

CONDOMINIUM NO. ONE OF THE PINES, INC.

2015/2016  
BUDGET SUMMARY

<b>INCOME SUMMARY</b>		BUDGET	ESTIMATED ACTUAL	BUDGET
CODE	ITEM	2014/15	at 4/30/15 YEAR END	2015/16
1001	Assessments	\$1,119,288	\$1,119,288	\$1,129,632
1002	Gas Income	\$217,784	\$240,882	\$197,462
1003.03	Late Fees	\$9,600	\$12,469	\$12,000
1010	Interest Income	\$13,920	\$13,008	\$16,248
1011	Rental Income	\$675	\$675	\$675
1015	Other Income	\$1,900	\$11,356	\$2,400
1016	Trash Recycling Reimbursements	\$15,960	\$1,634	\$0
1018	Accounting Administration Income	\$1,800	\$1,855	\$1,800
1022.03	Legal Income	\$15,000	\$14,631	\$15,000
1028	Bad Debt Recovery	\$0	\$3,078	\$0
1039	Billable Homeowner Income	\$0	\$3,240	\$0
1040	Insurance Claim Income	\$0	\$6,572	\$0
	<b>TOTALS</b>	<b>\$1,395,927</b>	<b>\$1,428,688</b>	<b>\$1,375,217</b>
<b>EXPENSE SUMMARY</b>				
CODE	ITEM			
2002	Administrative Staff	\$15,720	\$15,720	\$16,296
2005	Cleaners	\$56,604	\$2,562	\$0
2007	Maintenance Mechanic	\$104,388	\$104,388	\$107,172
2012	Miscellaneous Personnel	\$3,300	\$3,300	\$3,800
2013	Health Savings Account	\$5,400	\$3,000	\$3,000
2014	Health/Dental/Life	\$13,668	\$7,326	\$7,944
2015	Payroll Expenses	\$19,356	\$15,000	\$13,356
2017	Uniforms	\$900	\$900	\$600
2019	Employee Cell Phone	\$1,200	\$1,200	\$1,200
2020	IRA Contributions	\$3,120	\$3,290	\$3,120
3001	Plumbing Supplies	\$960	\$960	\$960
3003	Fire Equipment Supplies	\$120	\$244	\$240
3004	Miscellaneous Building Materials	\$8,160	\$8,160	\$8,160
3006	Janitorial Supplies	\$6,300	\$4,500	\$1,500
3007	Electrical Supplies	\$6,000	\$6,000	\$6,000
3008	Equipment/Tool Rental	\$180	\$180	\$180
3009	Maintenance/Hand Tools	\$3,192	\$3,192	\$3,192
3010	Grounds Supplies	\$120	\$120	\$120
3013	Signs	\$360	\$832	\$720
3017	Snow Supplies	\$2,050	\$2,050	\$2,050
3020	Gas/Oil/Vehicle Parts	\$2,796	\$2,796	\$2,796
3024	Bottled Water	\$720	\$600	\$600
3025	Association-Owned Unit Supplies	\$240	\$400	\$360
4003	Roofing Repair	\$2,400	\$2,400	\$2,400
4005	Glass Repair	\$180	\$180	\$180
4006	Fire Equipment Service	\$2,450	\$2,000	\$2,450
4009	Electrical Repair	\$3,000	\$3,000	\$3,000
4010	Miscellaneous Repair	\$11,400	\$10,000	\$1,200
4012	Plumbing	\$31,452	\$31,452	\$31,452
4014	Janitorial Service	\$0	\$50,000	\$54,552
4015	Exterminating	\$6,240	\$5,500	\$6,060
4016	Trash Removal	\$79,524	\$79,524	\$79,524

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BUDGET SUMMARY

		BUDGET	ESTIMATED ACTUAL	BUDGET
		2014/15	at 4/30/15 YEAR END	2015/16
4017	Lawn Maintenance	\$42,208	\$42,208	\$43,052
4018	Landscaping Service	\$4,000	\$3,500	\$4,000
4019	Snow Services	\$7,000	\$7,000	\$7,000
4020	Tree Removal	\$5,000	\$3,500	\$5,000
4023	Railing Repair/Welding	\$600	\$600	\$4,800
4025	Repair to Association-Owned Units	\$696	\$696	\$696
4028	Equipment Repair	\$480	\$480	\$480
4031	Watering/Irrigation	\$3,000	\$1,500	\$0
4039	Billable Homeowner Expense	\$0	\$3,010	\$0
5001	Bank Charges	\$300	\$250	\$240
5006	Print/Postage/Supplies	\$9,600	\$8,500	\$8,400
5007	Phone/Message Service	\$3,480	\$3,480	\$3,480
5010	Office Equipment	\$500	\$500	\$500
6001	Electricity	\$41,690	\$41,690	\$39,378
6002	Natural Gas	\$189,491	\$195,000	\$168,600
6002.74	Natural Gas - Association Units	\$660	\$660	\$660
6003	Water & Sewer	\$159,858	\$145,000	\$179,807
7002	Legal	\$36,000	\$40,000	\$41,000
7003	Audit	\$4,250	\$4,350	\$4,350
7005	Dues/Education	\$350	\$325	\$350
7006	Community Association Expense	\$314	\$318	\$318
7007	Management Fee	\$88,524	\$88,524	\$88,524
7008	Taxes/License/Registration Fees	\$8,351	\$7,231	\$8,864
7010	Insurance	\$76,504	\$76,504	\$81,194
7011	Meter Reading Fee	\$15,936	\$16,126	\$16,200
7014	Condominium Fee Payments	\$7,512	\$7,584	\$7,680
7016	Professional Services	\$600	\$600	\$600
7018	Accounting Administrative Expense	\$7,392	\$6,990	\$7,392
7040	Insurance Claim Expense	\$10,800	\$15,158	\$12,000
7045	Bad Debt	\$0	\$21,288	\$18,000
7050	Operational Reserve	\$49,331	\$49,259	\$28,468
	Reserve Fund	\$230,000	\$230,000.00	\$230,000
	<b>TOTALS</b>	<b>\$1,395,927</b>	<b>\$1,392,607</b>	<b>\$1,375,217</b>

%	# of	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Interest	homes	Fee	Fee	Fee	Fee	Fee	Fee
.26877	98	\$228.00	\$234.00	\$241.00	\$248.00	\$250.00	\$252.00
.33529	10	\$284.00	\$291.00	\$300.00	\$310.00	\$313.00	\$316.00
.34162	148	\$290.00	\$297.00	\$306.00	\$316.00	\$319.00	\$322.00
.41121	48	\$349.00	\$358.00	\$369.00	\$380.00	\$384.00	\$388.00
	304						