

CONDOMINIUM NO. 1 of THE PINES  
2024/2025 BUDGET SUMMARY

<b>INCOME SUMMARY</b>	<b>APPROVED</b>	<b>YTD ACTUAL</b>	<b>PROJECTED</b>	<b>APPROVED</b>
	<b>BUDGET</b>	<b>10/31/2024</b>	<b>YEAR END</b>	<b>BUDGET</b>
<b>CODE</b>	<b>2024-2025</b>		<b>2024-2025</b>	<b>2025-2026</b>
40100 - ASSESSMENTS	\$ 1,818,408	\$ 909,204	\$ 1,818,408	\$ 1,818,408
40200 - GAS INCOME	\$ 55,000	\$ 4,457	\$ 8,915	\$ 25,000
40303 - LATE FEES (ACCR)	\$ 10,000	\$ 3,900	\$ 7,800	\$ 12,000
40603- FINE INCOME	\$ 11,000	\$ 6,700	\$ 13,400	\$ 13,000
41010 - INTEREST INCOME	\$ 2,000	\$ 649	\$ 1,298	\$ 4,000
41100 - RENTAL INCOME	\$ -	\$ -	\$ -	\$ -
41500 - OTHER INCOME	\$ 3,400	\$ 1,388	\$ 2,777	\$ 3,400
41800 - ACCT ADMIN INCOME	\$ 1,900	\$ 1,220	\$ 2,440	\$ 2,418
42203 - LEGAL INC (ACCR)	\$ 35,000	\$ 15,581	\$ 31,162	\$ 40,000
42800- BAD DEBT RECOVERY	\$ 10,000	\$ 235	\$ 470	\$ 20,000
43903- BILLABLE OWNER INCOME	\$ 8,000	\$ 934	\$ 1,868	\$ 5,000
			\$ -	
			\$ -	
<b>TOTALS</b>	\$ 1,954,708	\$ 944,268	\$ 1,888,537	\$ 1,943,226
			\$ -	
			\$ -	
			\$ -	
<b>EXPENSE SUMMARY</b>			\$ -	
			\$ -	
			\$ -	
50200 - ADMINISTRATIVE STAFF	\$ 55,000	\$ 29,922	\$ 59,843	\$ 64,000
50700 - MAINTENANCE MECHANIC	\$ 125,000	\$ 66,509	\$ 133,018	\$ 135,000
51200 - MISC PERSONNEL	\$ 500	\$ -	\$ -	\$ 500
51300 - HSA EXPENSE	\$ 3,600	\$ 1,950	\$ 3,900	\$ 4,200
51400 - HEALTH/DENTAL/LIFE	\$ 16,000	\$ 7,658	\$ 15,316	\$ 16,000
51500 - PAYROLL EXPENSES	\$ 16,000	\$ 8,110	\$ 16,220	\$ 17,000
51700 - UNIFORMS	\$ 400	\$ 1,809	\$ 3,617	\$ 400
51900 - EMPLOYEE CELL PHONE	\$ 1,800	\$ 900	\$ 1,800	\$ 1,800
52000 - IRA CONTRIBUTIONS	\$ 5,500	\$ 2,687	\$ 5,374	\$ 6,000
53001 - PLUMBING SUPPLIES	\$ 500	\$ 237	\$ 474	\$ 500
53003 - FIRE EQUIP SUPPLIES	\$ 480	\$ -	\$ -	\$ 480
53004 - MISC MATERIALS	\$ 3,500	\$ 2,064	\$ 4,128	\$ 3,500
53006 - JANITORIAL SUPPLIES	\$ 1,800	\$ 1,200	\$ 2,400	\$ 1,800
53007 - ELECTRICAL SUPPLIES	\$ 2,000	\$ 2,217	\$ 4,434	\$ 2,000
53008 - EQUIP/TOOL RENTAL	\$ 500	\$ -	\$ -	\$ 500
53009 - MAINTEN/HAND TOOLS	\$ 1,500	\$ 11	\$ 22	\$ 500
53010 - GROUNDS SUPPLIES	\$ 120	\$ -	\$ -	\$ 120
53013 - SIGNS	\$ 720	\$ -	\$ -	\$ 720
53017 - SNOW REMOVAL SUPPLY	\$ 1,200	\$ -	\$ -	\$ 500
53020 - GAS/OIL/VEHICLE PRTS	\$ 5,500	\$ 952	\$ 1,904	\$ 2,500
53025 - ASSOC.OWNED UNIT SUPPLIE	\$ 360	\$ -	\$ -	\$ 360
60300 - ROOFING REPAIR	\$ 4,000	\$ 1,425	\$ 2,850	\$ 4,000

