% 0% 0% -60% -8% 67% -13% 67% 0% 0% 0% 0% 0% 0%	\$495 \$00 \$00 \$00 \$12 \$711 \$00 \$55 \$141 \$00 \$00 \$00 \$00 \$00 \$00 \$00 \$00 \$00 \$0
5515 5520 5525 5530 5530 5535 5545 5555 5610 6110 6120 6145 6145 6145 6156 6166 6166 6166 6167 6168 6168 6169 6180 6180 6180	Gas Water Sewer Storm Water Fees Utility Tax Indoor Pool Outdoor Pool Party Room Exercise Room Maint. Equip Repair/Replacmt Supplies (rec) Accounting Legal Bank Fees Payroll Payroll Taxes Employee Benefits/Retirement HOA Blanket Ins/Fidelity bond Vehicle Expenses Office Expenses Contracted Office Support/Sery Office Equipment Intercom/Security/Office Phone Waintenance Emergency Cell Phone Bulk TV/Internet Service Misc Expenses	\$424 \$80 \$212 \$85 \$80 \$613 \$990 \$19 \$94 \$165 \$118 \$22,267 \$9,734 \$1,932 \$7,068 \$22,83 \$2,414 \$471 \$1,560 \$283 \$283 \$2,414 \$471 \$1,560 \$283 \$283 \$2,83 \$1,414 \$471 \$1,560 \$2,83 \$3,83	\$455 \$67 \$149 \$64 \$482 \$1,410 \$1 \$50 \$2214 \$109 \$475 \$1,249 \$184 \$21,495 \$8,983 \$1,520 \$6,463 \$176 \$2,351 \$484 \$67 \$1,872 \$209 \$9,815 \$77 \$92	7.2% -16.1% -29.6% -5.6% -19.8% -21.2% -42.5% -94.8% -46.9% -30.0% -7.9% -16.1% -3.5% -3.5% -2.5% -3.5% -2.13% -3.6% -37.6% -66.3% -2.6% -4.5% -	\$471 \$80 \$184 \$85 \$78 \$165 \$613 \$19 \$94 \$188 \$118 \$565 \$565 \$118 \$20,499 \$9,746 \$2,647 \$7,068 \$283 \$1,037 \$707 \$141 \$1,727 \$80 \$9,488 \$94 \$94	\$1,345 \$269 \$76 \$172 \$89 \$53 \$1,522 \$551 \$9 \$7 \$451 \$111 \$2,204 \$731 \$27 \$19,627 \$7,487 \$3,224 \$9,884 \$298 \$474 \$1,030 \$39 \$9,958 \$7 \$7	46.4% -4.3.0% -4.6% -5.3% -4.5% -31.3% 822.7% -10.0% -50.0% -50.0% -92.4% 139.5% -90.5% -23.2% -23.2% -23.2% -24.3% -5.2% -54.3% -50.9% -1.1% -92.5% -92.5% -92.5% -92.5%	\$1,414 \$471 \$80 \$184 \$85 \$90 \$236 \$613 \$24 \$236 \$188 \$118 \$565 \$565 \$47 \$18,850 \$9,061 \$2,627 \$11,780 \$707 \$141 \$1,727 \$80 \$9,848 \$9,84	54% 0% 0% 0% 15% 43% 0% 25% 150% 0% 60% -60% -8% 67% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	\$495 \$00 \$00 \$00 \$12 \$711 \$00 \$55 \$141 \$00 \$00 \$00 \$00 \$711 \$-1,649 \$-5685 \$-\$21 \$4,712 \$00 \$00 \$00 \$00 \$00 \$00 \$00 \$00 \$00 \$0
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5515 5520 5535 5536 5545 5545 5550 5565 5610 6115 6120 6156 6156 6156 6156 6160 6165 6160 6165 6160 6167 6175 6180 6190	Gas Water Sewer Storm Water Fees Utility Tax Indoor Pool Outdoor Pool Party Room Exercise Room Maint. Equip Repair/Replacmt Supplies (rec) Accounting Legal Bank Fees Payroll Payroll Taxes Employee Benefits/Retirement HOA Blanket Ins/Fidelity bond Vehicle Expenses Office Expenses Contracted Office Support/Sery Office Equipment Intercom/Security/Office Phone Maintenance Emergency Cell Phone Balik TV/Internet Service Misc Expenses Jniforms	\$424 \$80 \$212 \$85 \$80 \$613 \$990 \$19 \$94 \$165 \$118 \$22,267 \$9,734 \$1,932 \$7,068 \$22,83 \$2,414 \$471 \$1,560 \$283 \$283 \$2,414 \$471 \$1,560 \$283 \$283 \$2,83 \$1,414 \$471 \$1,560 \$2,83 \$3,83	\$455 \$67 \$149 \$64 \$482 \$1,410 \$1 \$50 \$2214 \$109 \$475 \$1,249 \$184 \$21,495 \$8,983 \$1,520 \$6,463 \$176 \$2,351 \$484 \$67 \$1,872 \$209 \$9,815 \$77 \$92	7.2% -16.1% -29.6% -5.6% -19.8% -21.2% -42.5% -94.8% -46.9% -30.0% -7.9% -16.1% -3.5% -3.5% -2.5% -3.5% -2.13% -3.6% -37.6% -66.3% -2.6% -4.5% -	\$471 \$80 \$184 \$85 \$78 \$165 \$613 \$19 \$94 \$188 \$118 \$565 \$565 \$118 \$20,499 \$9,746 \$2,647 \$7,068 \$283 \$1,037 \$707 \$141 \$1,727 \$80 \$9,488 \$94 \$94	\$1,345 \$269 \$76 \$172 \$89 \$53 \$1,522 \$551 \$9 \$7 \$451 \$111 \$2,204 \$731 \$27 \$19,627 \$7,487 \$3,224 \$9,884 \$298 \$474 \$1,030 \$39 \$9,958 \$7 \$7	46.4% -4.3.0% -4.6% -5.3% -4.5% -31.3% 822.7% -10.0% -50.0% -50.0% -92.4% 139.5% -90.5% -23.2% -23.2% -23.2% -24.3% -5.2% -54.3% -50.9% -1.1% -92.5% -92.5% -92.5% -92.5%	\$1,414 \$471 \$80 \$184 \$85 \$90 \$236 \$613 \$24 \$236 \$188 \$118 \$565 \$565 \$47 \$18,850 \$9,061 \$2,627 \$11,780 \$707 \$141 \$1,727 \$80 \$9,848 \$9,84	54% 0% 0% 0% 15% 43% 0% 25% 150% 0% 60% -60% -8% 67% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	\$495 \$00 \$00 \$00 \$10 \$112 \$71 \$00 \$50 \$00 \$00 \$00 \$00 \$01 \$1,649 \$685 \$211 \$4,712 \$00 \$00 \$00 \$00 \$00 \$00 \$00 \$00 \$00 \$0

