

CONDOMINIUM NO. 1 of THE PINES
2021/2022 BUDGET SUMMARY

INCOME SUMMARY	APPROVED	YTD ACTUAL	PROJECTED	DRAFT
	BUDGET	12/31/2020	YEAR END	BUDGET
CODE	2020-2021		2020-2021	2021-2022
40100 - ASSESSMENTS	\$ 1,214,784	\$ 809,856.00	\$ 1,214,784.00	\$ 1,214,784
40200 - GAS INCOME	\$ 195,000	\$ 85,129.00	\$ 127,693.50	\$ 195,000
40303 - LATE FEES (ACCR)	\$ 11,000	\$ 1,915.00	\$ 2,872.50	\$ 11,000
41010 - INTEREST INCOME	\$ 27,000	\$ 18,220.00	\$ 27,330.00	\$ 27,000
41100 - RENTAL INCOME	\$ 2,000	\$ -	\$ -	\$ 2,000
41500 - OTHER INCOME	\$ 3,400	\$ 1,539.00	\$ 2,308.50	\$ 3,400
41800 - ACCT ADMIN INCOME	\$ 1,800	\$ 545.00	\$ 817.50	\$ 1,800
42203 - LEGAL INC (ACCR)	\$ 40,774	\$ 18,398.00	\$ 27,597.00	\$ 40,774
			\$ -	
			\$ -	
			\$ -	
			\$ -	
TOTALS	\$ 1,495,758	\$ 935,602.00	\$ 1,403,403.00	\$ 1,495,758
			\$ -	
			\$ -	
			\$ -	
			\$ -	
EXPENSE SUMMARY			\$ -	
			\$ -	
			\$ -	
			\$ -	
50200 - ADMINISTRATIVE STAFF	\$ 42,000	\$ 28,253.00	\$ 42,379.50	\$ 44,000
50700 - MAINTENANCE MECHANIC	\$ 110,000	\$ 75,720.00	\$ 113,580.00	\$ 125,000
51200 - MISC PERSONNEL	\$ 3,000	\$ 1,200.00	\$ 1,800.00	\$ 3,000
51300 - HSA EXPENSE	\$ 4,176	\$ 2,603.00	\$ 3,904.50	\$ 4,176
51400 - HEALTH/DENTAL/LIFE	\$ 26,000	\$ 11,447.00	\$ 17,170.50	\$ 18,000
51500 - PAYROLL EXPENSES	\$ 15,960	\$ 9,201.00	\$ 13,801.50	\$ 14,500
51700 - UNIFORMS	\$ 400	\$ -	\$ -	\$ 400
51900 - EMPLOYEE CELL PHONE	\$ 1,200	\$ 800.00	\$ 1,200.00	\$ 1,200
52000 - IRA CONTRIBUTIONS	\$ 3,000	\$ 1,638.00	\$ 2,457.00	\$ 3,000
53001 - PLUMBING SUPPLIES	\$ 1,200	\$ -	\$ -	\$ 1,200
53003 - FIRE EQUIP SUPPLIES	\$ 480	\$ -	\$ -	\$ 480
53004 - MISC MATERIALS	\$ 8,000	\$ 3,718.00	\$ 5,577.00	\$ 7,500
53006 - JANITORIAL SUPPLIES	\$ 1,200	\$ 2,261.00	\$ 3,391.50	\$ 2,000
53007 - ELECTRICAL SUPPLIES	\$ 1,200	\$ 1,070.00	\$ 1,605.00	\$ 1,200
53008 - EQUIP/TOOL RENTAL	\$ 180	\$ 583.00	\$ 874.50	\$ 900
53009 - MAINTEN/HAND TOOLS	\$ 1,596	\$ 24.00	\$ 36.00	\$ 1,200
53010 - GROUNDS SUPPLIES	\$ 120	\$ -	\$ -	\$ 120
53013 - SIGNS	\$ 720	\$ -	\$ -	\$ 720
53017 - SNOW REMOVAL SUPPLY	\$ 1,200	\$ -	\$ -	\$ 1,200
53020 - GAS/OIL/VEHICLE PRTS	\$ 2,796	\$ 827.00	\$ 1,240.50	\$ 2,796
53025 - ASSOC.OWNED UNIT SUPPLIES	\$ 360	\$ -	\$ -	\$ 360
60100- DRYWALL REPAIR		\$ 10,777.00	\$ 16,165.50	\$ 345
60300 - ROOFING REPAIR	\$ 2,000	\$ 1,549.00	\$ 2,323.50	\$ 2,000
60600 - FIRE EQUIPMENT SRVC	\$ 2,450	\$ -	\$ -	\$ 2,450
60900 - ELECTRICAL REPAIR	\$ 3,600	\$ 160.00	\$ 240.00	\$ 1,200
61000 - MISCELLANEOUS REPAIR	\$ 4,800	\$ 1,566.00	\$ 2,349.00	\$ 2,400
61200 - PLUMBING	\$ 35,000	\$ 36,107.00	\$ 54,160.50	\$ 45,000
61400 - JANITORIAL SERVICE	\$ 78,000	\$ 51,600.00	\$ 77,400.00	\$ 78,000
61500 - EXTERMINATING	\$ 4,800	\$ 2,440.00	\$ 3,660.00	\$ 4,800
61600 - TRASH REMOVAL	\$ 69,000	\$ 45,142.00	\$ 67,713.00	\$ 69,000
61700 - LAWN MAINTENANCE	\$ 51,000	\$ 33,388.00	\$ 50,082.00	\$ 52,000
61800 - LANDSCAPING SERVICE	\$ 4,000	\$ 8,770.00	\$ 13,155.00	\$ 8,000
61900 - SNOW REMOVAL SERVICE	\$ 15,000	\$ 1,000.00	\$ 1,500.00	\$ 15,000
62000 - TREE REMOVAL	\$ 3,600	\$ 13,370.00	\$ 20,055.00	\$ 3,600

