

**Pine Valley of Spartanburg/Villas at Pine Valley Homeowners
2025 Income & Expense Report**

Income

Pine Valley of Spartanburg	
2025 Assessments Collected in 2024	\$92,847.65
2025 Assessments Collected in 2025	\$240,551.45
Pine Valley of Spartanburg 2025 Total Paid Assessme	\$333,399.10
Villas at Pine Valley Monthly	
2025 Assessments Collected in 2024	\$8,886.00
2025 Assessments Collected in 2025	\$96,961.19
Villas at Pine Valley 2025 Total Paid Assessments	\$105,847.19
Total 2025 Income	\$439,246.29

Expense (Pine Valley of STBG/Villas)

Administration (PVS/VPVS)	
Attorney's/Legal	\$1,859.60
Banking	\$0.00
Insurance	\$3,992.00
Mailing/Postage	\$4,331.47
Management Fee	\$42,945.95
Taxes/Tax Prep	\$975.94
Landscape Maintenance (PVS/VPVS)	
12 Month Maintenance Contract	\$39,888.00
Fertilizer	\$10,425.00
Irrigation Repair	\$276.25
Stormwater Maintenance	\$14,100.00
Misc Grounds Maintenance	\$0.00
Mulch/Pine Straw	\$2,465.00
Maintenance (PVS/VPVS)	
General Maintenance	\$2,540.00
Recreation	
Pool Maintenance	\$20,550.00
Trash Collection	\$500.00
Pool Permit	\$125.00
Other Pool Maintenance	\$9,218.37
Pavilion/Clubhouse Maintenance	\$200.00
Playground Maintenance	\$125.00
Utilities	
Back Flow Testing	\$150.00
Electric - Gen and Pool	\$11,629.18
Electric - Street Lighting	\$38,994.64
Phone/Internet (pool)	\$1,908.89
Water Service	\$27,548.85
Expense (Villas at Pine Valley ONLY)	
Landscape Maintenance (Villas Only)	
Villas 12 Month Maintenance Contract	\$101,303.20
Villas Mulch/Pine Straw	\$0.00
Villas Fertilizer	\$19,561.00
Total Expenses	\$355,613.34