Valhalla Association One

2075	Annual	2,,,	-

annuai Buaget		
Total Reserve Required (10%)		\$47,730
Operating Reserves (2 Months)		\$10,207
Total Reserve Requirements		\$57,938
Reserve Balance	4/30/2025	\$71,122
Operating Account Balance	4/30/2025	\$31,966
Plunketts Owed to Building		\$17,388
Assessment To Pay		<u>-\$4,577</u> •
Total Balance		\$115,899
Reserve Overage/Overage		-\$57,962

2025 Suggested

IOA Assessment per unit
-\$3,478
-\$3,014
<u>-\$2,956</u>
-\$57,962

REPLACEMENT RESERVE WORKSHEET VALHALLA BUILDING #1

	VALH	VALHALLA BUILDING #1	Į.			
	YEAR		LIFETIME	YEARS IN	ANNUAL	RESERVE
	PURCHASED	1800	YEARS	SERVICE	RESERVE	REQUIRED
Building Roof	2015	145,564	25	01	5,823	58,226
2 Garage Roof (5 stalls)	2018	20,622	12		612'1	12,030
3 Parking Lot Overlay	2021	15,267	01	4	1,527	6,107
	2021	2,021	5	4	404	1,617
5 Water Heater	2009	10,533	01	91	1,053	10,533
6 Painting & Stucco Seal	2003	47,321	15	22	3,155	47,321
7 Water Softener	2017	9,424	20	æ	47	3,770
8 Common Area Glass	8961	29,741	35	57	850	29,741
9 Gutters & Downspouts (5)	2015	3,260	25	0	130	1,304
10 Carpet	1995	10,865	01	30	1,087	10,865
Common Area Paint	2020	9,402	01	5	940	4,701
12 Sewer & Water Lines (150 ft)	8961	2,994	30	57	001	2,994
13 Washers & Dryers	2012	9,978	01	13	866	8/6'6
14 Common Area Sidewalks/Steps	8961	42,131	30	57	1,404	42,131
15 Boiler	2022	28,827	25	3	1,153	3,459
16 Windows (4 L.R. garden)	See Detail	15,524	25		621	10,867
17 Windows (18 kitchen)	See Detail	21,960	25		878	16,397
18 Windows (27 bedroom)	See Detail	32,940	25		1,318	22,497
19 Patio Doors (14)	See Detail	38,808	25		1,552	34,151
20 Balconies/Patios (14)	See Detail	41,916	25		1,677	18,922
21 Garage Repair (per stall)	See Detail	12,500	25		200	12,500
	See Detail	9,100	25		244	9,100
23 Front Retaining Wall	6861	18,405	20	36	920	18,405
24 Back Entry Bridge	8961	626'09	30	57	2,033	626'09
24 Garbage Enclosure Structure	2020	3,326	20	S	991	832
25 Entry Security System	2020	3,881	01	5	388	1,941
26 Security Cameras	2020	860'9	7	5	128	4,356

