

CONDOMINIUM NO. ONE OF THE PINES, INC.

2017/2018
BUDGET SUMMARY

INCOME SUMMARY		BUDGET	ESTIMATED ACTUAL	BUDGET
				2.2%
CODE	ITEM	2016/17	at 4/30/17 YEAR END	2017/18
1001	Assessments	\$1,152,096	\$1,152,096	\$1,177,608
1002	Gas Income	\$212,670	\$228,284	\$212,670
1003.03	Late Fees	\$12,000	\$11,055	\$12,000
1010	Interest Income	\$16,332	\$13,907	\$15,528
1011	Rental Income	\$675	\$675	\$675
1015	Other Income	\$2,400	\$2,515	\$3,600
1016	Trash Recycling Reimbursements	\$0	\$0	
1018	Accounting Administration Income	\$1,800	\$1,500	\$1,800
1022.03	Legal Income	\$24,000	\$22,088	\$22,200
1028	Bad Debt Recovery	\$0	\$16,063	\$0
1039.03	Billable Homeowner Income	\$0	\$904	\$0
1040	Insurance Claim Income	\$0	\$0	\$0
	TOTALS	\$1,421,973	\$1,449,087	\$1,446,081
EXPENSE SUMMARY				
CODE	ITEM			
2002	Administrative Staff	\$26,244	\$26,244	\$23,904
2005	Cleaners	\$0	\$0	\$0
2007	Maintenance Mechanic	\$107,172	\$107,172	\$109,380
2012	Miscellaneous Personnel	\$0	\$0	\$4,000
2013	Health Savings Account	\$3,000	\$3,000	\$3,000
2014	Health/Dental/Life	\$8,184	\$9,020	\$8,424
2015	Payroll Expenses	\$14,436	\$13,500	\$14,160
2017	Uniforms	\$600	\$600	\$300
2019	Employee Cell Phone	\$1,200	\$1,200	\$1,200
2020	IRA Contributions	\$3,600	\$3,600	\$3,600
3001	Plumbing Supplies	\$960	\$960	\$960
3003	Fire Equipment Supplies	\$240	\$240	\$240
3004	Miscellaneous Building Materials	\$4,800	\$5,600	\$6,000
3006	Janitorial Supplies	\$1,644	\$1,644	\$1,644
3007	Electrical Supplies	\$3,444	\$3,444	\$2,400
3008	Equipment/Tool Rental	\$180	\$180	\$180
3009	Maintenance/Hand Tools	\$1,596	\$1,596	\$1,596
3010	Grounds Supplies	\$120	\$120	\$120
3013	Signs	\$720	\$720	\$720
3017	Snow Supplies	\$2,050	\$2,050	\$2,050
3020	Gas/Oil/Vehicle Parts	\$2,796	\$2,250	\$2,796
3024	Bottled Water	\$600	\$600	\$0
3025	Association-Owned Unit Supplies	\$360	\$1,040	\$360
4003	Roofing Repair	\$1,200	\$2,147	\$2,250
4005	Glass Repair	\$180	\$180	\$180
4006	Fire Equipment Service	\$2,450	\$2,450	\$2,450
4009	Electrical Repair	\$3,000	\$3,000	\$5,100
4010	Miscellaneous Repair	\$1,200	\$3,000	\$2,400
4012	Plumbing	\$36,000	\$36,000	\$36,000
4014	Janitorial Service	\$66,672	\$68,331	\$45,538
4015	Exterminating	\$6,060	\$6,060	\$6,060
4016	Trash Removal	\$81,060	\$79,855	\$78,000

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BUDGET SUMMARY

	BUDGET 2016/17	ESTIMATED ACTUAL at 4/30/15 YEAR END	BUDGET	
4017	Lawn Maintenance	\$44,496	\$44,496	\$46,708
4018	Landscaping Service	\$4,000	\$4,000	\$4,000
4019	Snow Services	\$7,000	\$7,000	\$17,000
4020	Tree Removal	\$5,000	\$5,000	\$5,000
4023	Railing Repair/Welding	\$1,500	\$1,500	\$4,992
4025	Repair to Association-Owned Units	\$696	\$696	\$696
4026	Patrol Service			\$0
4028	Equipment Repair	\$480	\$480	\$480
4031	Watering/Irrigation	\$0	\$3,859	\$1,200
5001	Bank Charges	\$240	\$150	\$240
5006	Print/Postage/Supplies	\$6,000	\$6,000	\$6,000
5007	Phone/Message Service	\$3,480	\$3,480	\$3,480
5010	Office Equipment	\$500	\$500	\$500
6001	Electricity	\$41,928	\$41,928	\$42,676
6002	Natural Gas	\$184,931	\$184,931	\$191,819
6002.74	Natural Gas - Association Units	\$660	\$660	\$660
6003	Water & Sewer	\$189,110	\$182,000	\$193,802
7002	Legal	\$48,000	\$48,084	\$48,000
7003	Audit	\$4,450	\$4,600	\$4,750
7005	Dues/Education	\$385	\$385	\$385
7006	Community Association Expense	\$322	\$324	\$324
7007	Management Fee	\$88,524	\$89,724	\$89,724
7008	Income Taxes	\$2,120	\$3,700	\$1,940
7008.01	Taxes/License/Registration	\$5,764	\$2,684	\$5,764
7010	Insurance	\$81,756	\$81,756	\$80,200
7011	Meter Reading Fee	\$16,200	\$16,054	\$16,200
7014	Condominium Fee Payments	\$7,800	\$7,800	\$7,968
7016	Professional Services	\$600	\$600	\$600
7018	Accounting Administrative Expense	\$7,392	\$5,617	\$5,640
7040	Insurance Claim Expense	\$10,000	\$22,587	\$15,000
7045	Bad Debt	\$18,000	\$18,000	\$15,000
7050	Operational Reserve	\$28,871	\$28,871	\$20,321
	Reserve Fund	\$230,000	\$230,000.00	\$250,000
	TOTALS	\$1,421,973	\$1,433,269	\$1,446,081

%	# of	2012/13	2013/14	2014/15	2015/16	2016/17	2017/2018
Interest	homes	Fee	Fee	Fee	Fee	Fee	Fee
.26877	98	\$241.00	\$248.00	\$250.00	\$252.00	258.00	264.00
.33529	10	\$300.00	\$310.00	\$313.00	\$316.00	322.00	329.00
.34162	148	\$306.00	\$316.00	\$319.00	\$322.00	328.00	335.00
.41121	48	\$369.00	\$380.00	\$384.00	\$388.00	395.00	404.00
	304						