

CONDOMINIUM NO. ONE OF THE PINES, INC.
2018/2019
BUDGET SUMMARY

INCOME SUMMARY		BUDGET	ESTIMATED ACTUAL	BUDGET
				2.5%
CODE	ITEM	2017/18	at 4/30/18 YEAR END	2018/19
40100	Assessments	\$1,177,608	\$1,177,608	\$1,206,792
40200	Gas Income	\$212,670	\$228,284	\$206,600
40303	Late Fees	\$12,000	\$11,055	\$12,000
41010	Interest Income	\$15,528	\$13,907	\$17,496
41011	Rental Income	\$675	\$675	\$675
41500	Other Income	\$3,600	\$2,515	\$3,600
41600	Trash Recycling Reimbursements		\$0	
41800	Accounting Administration Income	\$1,800	\$1,500	\$1,800
42203	Legal Income	\$22,200	\$22,088	\$24,000
42800	Bad Debt Recovery	\$0	\$16,063	\$0
43903	Billable Homeowner Income	\$0	\$904	\$0
44000	Insurance Claim Income	\$0	\$0	\$0
TOTALS		\$1,446,081	\$1,474,599	\$1,472,963
EXPENSE SUMMARY				
CODE	ITEM			
50200	Administrative Staff	\$23,904	\$23,677	\$28,860
20500	Cleaners	\$0	\$0	\$0
50700	Maintenance Mechanic	\$109,380	\$106,228	\$111,600
51200	Miscellaneous Personnel	\$4,000	\$1,700	\$3,000
51300	Health Savings Account	\$3,000	\$3,000	\$3,000
51400	Health/Dental/Life	\$8,424	\$9,409	\$10,356
51500	Payroll Expenses	\$14,160	\$11,754	\$14,664
51700	Uniforms	\$300	\$0	\$300
51900	Employee Cell Phone	\$1,200	\$1,200	\$1,200
52000	IRA Contributions	\$3,600	\$3,206	\$3,600
53001	Plumbing Supplies	\$960	\$180	\$960
53003	Fire Equipment Supplies	\$240	\$798	\$480
53004	Miscellaneous Building Materials	\$6,000	\$6,484	\$6,000
53006	Janitorial Supplies	\$1,644	\$2,314	\$2,400
53007	Electrical Supplies	\$2,400	\$133	\$1,200
53008	Equipment/Tool Rental	\$180	\$0	\$180
53009	Maintenance/Hand Tools	\$1,596	\$1,746	\$1,596
53010	Grounds Supplies	\$120	\$120	\$120
53013	Signs	\$720	\$400	\$720
53017	Snow Supplies	\$2,050	\$0	\$2,050
53020	Gas/Oil/Vehicle Parts	\$2,796	\$1,814	\$2,796
53024	Bottled Water	\$0	\$600	\$0
53025	Association-Owned Unit Supplies	\$360	\$0	\$360
60300	Roofing Repair	\$2,250	\$832	\$2,250
60500	Glass Repair	\$180	\$0	\$0
60600	Fire Equipment Service	\$2,450	\$3,028	\$2,450
60900	Electrical Repair	\$5,100	\$2,560	\$3,600
61000	Miscellaneous Repair	\$2,400	\$5,518	\$4,800
61200	Plumbing	\$36,000	\$45,952	\$35,004
61400	Janitorial Service	\$45,538	\$65,882	\$77,400
61500	Exterminating	\$6,060	\$2,910	\$4,200
61600	Trash Removal	\$78,000	\$78,000	\$78,000

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	BUDGET 2016/17	ESTIMATED ACTUAL at 4/30/18 YEAR END	BUDGET	
61700	Lawn Maintenance	\$46,708	\$46,708	\$47,632
61800	Landscaping Service	\$4,000	\$11,968	\$4,000
61900	Snow Services	\$17,000	\$17,000	\$17,000
62000	Tree Removal	\$5,000	\$9,920	\$6,000
62300	Railing Repair/Welding	\$4,992	\$0	\$3,600
62500	Repair to Association-Owned Units	\$696	\$0	\$696
62600	Security Camera Maintenance	\$0	\$-	\$2,500
62800	Equipment Repair	\$480	\$0	\$480
63100	Watering/Irrigation	\$1,200	\$0	\$1,200
70100	Bank Charges	\$240	\$240	\$240
70600	Print/Postage/Supplies	\$6,000	\$4,400	\$4,500
70700	Phone/Message Service	\$3,480	\$3,362	\$3,480
71000	Office Equipment	\$500	\$70	\$500
80100	Electricity	\$42,676	\$43,000	\$45,065
80200	Natural Gas	\$191,819	\$184,931	\$179,652
80274	Natural Gas - Association Units	\$660	\$660	\$660
80300	Water & Sewer	\$193,802	\$182,000	\$201,816
90200	Legal	\$48,000	\$62,098	\$48,000
90300	Audit	\$4,750	\$4,600	\$4,750
90500	Dues/Education	\$385	\$435	\$385
90600	Community Association Expense	\$324	\$324	\$328
90700	Management Fee	\$89,724	\$89,724	\$92,424
90800	Income Taxes	\$1,940	\$2,700	\$3,376
90801	Taxes/License/Registration	\$5,764	\$5,434	\$5,764
91000	Insurance	\$80,200	\$71,334	\$78,672
91100	Meter Reading Fee	\$16,200	\$16,054	\$16,200
91400	Condominium Fee Payments	\$7,968	\$7,968	\$8,352
91600	Professional Services	\$600	\$600	\$600
91800	Accounting Administrative Expense	\$5,640	\$3,728	\$4,200
94000	Insurance Claim Expense	\$15,000	\$60,000	\$20,000
94500	Bad Debt	\$15,000	\$18,000	\$12,000
95000	Operational Reserve	\$20,321	\$28,871	\$5,745
	Reserve Fund	\$250,000	\$250,000.00	\$250,000
	TOTALS	\$1,446,081	\$1,505,574	\$1,472,963

%	# of	2012/13	2013/14	2014/15	2015/16	2016/17	2017/2018	2018/2019
Interest	homes	Fee	Fee	Fee	Fee	Fee	Fee	Fee
.26877	98	\$241.00	\$248.00	\$250.00	\$252.00	258.00	264.00	270.00
.33529	10	\$300.00	\$310.00	\$313.00	\$316.00	322.00	329.00	337.00
.34162	148	\$306.00	\$316.00	\$319.00	\$322.00	328.00	335.00	344.00
.41121	48	\$369.00	\$380.00	\$384.00	\$388.00	395.00	404.00	413.00