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62300 - RAILING REPAIR/WELDING	\$ 800	\$ -	\$ -	\$ 800
62500 - REPAIR TO ASSOC UNIT	\$ 696	\$ 669.00	\$ 1,003.50	\$ 696
62800 - EQUIPMENT REPAIR	\$ 480	\$ 222.00	\$ 333.00	\$ 480
63100 - WATERING/IRRIGATION	\$ 1,200	\$ 3,857.00	\$ 5,785.50	\$ 1,200
64400 - CAMERA REPAIR	\$ 3,000	\$ 1,671.00	\$ 2,506.50	\$ 3,000
70100 - BANK CHARGES	\$ 240	\$ 74.00	\$ 111.00	\$ 240
70600 - PRINT/POSTAGE/SUPPL	\$ 9,000	\$ 2,190.00	\$ 3,285.00	\$ 4,500
70700 - PHONE/MESSAGE SRVC	\$ 3,480	\$ 2,727.00	\$ 4,090.50	\$ 3,480
71000 - OFFICE EQUIPMENT	\$ 500	\$ 191.00	\$ 286.50	\$ 500
80100 - ELECTRICITY	\$ 36,060	\$ 19,921.00	\$ 29,881.50	\$ 35,630
80200 - NATURAL GAS	\$ 167,578	\$ 67,578.00	\$ 101,367.00	\$ 166,630
80274 - NAT.GAS-ASSOC.OWNED	\$ 660	\$ 285.00	\$ 427.50	\$ 660
80300 - WATER & SEWER	\$ 217,105	\$ 134,140.00	\$ 201,210.00	\$ 218,616
90200 - LEGAL	\$ 48,600	\$ 31,207.00	\$ 46,810.50	\$ 48,600
90300 - AUDIT/TAX RETURNS	\$ 4,750	\$ 4,800.00	\$ 7,200.00	\$ 4,900
90500 - DUES/EDUCATION	\$ 385	\$ 395.00	\$ 592.50	\$ 385
90600 - COMMUNITY ASSOC EXP	\$ 338	\$ -	\$ -	\$ 338
90700 - MANAGEMENT FEE	\$ 68,000	\$ 45,200.00	\$ 67,800.00	\$ 68,000
90800 - INCOME TAXES	\$ 3,144	\$ 6,400.00	\$ 6,400.00	\$ 6,400
90801 - TAXES/LICENSE/REGIST	\$ 5,764	\$ 1,794.00	\$ 2,691.00	\$ 5,764
91000 - INSURANCE	\$ 78,672	\$ 53,030.00	\$ 79,545.00	\$ 80,000
91100 - METER READING FEE	\$ 16,800	\$ 12,884.00	\$ 19,326.00	\$ 19,500
91400 - CONDO FEE PAYMENTS	\$ 8,280	\$ 5,488.00	\$ 8,232.00	\$ 8,232
91600 - PROFESSIONAL SERVICE	\$ 1,200	\$ 5,285.00	\$ 7,927.50	\$ 1,200
91800 - ACCT ADMIN EXPENSE	\$ 4,200	\$ 1,473.00	\$ 2,209.50	\$ 4,200
94000 - INSURANCE CLAIM EXP	\$ 20,000	\$ 9,460.00	\$ 14,190.00	\$ 20,000
94500 - BAD DEBT EXPENSE	\$ 10,800	\$ 7,200.00	\$ 10,800.00	\$ 10,800
95000 - OPERATING RESERVE	\$ 3,988	\$ -	\$ -	\$ 4,261
			\$ -	
			\$ -	
RESERVE FUNDING	\$ 282,000	\$ 188,000.00	\$ 282,000.00	\$ 260,000
<i>please see Reserves Tab for details</i>			\$ -	
			\$ -	
TOTALS	\$ 1,495,758	\$ 951,355	\$ 1,427,032.50	\$ 1,495,758

