

Villas at Pine Valley of Spartanburg Homeowners Association
2024 Income & Expense Report

Income

Pine Valley of Spartanburg Yearly	
2024 Assessments Collected in 2023	\$41,765.92
2024 Assessments Collected in 2024	\$225,894.28
Total 2024 Assessments Paid	\$267,660.20
The Villas at Pine Valley of Spartanburg Monthly	
2024 Assessments Collected in 2023	\$3,240.00
2024 Assessments Collected in 2024	\$58,542.10
Total 2024 Assessments Paid	\$61,782.10
Total 2024 Income	\$329,442.30

Pine Valley of Spartanburg Expenses

Administration (PV/Villas)

Banking	\$76.98
Developer Loan Repayment	\$2,500.00
Insurance	\$3,215.00
Legal/Accounting	\$1,701.38
Management Fees	\$29,506.05
Postage/Mailing	\$2,114.10
Taxes/Tax Prep	\$951.51

Landscape & Grounds (PV/Villas)

12 Month Grounds Maintenance	\$33,300.00
Annual Planting	\$1,754.57
Fertilizer	\$12,646.00
Irrigation Repair	\$190.00
Stormwater Facility Maintenance	\$6,500.00

Maintenance/Other

General Maintenance	\$1,075.00
Reconciliation Discrepancies	\$360.00

Pool/Recreation

Other Pool Supplies/Maintenance	\$6,296.58
Pickle Ball Court Maintenance	\$635.00
Playground Maintenance	\$650.00
Pool Maintenance	\$14,715.00
Pool Permit	\$125.00
Trash Collection	\$500.00

Utilites (PV/Villas)

Electric - Street Lighting	\$11,737.00
Electric - Gen & Pool	\$38,522.16
Phone Service	\$1,714.64
Water Service	\$16,877.27

The Villas at Pine Valley of Spartanburg Expenses ONLY

Landscape & Grounds (Villas)

12 Month Individual Lawn Maintenance	\$53,023.39
Fertilizer - Villas	\$8,400.00
Mon. Mulch/Pine Straw	\$2,125.00

Total Expenses	\$251,211.63
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