Building #3 - 18 Units 9 - 1 Bedrooms 9 - 2 Bedrooms

\$452,721	\$17,040	\$7,543	\$477,303
\$31,981	\$1,717	\$873	\$34,572
TOTALS	RESERVE AMOUNTS FOR RECREATION BUILDING	RESERVE AMOUNTS FOR COMMON EQUIPMENT	
650,387	RESERVE AMOUNTS FO	RESERVE AMOUNTS FO	

Building One - Non-Operating Expense Reserve Items

		Garde	n Picture \	Vindows					
Unit	Yr Purch'd	Cost	Life	Years in Service	Ar	nnual	R	equired	2025
11	2004	\$ 3,881	25	21	\$	155	\$	3,260	\$ 3,881
13	2018	\$ 3,881	25	7	\$	155	\$	1,087	and the second s
15	2004	\$ 3,881	25	21	\$	155	\$	3,260	
16	2004	\$ 3,881	25	21	\$	155	\$	3,260	
		\$ 15,524			\$	621	\$	10,867	

		Ki	tchen Wir	idows					
Unit	Yr Purch'd	Cost	Life	Years in Service	Aı	nnual	R	equired	2025
11	2020	\$1,220	25	5	\$	49	\$	244	\$1,220
12	2002	\$1,220	25	23	\$	49	\$	1,122	
13	1995	\$1,220	25	30	\$	49	\$	1,220	
14	1995	\$1,220	25	30	\$	49	\$	1,220	
15	1995	\$1,220	25	30	\$	49	\$	1,220	
16	2004	\$1,220	25	21	\$	49	\$	1,025	
21	2020	\$1,220	25	5	\$	49	\$	244	
22	2020	\$1,220	25	5	\$	49	\$	244	
23	1995	\$1,220	25	30	\$	49	\$	1,220	
24	1995	\$1,220	25	30	\$	49	\$	1,220	
25	2001	\$1,220	25	24	\$	49	\$	1,171	
26	2003	\$1,220	25	22	\$	49	\$	1,074	
31	2007	\$1,220	25	18	\$	49	\$	878	
32	2012	\$1,220	25	13	\$	49	\$	634	
33	1996	\$1,220	25	29	\$	49	\$	1,220	
34	2010	\$1,220	25	15	\$	49	\$	732	
35	2013	\$1,220	25	12	\$	49	\$	586	
36	2002	\$1,220	25	23	\$	49	\$	1,122	
		\$ 21,960			\$	878	\$	16,397	

		В	edro	om Wind	lows						
Unit	Yr Purch'd	n'd # in Unit		Unit Cost		Years in Service		Annual		Required	2025
11	2020	2	\$	2, 44 0	25	5	\$	98	\$	488	\$ 1,220
12	1995	1	\$	1,220	25	30	\$	49	\$	1,220	
13	1995	1	\$	1,220	25	30	\$	49	\$		
14	2018	2	\$	2,440	25	7	\$	98	\$		
15	1995	1	\$	1,220	25	30	\$	49	\$	1,220	
16	2004	2	\$	2,440	25	21	\$	98	\$		
21	2020	2	\$	2,440	25	5	\$	98	\$		
22	2020	1	\$	1,220	25	5	\$	49	\$		
23	1995	1	\$	1,220	25	30	\$	49	\$	1,220	
24	1995	2	\$	2,440	25	30	\$	98	\$	2,440	
25	2001	1	\$	1,220	25	24	\$	49	\$	1,171	
26	2003	2	\$	2,440	25	22	\$	98	\$	2,147	
31	2007	2	\$	2,440	25	18	\$	98	\$	1,757	
32	2012	1	\$	1,220	25	13	\$	49	\$	634	
33	1995	1	\$	1,220	25	30	\$	49	\$	1,220	
34	2010	2	\$	2,440	25	15	\$	98	\$	1,464	
35	2013	1	\$	1,220	25	12	\$	49	\$	586	
36	2002	2	\$	2,440	25	23	\$	98	φ \$	2,245	
		27	\$ 3	32,940			\$	1,318	\$	22,497	