CONDOMINIUM NO. 1 of THE PINES
2021/2022 BUDGET DESCRIPTION

<u>Budget Code</u>	<u>Description</u>	<u>Budgeted Amount</u>
INCOME		
40100 - ASSESSMENTS	The assessments will be set at an amount to cover all expenses minus outside income.	\$ 1,214,784
40200 - GAS INCOME	Income collected from monthly Yes Energy billing to homeowners This is off-set by expense Code 80200 (Natural Gas), 80274 (Natural Gas – Association Unit) and 91100 (Meter Reading Fee).	\$ 195,000
40303 - LATE FEES (ACCR)	Income generated from late fees paid by delinquent unit owners.	\$ 11,000
41010 - INTEREST INCOME	Allow an average savings balance of \$1,400,000.00 Average interest rate 1.5%-1.9% Income taxes to be paid on interest income is budgeted under code 90800.	\$ 27,000
41100 - RENTAL INCOME	Cinnamon Ridge Meeting Room Rental	\$ 2,000
41500 - OTHER INCOME	Miscellaneous Income received for Parking Permits, Homeowner Copying and Filter Purchases	\$ 3,400
41800 - ACCT ADMIN INCOM	Income from owners for new owner set up fees, delinquency administration fees, etc. This income includes: \$50.00 New Owner set up fee income \$35.00 NSF fees income	\$ 1,800

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2021/2022 BUDGET DESCRIPTION

42203 - LEGAL INC (ACCR)	Money collected from delinquent owners who pay off their share of attorney's fees. Attorney's fees include any collections actions that are charged to a homeowner's account in Code 90200. This includes Notice of Intent to Lien, Lien Charges, Lawsuit Charges, Judgments, write offs, etc.	\$ 40,774
	TOTAL	\$ 1,495,758
EXPENSE		
50200 - ADMINISTRATIVE ST	Service Coordinator- Current Rate - \$42,000 per year Allow for possible increase to \$45,000	\$ 44,000
50700 - MAINTENANCE MEC	Allow for two full-time mechanics. Ron Robinson – Supervisor/Mechanic – start date 2/29/96 Current rate - \$34.00/hour Allow increase to \$34.50/hour Rick Robertson – Mechanic – started 10/20/94 Current rate - \$21.00/hour Allow increase to \$21.50/hour	\$ 125,000
51200 - MISC PERSONNEL	Allow \$3,000 for use by Board of Directors on personnel matters, including bonuses.	\$ 3,000
51300 - HSA EXPENSE	\$150.00 per month per employee for 3 employees	\$ 4,176

