

CONDOMINIUM NO. 1 of THE PINES  
2020/2021 BUDGET SUMMARY

<b>INCOME SUMMARY</b>	<b>2019-2020</b>	<b>YTD ACTUAL</b>	<b>Projected</b>	<b>APPROVED</b>
	<b>BUDGET</b>	<b>11/30/2019</b>	<b>YEAR END</b>	<b>BUDGET</b>
<b>CODE</b>				<b>2020-2021</b>
40100 - ASSESSMENTS	\$ 1,214,784	\$ 708,624.00	\$ 1,214,784.00	\$ 1,214,784
40200 - GAS INCOME	\$ 205,715	\$ 106,205.90	\$ 182,067.26	\$ 195,000
40303 - LATE FEES (ACCR)	\$ 12,000	\$ 5,370.00	\$ 9,205.71	\$ 11,000
41010 - INTEREST INCOME	\$ 21,000	\$ 15,638.00	\$ 26,808.00	\$ 27,000
41100 - RENTAL INCOME	\$ 900	\$ 1,575.00	\$ 2,700.00	\$ 2,000
41500 - OTHER INCOME	\$ 3,600	\$ 1,935.00	\$ 3,317.14	\$ 3,400
41800 - ACCT ADMIN INCOME	\$ 1,800	\$ 540.00	\$ 925.71	\$ 1,800
42203 - LEGAL INC (ACCR)	\$ 24,000	\$ 25,415.00	\$ 43,568.57	\$ 40,774
<b>TOTALS</b>	\$ 1,483,799	\$ 865,302.90	\$ 1,483,376.40	\$ 1,495,758
<b>EXPENSE SUMMARY</b>				
50200 - ADMINISTRATIVE STAFF	\$ 40,560	\$ 23,514.00	\$ 40,309.71	\$ 42,000
50700 - MAINTENANCE MECHANIC	\$ 113,280	\$ 63,398.00	\$ 108,682.29	\$ 110,000
51200 - MISC PERSONNEL	\$ 3,000	\$ -	\$ -	\$ 3,000
51300 - HSA EXPENSE	\$ 4,176	\$ 2,611.00	\$ 4,476.00	\$ 4,176
51400 - HEALTH/DENTAL/LIFE	\$ 17,592	\$ 14,663.00	\$ 25,136.57	\$ 26,000
51500 - PAYROLL EXPENSES	\$ 15,960	\$ 7,734.00	\$ 13,258.29	\$ 15,960
51700 - UNIFORMS	\$ 400	\$ -	\$ -	\$ 400
51900 - EMPLOYEE CELL PHONE	\$ 1,200	\$ 700.00	\$ 1,200.00	\$ 1,200
52000 - IRA CONTRIBUTIONS	\$ 3,480	\$ 1,674.00	\$ 2,869.71	\$ 3,000
53001 - PLUMBING SUPPLIES	\$ 1,200	\$ 650.00	\$ 1,114.29	\$ 1,200
53003 - FIRE EQUIP SUPPLIES	\$ 480	\$ -	\$ -	\$ 480
53004 - MISC MATERIALS	\$ 9,600	\$ 4,381.00	\$ 7,510.29	\$ 8,000
53006 - JANITORIAL SUPPLIES	\$ 2,400	\$ 376.00	\$ 644.57	\$ 1,200
53007 - ELECTRICAL SUPPLIES	\$ 1,200	\$ -	\$ -	\$ 1,200
53008 - EQUIP/TOOL RENTAL	\$ 180	\$ -	\$ -	\$ 180
53009 - MAINTEN/HAND TOOLS	\$ 1,596	\$ 80.00	\$ 137.14	\$ 1,596
53010 - GROUNDS SUPPLIES	\$ 120	\$ -	\$ -	\$ 120
53013 - SIGNS	\$ 720	\$ -	\$ -	\$ 720
53017 - SNOW REMOVAL SUPPLY	\$ 1,200	\$ -	\$ -	\$ 1,200
53020 - GAS/OIL/VEHICLE PRTS	\$ 2,796	\$ 1,669.00	\$ 2,861.14	\$ 2,796
53025 - ASSOC.OWNED UNIT SUPPLIES	\$ 360	\$ -	\$ -	\$ 360
60300 - ROOFING REPAIR	\$ 2,250	\$ -	\$ -	\$ 2,000
60600 - FIRE EQUIPMENT SRVC	\$ 2,450	\$ 1,294.00	\$ 2,218.29	\$ 2,450
60900 - ELECTRICAL REPAIR	\$ 3,600	\$ 2,984.00	\$ 5,115.43	\$ 3,600
61000 - MISCELLANEOUS REPAIR	\$ 4,800	\$ 2,782.00	\$ 4,769.14	\$ 4,800
61200 - PLUMBING	\$ 45,000	\$ 10,818.00	\$ 18,545.14	\$ 35,000
61400 - JANITORIAL SERVICE	\$ 77,400	\$ 45,150.00	\$ 77,400.00	\$ 78,000
61500 - EXTERMINATING	\$ 4,200	\$ 2,760.00	\$ 4,731.43	\$ 4,800
61600 - TRASH REMOVAL	\$ 68,004	\$ 39,237.00	\$ 67,263.43	\$ 69,000
61700 - LAWN MAINTENANCE	\$ 49,000	\$ 28,634.00	\$ 49,086.86	\$ 51,000
61800 - LANDSCAPING SERVICE	\$ 4,000	\$ 300.00	\$ 514.29	\$ 4,000
61900 - SNOW REMOVAL SERVICE	\$ 15,000	\$ -	\$ -	\$ 15,000
62000 - TREE REMOVAL	\$ 3,600	\$ 2,315.00	\$ 3,968.57	\$ 3,600
62300 - RAILING REPAIR/WELDING	\$ 1,200	\$ -	\$ -	\$ 800