			Balcony/Pa						
Unit	Yr Purch'd	Cost	Life	Years in Service	, ,	Annual		lequired	2025
15	1995	\$ 2,994	25	30	\$	120	\$	2,994	\$ 2,994
16	2019	\$ 2,994	25	6	\$	120	\$	719	
21	2019	\$ 2,994	25	6	\$	120	\$	719	
22	2019	\$ 2,994	25	6	\$	120	\$	719	
23	2019	\$ 2,994	25	6	\$	120	\$	719	
24	2019	\$ 2,994	25	6	\$	120	\$	719	
25	2010	\$ 2,994	25	15	\$	120	\$	1,796	
26	2022	\$ 2,994	25	3	\$	120	\$	359	
31	2010	\$ 2,994	25	15	\$	120	\$	1,796	
32	2010	\$ 2,994	25	15	\$	120	\$	1,796	
33	2018	\$ 2,994	25	7	\$	120	\$	838	
34	2009	\$ 2,994	25	16	\$	120	\$	1,916	
35	2009	\$ 2,994	25	16	\$	120	\$	1,916	
36	2009	\$ 2,994	25	16	\$	120	\$	1,916	
		\$ 41,916			\$	1,677	\$	18,922	

			Patio Do	ors					2025
Unit	Yr Purch'd	Cost	Life	Years in Service	A	nnual	Re	quired	\$2,77
12	2002	\$ 2,772	25	23	\$	111	\$	2,550	
14	2003	\$ 2,772	25	22	\$	111	\$	2,439	
21	2004	\$ 2,772	25	21	\$	111	\$	2,328	
22	2003	\$ 2,772	25	22	\$	111	\$	2,439	
23	2005	\$ 2,772	25	20	\$	111	\$	2,218	
24	2004	\$ 2,772	25	21	\$	111	\$	2,328	
25	2005	\$ 2,772	25	20	\$	111	\$	2,218	
26	2003	\$ 2,772	25	22	\$	111	\$	2,439	
31	2003	\$ 2,772	25	22	\$	111	\$	2,439	
32	2002	\$ 2,772	25	23	\$	111	\$	2,550	
33	2002	\$ 2,772	25	23	\$	111	\$	2,550	
34	2002	\$ 2,772	25	23	\$	111	\$	2,550	
35	2002	\$ 2,772	25	23	\$	111	\$	2,550	
36	2002	\$ 2,772	25	23	\$	111	\$	2,550	
		\$ 38,808			\$	1,552	\$	34,151	

		G _i	rage Do	ors					
Stall #	Yr Purch'd	Cost	Life	Years in Service	Α	nnual	Re	equired	2025
1	1995	\$ 1,220	25	30	\$	49	\$	1,220	\$ 1,220
2	1995	\$ 1,220	25	30	\$	49	\$	1,220	T 1,44.0
3	1995	\$ 1,220	25	30	\$	49	\$	1,220	
4	1995	\$ 1,220	25	30	\$	49	\$	1,220	
5	1995	\$ 1,220	25	30	\$	49	\$	1,220	
		\$ 6,100			\$	244	\$	6,100	

		Ga	rage Rep	air					
Stall #	Yr Purch'd	Cost	Life	Years in Service	Α	nnual	R	equired	2025
1	1995	\$ 2,500	25	30	\$	100	\$	2,500	\$ 2,500
2	1995	\$ 2,500	25	30	\$	100	\$	2,500	
3	1995	\$ 2,500	25	30	\$	100	\$	2,500	
4	1995	\$ 2,500	25	30	\$	100	\$	2,500	
5	1995	\$ 2,500	25	30	\$	100	\$	2,500	
		\$ 12,500			\$	500	\$	12,500	

Balance Sheet (Period Change)