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<p>51400 - HEALTH/DENTAL/LIFE</p>	<p>A. Individual Health 80% of health insurance is paid by the association for the individual policy on Rick ,Ron ,and Gloria. CURRENT 2020 Rates \$467.09/month total cost. Rick \$396.35/month total cost Ron \$821.37/month total cost Gloria</p> <p>B. Life Insurance \$63.30/month x 12 months - \$795.60 Allow for increase in 2021</p>	<p style="text-align: right;">\$ 18,000</p>
<p>51500 - PAYROLL EXPENSES</p>	<p>A. FICA/Medicare - Employer's Share 7.65%</p> <p>B. MD Unemployment (First \$8,500 for each employee) 7.5 % x \$25,500.00 = \$1,912.00</p> <p>C. Federal Unemployment (First \$7,000 for each employee) 4% x \$21,000.00 = \$840.00</p> <p>D. ADP \$143.50 per month x 12 months = \$1,722.00</p>	<p style="text-align: right;">\$ 14,500</p>
<p>51700 - UNIFORMS</p>	<p>Allow \$400 once a year = \$400.00</p>	<p style="text-align: right;">\$ 400</p>
<p>51900 - EMPLOYEE CELL PHONE</p>	<p>Allow for \$100 Per month</p>	<p style="text-align: right;">\$ 1,200</p>
<p>52000 - IRA CONTRIBUTIONS</p>	<p>For Simple IRA matching contribution 80% match up to 6%. Down from 100% match up to 6 % from 2018</p>	<p style="text-align: right;">\$ 3,000</p>
<p>53001 - PLUMBING SUPPLIES</p>	<p>For miscellaneous pipe, pipe clamps, thermocouples, glue, solder, sump pumps, circulating pumps, and parts for water saving plan.</p>	<p style="text-align: right;">\$ 1,200</p>
<p>53003 - FIRE EQUIP SUPPLIES</p>	<p>For glass bars, 911 signs, replacement extinguishers.</p>	<p style="text-align: right;">\$ 480</p>

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53004 - MISC MATERIALS	For paint, caulk, lumber, nails, roof sealer, wasp spray, concrete, screws, drywall, locks, keys, batteries, doors, downspouts, bag mix asphalt, stone, drain pipe, weather strip, traffic line paint, hallway paint, storage bin materials, mortar mix, glass repair, flashing, etc.	\$ 7,500
53006 - JANITORIAL SUPPLIES	For toilet paper, trash bags, rags, glass cleaner, hand cleaner, paper towels, cleaning supplies for use in the office, replacement trash cans.	\$ 2,000
53007 - ELECTRICAL SUPPLIES	For light fixtures, bulbs, wire, photo cells, heat lamps, switches, fuses, ballasts, electrical parts, heat tape, etc.	\$ 1,200
53008 - EQUIP/TOOL RENTAL	For rental of jackhammer, chain saw, trencher, etc	\$ 900
53009 - MAINTEN/HAND TOOLS	Purchase of replacement tools and equipment.	\$ 1,200
53010 - GROUNDS SUPPLIES	For topsoil and seed.	\$ 120
53013 - SIGNS	For replacement of fire lane signs, address signs, exit signs, parking permits, etc.	\$ 720
53017 - SNOW REMOVAL SUPPLIES	Ice Melt: 50 bags at \$20.00 each = \$1,000.00 Sand: = \$200.00	\$ 1,200
53020 - GAS/OIL/VEHICLE REPAIRS	For Ford truck – purchased 12/12. Registration, emission test, tags, gas, oil, tires, repairs, etc.	\$ 2,796
53025 - ASSOC.OWNED UNIT REPAIRS	Used by mechanics for repairs in association-owned units.	\$ 360
60100- DRYWALL REPAIRS	Repairs to drywall from Misc. Leaks and other Association damage	\$ 345
60300 - ROOFING REPAIR	Repairs to roof and inspection costs	\$ 2,000