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62500 - REPAIR TO ASSOC UNIT	\$ 696	\$ 460.00	\$ 788.57	\$ 696
62800 - EQUIPMENT REPAIR	\$ 480	\$ -	\$ -	\$ 480
63100 - WATERING/IRRIGATION	\$ 1,200	\$ 5,362.00	\$ 9,192.00	\$ 1,200
64400 - CAMERA REPAIR	\$ 2,500	\$ 1,700.00	\$ 2,914.29	\$ 3,000
70100 - BANK CHARGES	\$ 240	\$ 50.00	\$ 85.71	\$ 240
70600 - PRINT/POSTAGE/SUPPL	\$ 4,500	\$ 5,090.00	\$ 8,725.71	\$ 9,000
70700 - PHONE/MESSAGE SRVC	\$ 3,480	\$ 2,128.00	\$ 3,648.00	\$ 3,480
71000 - OFFICE EQUIPMENT	\$ 500	\$ -	\$ -	\$ 500
80100 - ELECTRICITY	\$ 41,318	\$ 16,889.00	\$ 28,952.57	\$ 36,060
80200 - NATURAL GAS	\$ 175,420	\$ 48,488.00	\$ 83,122.29	\$ 167,578
80274 - NAT.GAS-ASSOC.OWNED	\$ 660	\$ 243.00	\$ 416.57	\$ 660
80300 - WATER & SEWER	\$ 208,103	\$ 111,321.00	\$ 190,836.00	\$ 217,105
90200 - LEGAL	\$ 48,600	\$ 44,287.00	\$ 75,920.57	\$ 48,600
90300 - AUDIT/TAX RETURNS	\$ 4,750	\$ 4,700.00	\$ 8,057.14	\$ 4,750
90500 - DUES/EDUCATION	\$ 385	\$ 420.00	\$ 720.00	\$ 385
90600 - COMMUNITY ASSOC EXP	\$ 328	\$ -	\$ -	\$ 338
90700 - MANAGEMENT FEE	\$ 68,000	\$ 38,800.00	\$ 66,514.29	\$ 68,000
90800 - INCOME TAXES	\$ 3,144	\$ 7,636.00	\$ 13,090.29	\$ 3,144
90801 - TAXES/LICENSE/REGIST	\$ 5,764	\$ 1,342.00	\$ 2,300.57	\$ 5,764
91000 - INSURANCE	\$ 78,672	\$ 44,409.00	\$ 76,129.71	\$ 78,672
91100 - METER READING FEE	\$ 16,200	\$ 9,352.00	\$ 16,032.00	\$ 16,800
91400 - CONDO FEE PAYMENTS	\$ 8,280	\$ 4,802.00	\$ 8,232.00	\$ 8,280
91600 - PROFESSIONAL SERVICE	\$ 1,200	\$ 950.00	\$ 1,628.57	\$ 1,200
91800 - ACCT ADMIN EXPENSE	\$ 4,200	\$ 5,672.00	\$ 9,723.43	\$ 4,200
94000 - INSURANCE CLAIM EXP	\$ 20,000	\$ 629.85	\$ 1,079.74	\$ 20,000
94500 - BAD DEBT EXPENSE	\$ 10,800	\$ 31,170.00	\$ 53,434.29	\$ 10,800
95000 - OPERATING RESERVE	\$ 2,375	\$ -	\$ -	\$ 3,988
<b>RESERVE FUNDING</b>	\$ 270,000	\$ 154,588.00	\$ 265,008.00	\$ 282,000
<i>please see Reserves Tab for details</i>				
<b>TOTALS</b>	\$ 1,483,799	\$ 798,213	\$ 1,368,365	\$ 1,495,758

<u>Number of</u>	<u>Percent</u>	<u>2020/2021</u>							
<u>Homes</u>	<u>Interest</u>	<u>15/16 Fee</u>	<u>16/17 Fee</u>	<u>17/18 Fee</u>	<u>18/19 Fee</u>	<u>19/20 Fee</u>	<u>Fee</u>	<u>Fee</u>	<u>Fee</u>
98	0.0026877	\$ 252	\$ 258	\$ 264	\$ 270	\$ 272	\$	272	272
10	0.0033529	\$ 316	\$ 322	\$ 329	\$ 337	\$ 339	\$	339	339
148	0.0034162	\$ 322	\$ 328	\$ 335	\$ 344	\$ 346	\$	346	346
48	0.0041121	\$ 388	\$ 395	\$ 404	\$ 413	\$ 416	\$	416	416