

CONDOMINIUM NO. ONE OF THE PINES, INC.

2016/2017
BUDGET SUMMARY

INCOME SUMMARY		BUDGET	ESTIMATED ACTUAL	BUDGET
CODE	ITEM	2015/16	at 4/30/15 YEAR END	2016/17
1001	Assessments	\$1,129,632	\$1,129,632	\$1,152,096
1002	Gas Income	\$197,462	\$228,284	\$212,670
1003.03	Late Fees	\$12,000	\$11,055	\$12,000
1010	Interest Income	\$16,248	\$13,907	\$16,332
1011	Rental Income	\$675	\$675	\$675
1015	Other Income	\$2,400	\$2,515	\$2,400
1016	Trash Recycling Reimbursements	\$0	\$0	\$0
1018	Accounting Administration Income	\$1,800	\$1,500	\$1,800
1022.03	Legal Income	\$15,000	\$22,088	\$24,000
1028	Bad Debt Recovery	\$0	\$16,063	\$0
1039	Billable Homeowner Income	\$0	\$904	\$0
1040	Insurance Claim Income	\$0	\$0	\$0
	TOTALS	\$1,375,217	\$1,426,623	\$1,421,973
EXPENSE SUMMARY				
CODE	ITEM			
2002	Administrative Staff	\$16,296	\$16,296	\$26,244
2005	Cleaners	\$0	\$0	\$0
2007	Maintenance Mechanic	\$107,172	\$107,172	\$107,172
2012	Miscellaneous Personnel	\$3,800	\$3,800	\$0
2013	Health Savings Account	\$3,000	\$3,000	\$3,000
2014	Health/Dental/Life	\$7,944	\$8,673	\$8,184
2015	Payroll Expenses	\$13,356	\$11,500	\$14,436
2017	Uniforms	\$600	\$600	\$600
2019	Employee Cell Phone	\$1,200	\$1,200	\$1,200
2020	IRA Contributions	\$3,120	\$3,120	\$3,600
3001	Plumbing Supplies	\$960	\$960	\$960
3003	Fire Equipment Supplies	\$240	\$240	\$240
3004	Miscellaneous Building Materials	\$8,160	\$4,500	\$4,800
3006	Janitorial Supplies	\$1,500	\$1,500	\$1,644
3007	Electrical Supplies	\$6,000	\$5,000	\$3,444
3008	Equipment/Tool Rental	\$180	\$180	\$180
3009	Maintenance/Hand Tools	\$3,192	\$2,000	\$1,596
3010	Grounds Supplies	\$120	\$120	\$120
3013	Signs	\$720	\$500	\$720
3017	Snow Supplies	\$2,050	\$2,050	\$2,050
3020	Gas/Oil/Vehicle Parts	\$2,796	\$2,400	\$2,796
3024	Bottled Water	\$600	\$600	\$600
3025	Association-Owned Unit Supplies	\$360	\$360	\$360
4003	Roofing Repair	\$2,400	\$1,000	\$1,200
4005	Glass Repair	\$180	\$180	\$180
4006	Fire Equipment Service	\$2,450	\$4,624	\$2,450
4009	Electrical Repair	\$3,000	\$3,000	\$3,000
4010	Miscellaneous Repair	\$1,200	\$1,200	\$1,200
4012	Plumbing	\$31,452	\$34,000	\$36,000
4014	Janitorial Service	\$54,552	\$65,375	\$66,672
4015	Exterminating	\$6,060	\$6,060	\$6,060
4016	Trash Removal	\$79,524	\$79,524	\$81,060

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BUDGET SUMMARY

		BUDGET	ESTIMATED ACTUAL	BUDGET
		2014/15	at 4/30/15 YEAR END	2015/16
4017	Lawn Maintenance	\$43,052	\$43,052	\$44,496
4018	Landscaping Service	\$4,000	\$4,000	\$4,000
4019	Snow Services	\$7,000	\$7,000	\$7,000
4020	Tree Removal	\$5,000	\$0	\$5,000
4023	Railing Repair/Welding	\$4,800	\$1,500	\$1,500
4025	Repair to Association-Owned Units	\$696	\$696	\$696
4028	Equipment Repair	\$480	\$480	\$480
4031	Watering/Irrigation	\$0	\$0	\$0
5001	Bank Charges	\$240	\$230	\$240
5006	Print/Postage/Supplies	\$8,400	\$8,000	\$6,000
5007	Phone/Message Service	\$3,480	\$3,480	\$3,480
5010	Office Equipment	\$500	\$500	\$500
6001	Electricity	\$39,378	\$39,378	\$41,928
6002	Natural Gas	\$168,600	\$168,600	\$184,931
6002.74	Natural Gas - Association Units	\$660	\$660	\$660
6003	Water & Sewer	\$179,807	\$174,000	\$189,110
7002	Legal	\$41,000	\$46,678	\$48,000
7003	Audit	\$4,350	\$4,450	\$4,450
7005	Dues/Education	\$350	\$385	\$385
7006	Community Association Expense	\$318	\$322	\$322
7007	Management Fee	\$88,524	\$88,524	\$88,524
7008	Income Taxes	\$8,864	\$2,500	\$2,120
7008.01	Taxes/License/Registration		\$4,843	\$5,764
7010	Insurance	\$81,194	\$81,194	\$81,756
7011	Meter Reading Fee	\$16,200	\$15,951	\$16,200
7014	Condominium Fee Payments	\$7,680	\$7,656	\$7,800
7016	Professional Services	\$600	\$600	\$600
7018	Accounting Administrative Expense	\$7,392	\$5,919	\$7,392
7040	Insurance Claim Expense	\$12,000	\$12,000	\$10,000
7045	Bad Debt	\$18,000	\$18,000	\$18,000
7050	Operational Reserve	\$28,468	\$28,468	\$28,871
	Reserve Fund	\$230,000	\$230,000.00	\$230,000
	TOTALS	\$1,375,217	\$1,369,800	\$1,421,973

%	# of	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Interest	homes	Fee	Fee	Fee	Fee	Fee	Fee
.26877	98	\$234.00	\$241.00	\$248.00	\$250.00	\$252.00	258.00
.33529	10	\$291.00	\$300.00	\$310.00	\$313.00	\$316.00	322.00
.34162	148	\$297.00	\$306.00	\$316.00	\$319.00	\$322.00	328.00
.41121	48	\$358.00	\$369.00	\$380.00	\$384.00	\$388.00	395.00
	304						