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60600 - FIRE EQUIPMENT SR	<p>A. For re-ticketing, recharging, replacing fire extinguishers. \$450.00 – March expense</p> <p>B. Annual Sprinkler Inspection required by County. \$2,000 – November expense</p>	\$	2,450
60900 - ELECTRICAL REPAIR	A. For service calls on common element panels, lights, etc. - \$1,200.00	\$	1,200
61000 - MISCELLANEOUS RE	<p>A. For Medco keys and locks and miscellaneous repairs. \$200.00 per month x 12 months = \$2,400.00</p>	\$	2,400
61200 - PLUMBING	<p>A. Preventive jetting of main sewer lines Quarterly jetting of mains and laterals.</p> <p>B. Sewer line backups – emergencies requiring use of outside contractor</p> <p>C. Broken water lines</p> <p>D. Hot water heater service calls Allow 2 at \$600.00 each = \$1,200.00 The average visit from Raymar Plumbing for a hot water heat repair is between \$300.00 to \$600.00.</p> <p>E. Complete sewer cleaning of mains, laterals and roof stacks Allow \$6,200.00</p> <p>F. Fire hydrant test Allow \$600.00</p>	\$	45,000
61400 - JANITORIAL SERVICE	Cost for contracted janitorial services to clean the buildings and supply all related supplies.	\$	78,000

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<p>61500 - EXTERMINATING</p>	<p>Economy Pest Control</p> <p>A. 1 annual termite inspection</p> <p>B. Estimate 3 units for termite treatment</p> <p>C. Monthly pest control - Contract for up to 30 units treated per month. Treatments done every 1st & 3rd Saturday of the month</p>	<p style="text-align: right;">\$ 4,800</p>
<p>61600 - TRASH REMOVAL</p>	<p>Current J&S Professional Refuse contract expires 04/30/21.</p> <p>A. Household Trash - currently \$4,220.00 \$4,220.00/month x 12 months = \$50,640.00</p> <p>B. Recycling \$1,330.00/month x 12 months = \$15,960.00</p> <p>C. Bulk \$117/Month= \$1404.00</p>	<p style="text-align: right;">\$ 69,000</p>
<p>61700 - LAWN MAINTENANCE</p>	<p>Based on contract with Brightview through 12/31/21.</p> <p>Specifications</p> <ul style="list-style-type: none"> • 26 Mows per year • 4 Fertilizer Applications per year as needed at a rate of .5lbs/ per 1000 Sq ft. • 13 Edgings per season • All pruning done as necessary throughout season • All weeding done as they appear • 25% of all trees to be pruned per year 	<p style="text-align: right;">\$ 52,000</p>

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61800 - LANDSCAPING SERV	Landscaping improvements outside the scope of the lawn maintenance contract. The Board of Directors recommends project to complete for each year. Landscape enhancements have been completed at all buildings.	\$ 8,000
61900 - SNOW REMOVAL SE	Brickman contract includes main walks, plowing, and bucket machine. Pines One staff does some shoveling, sanding, and clean-up plowing.	\$ 15,000
62000 - TREE REMOVAL	Removal of dead or storm damaged trees	\$ 3,600
62300 - RAILING REPAIR/WE	For welding of stair pans, railings, etc. There are numerous rails that require repairs	\$ 800
62500 - REPAIR TO ASSOC U	10210-T1 and T2 For heater repair, AC repair, appliance service, etc. Allow \$390.00 for service and \$300.00 in parts/repairs	\$ 696
62800 - EQUIPMENT REPAIR	Repairs to Association owned equipments and systems	\$ 480
63100 - WATERING/IRRIGAT	Necessary for new plantings from the past three years if there is a prolonged dry spell.	\$ 1,200
64400 - CAMERA REPAIR	Expense for camera system repairs and maintenance	\$ 3,000
70100 - BANK CHARGES	For CIT (CABanc) lockbox service charges and transactions.	\$ 240