Building 01

Period = Jan 2024-Dec 2024

Book = Cash

ACCOUNT	BALANCE CURRENT PERIOD	BEGINNING BALANCE	NET CHANGE
ASSETS	JONETT, ENOU		ONANGE
Current Assets			
Cash			
Operating Cash	16,381.06	825.66	15,555.40
Reserve Fund Cash	69,026.77	0.00	69,026.77
Total Cash	85,407.83	825.66	84,582.17
Intercompany Clearing	-1,803.93	0.00	-1,803.93
Key Deposit Clearing	50.00	0.00	50.00
Accounts Receivable	-1,689.40	0.00	-1,689.40
Total Accounts Receiable	-3,443.33	0.00	-3,443.33
Short Term Investments	-640.54	0.00	-640.54
Shop Inventory	13.00	0.00	13.00
Total Current Assets	81,336.96	825.66	80,511.30
TOTAL ASSETS	81,336.96	825.66	80,511.30
LIABILITIES AND CAPITAL			
LIABILITIES			
Current Liabilities			
Accounts Payable	6,888.45	0.00	6,888.45
Prepaid Fees	165.38	0.00	165.38
Key Deposit	405.00	0.00	405.00
Garage Remote Deposit	-150.00	0.00	-150.00
Total Current Liabilities	7,308.83	0.00	7,308.83
TOTAL LIABILITIES	7,308.83	0.00	7,308.83
CAPITAL			
Bank Transfer	-1,138.54	0.00	-1,138.54
Opening Balance Equity	80,003.68	0.00	80,003.68
Retained Earnings	24,401.53	825.66	23,575.87
Prior Years Retained Earnings	-29,238.54	0.00	-29,238.54
TOTAL CAPITAL	74,028.13	825.66	73,202.47
TOTAL LIABILITIES AND CAPITAL	81,336.96	825.66	80,511.30

Valhalla Management Association 342 Elton Hills Drive Rochester, MN 55901 Insurance Coverage 2024-2025

Property

A. Blanket Building & Business Personal Property Limit of \$47,854,000

- 1. Building Coverage Inflation Guard 4%
- 2. \$5,000 deductible per building, per occurrence.
- 3. 100% Replacement Cost Provision- no depreciation.
- 4. Removal of Co-Insurance
- 5. Special Coverage Form
- 6. \$172,000 Blanket Contents Included in total building limit above.
- 7. Business Income- Actual Loss Sustained (12 Months) 72 Hour Waiting Period
- 8. Improvements and Betterments Included
- 9. Inland Marine Coverage (Sander, Plow, Skid Loader)
- 10. Ordinance or Law Coverages per Building
- 11. Coverage A- "Undamaged Portion" = Limit of the Building Value
- 12. Coverage B "Demolition" & Coverage C "The Increased Cost of Construction = Combined \$250,000
- 13. \$25,000 Water & Sewer Backup
- 14. \$25,000 Pollution Clean-Up
- 15. Leased Office Copy Machine
- 16. Equipment Breakdown Coverage Included at Building Limit

Liability

A. \$2,000,000 General Aggregate, \$4,000,000 Per Occurrence

- 1. Broad Form Liability
- 2. Bodily Injury and Property Damage
- 3. Personal and Advertising Injury
- 4. Products/Completed Operations
- 5. Medical Expenses \$10,000
- 6. Damage to Premises Rented to You \$100,000
- 7. Condominium Directors & Officers Liability Included
- 8. Hired & Non-Owned Automobile Coverage
- 9. Pool Areas Included
- 10. Parking Areas Included
- 11. Cyber Coverage \$100,000 Aggregate Limit
- 12. Employee Benefits Liability \$1,000,000
- 13. Employment Practices Liability (\$5,000 deductible) \$1,000,000 Per Claim/\$1,000,000 Aggregate

Crime

A. Money and Securities- all risk coverage \$25,000 inside and \$5,000 Outside of Premises. \$25,000 in employee dishonesty coverage included.

B. \$1,800,000 Blanket Fidelity Bond

Auto Liability

A. CSL \$1,000,000

B. Symbol 1 Included- Any Auto Owned, Borrowed, Rented, Hired.

Workers' Compensation

- Employer's Liability Limits
- Each Accident \$500,000//Disease Policy Limit \$500,000//Disease Each Employee \$500,000

Umbrella Liability

A. \$1,000,000 Each Occurrence, \$1,000,000 Aggregate (except with respect to "covered autos")

Valhalla One Association

2025 Annual Meeting

MONDAY, JUNE 16, 2025 6:30 P.M. VALHALLA PARTY ROOM

No pending litigation or judgments to which the Association is a party at this time.

Valhalla One Association

2025 Annual Meeting

MONDAY, JUNE 16, 2025 6:30 P.M. VALHALLA PARTY ROOM

No past due assessments within 60 days prior to meeting date.