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60600 - FIRE EQUIPMENT SRVC	\$ 1,200	\$ 1,455	\$ 2,910	\$ 3,000
60900 - ELECTRICAL REPAIR	\$ 1,200	\$ 970	\$ 1,940	\$ 1,200
61000 - MISCELLANEOUS REPAIR	\$ 1,500	\$ 595	\$ 1,190	\$ 1,500
61200 - PLUMBING	\$ 40,000	\$ 24,040	\$ 48,080	\$ 45,000
61400 - JANITORIAL SERVICE	\$ 90,000	\$ 47,719	\$ 95,438	\$ 96,000
61500 - EXTERMINATING	\$ 4,800	\$ 2,578	\$ 5,156	\$ 4,800
61600 - TRASH REMOVAL	\$ 71,000	\$ 36,384	\$ 72,768	\$ 74,000
61700 - LAWN MAINTENANCE	\$ 53,000	\$ 26,052	\$ 52,104	\$ 54,000
61800 - LANDSCAPING SERVICE	\$ 3,000	\$ 1,750	\$ 3,500	\$ 3,000
61900 - SNOW REMOVAL SERVICE	\$ 10,000	\$ -	\$ -	\$ 10,000
62000 - TREE REMOVAL	\$ 2,000	\$ 6,980	\$ 6,980	\$ 4,000
62300 - RAILING REPAIR/WELDING	\$ -	\$ -	\$ -	\$ -
62500 - REPAIR TO ASSOC UNIT	\$ 1,000	\$ -	\$ -	\$ 1,000
62800 - EQUIPMENT REPAIR	\$ 480	\$ -	\$ -	\$ 480
63100 - WATERING/IRRIGATION	\$ 1,200	\$ 4,612	\$ 9,224	\$ 1,200
64400 - CAMERA REPAIR	\$ 2,500	\$ 1,055	\$ 2,110	\$ 2,500
70100 - BANK CHARGES	\$ 900	\$ 4,678	\$ 4,678	\$ 2,500
70600 - PRINT/POSTAGE/SUPPL	\$ 5,000	\$ 2,165	\$ 4,330	\$ 5,000
70700 - PHONE/MESSAGE SRVC	\$ 4,000	\$ 1,794	\$ 3,588	\$ 4,000
71000 - OFFICE EQUIPMENT	\$ 2,000	\$ 1,271	\$ 2,542	\$ 2,500
80100 - ELECTRICITY	\$ 45,622	\$ 19,388	\$ 38,776	\$ 45,000
80200 - NATURAL GAS	\$ 200,000	\$ 35,836	\$ 71,672	\$ 185,820
80300 - WATER & SEWER	\$ 235,358	\$ 137,869	\$ 275,738	\$ 280,000
90200 - LEGAL	\$ 26,000	\$ 17,922	\$ 22,500	\$ 23,000
90300 - AUDIT/TAX RETURNS	\$ 5,000	\$ 5,800	\$ 5,800	\$ 6,000
90500 - DUES/EDUCATION	\$ 390	\$ 305	\$ 610	\$ 390
90600 - COMMUNITY ASSOC EXP	\$ 360	\$ 414	\$ 828	\$ 360
90700 - MANAGEMENT FEE	\$ 75,000	\$ 37,450	\$ 74,900	\$ 77,000
90800 - INCOME TAXES	\$ 8,900	\$ 8,800	\$ 8,800	\$ 8,900
90801 - TAXES/LICENSE/REGIST	\$ 3,000	\$ 2,163	\$ 3,000	\$ 3,000
91000 - INSURANCE	\$ 425,822	\$ 205,760	\$ 411,520	\$ 420,000
91400 - CONDO FEE PAYMENTS	\$ 12,000	\$ 6,165	\$ 12,330	\$ 12,000
91600 - PROFESSIONAL SERVICE	\$ 1,200	\$ 454	\$ 908	\$ 1,200
91800 - ACCT ADMIN EXPENSE	\$ 4,200	\$ 2,813	\$ 5,625	\$ 4,200
94000 - INSURANCE CLAIM EXP	\$ 20,000	\$ 1,408	\$ 2,817	\$ -
94500 - BAD DEBT EXPENSE	\$ 10,800	\$ 6,300	\$ 12,600	\$ 10,000
95000 - OPERATING RESERVE	\$ 992	\$ -	\$ -	\$ 992
91700- LOAN PAYMENTS/ INTEREST	\$ 57,304	\$ 27,796	\$ 55,592	\$ 57,304
			\$ -	
<b>RESERVE FUNDING</b>	\$ 282,000	\$ 151,667	\$ 303,334	\$ 230,000
<i>please see Reserves Tab for details</i>			\$ -	
			\$ -	
<b>TOTALS</b>	\$ 1,954,708	\$ 960,603	\$ 1,880,278	\$ 1,943,226