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70600 - PRINT/POSTAGE/SU	<p>A. For mailings, flyers, Board mail, copying, postage, etc. done at the CVI office and at the printer. Most Board mail copying is sent to the on-site office.</p> <p>B. Supplies for use in on-site office including parking stickers, paper, toner, pens, copier paper, and postage machine. Mailings are now done at onsite office for violations.</p>	\$ 4,500
70700 - PHONE/MESSAGE SF	<p>A. Office phone, email/internet service (Verizon) Allow for \$190.00/ month</p> <p>B. Answering service overcalls (any emergency calls that go to Focus answering service) Allow for \$100.00/month</p>	\$ 3,480
71000 - OFFICE EQUIPMENT	For purchase of office furniture, copier service, and equipment.	\$ 500
80100 - ELECTRICITY	See attached analysis	\$ 35,630
80200 - NATURAL GAS	See attached analysis	\$ 166,630
80274 - NAT.GAS-ASSOC.OW	For 10210-T1 (Office) 10210-T2 (Mechanic Unit) - now paid by resident of unit.	\$ 660
80300 - WATER & SEWER	See attached analysis	\$ 218,616
90200 - LEGAL	<p>For collection action on delinquent accounts and legal opinions.</p> <p>The income collected from this expense code is reflected in Codes: 40100 (Assessments), 40200 (Gas Income), 40303 (Late Fees), 42203 (Legal Income).</p>	\$ 48,600
90300 - AUDIT/TAX RETURN	For preparation of annual audit, Federal and State tax returns and personal property tax return.	\$ 4,900

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90500 - DUES/EDUCATION	<p>A. CAI dues Allow \$285.00 - June expense</p> <p>B. MD LAC \$100.00 - January expense</p>	\$ 385
90600 - COMMUNITY ASSOC	PCA fee for 10210-T1 and 10210-T2	\$ 338
90700 - MANAGEMENT FEE	Current contract expires 9/30/21.	\$ 68,000
90800 - INCOME TAXES	<p>A. Hot water heater licenses.State of Maryland hot water heater license and inspection October expense</p> <p>B. Income Tax From Code 41010 Taxable Income</p>	\$ 6,400
90801 - TAXES/LICENSE/REG	<p>A. Property taxes on 10210-T1 and T2 \$4,500.00 – September expense</p> <p>B. Rental license on 10210-T2 \$175.00 – July expense</p> <p>C. Personal Property Taxes \$1,089.00 – September expense</p>	\$ 5,764
91000 - INSURANCE	<p>A. Greater New York - Property and Liability Coverage</p> <p>B. Umbrella Policy</p> <p>C. Fidelity Bond with Great American -</p> <p>D. Directors' & Officers' Liability</p> <p>E. Workers' Compensation – 11/30/19 to 11/30/20</p> <p>F. Truck Insurance – 04/21/18 to 04/21/19 Travelers</p>	\$ 80,000
91100 - METER READING FEE	Meter reading fee for sub-meters. Allow for \$1,625 per month	\$ 19,500

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91400 - CONDO FEE PAYMENT	Assessments due for Association owned units. 10210-T1 - \$340.00/month 10210-T2 - \$346.00/ month	\$ 8,232
91600 - PROFESSIONAL SERVICE	A. Computer support Allow \$300.00 - June expense B. Website hosting and Caliber Software \$300.00 – July expense \$50/ month Caliber	\$ 1,200
91800 - ACCT ADMIN EXPENSE	For costs paid to CVI for new homeowner setup, delinquency administration, etc. These costs are billed to the homeowner. These expenses includes: \$50.00 New Owner set up expense \$25.00 of the \$35.00 NSF fee 50% of Late fees	\$ 4,200
94000 - INSURANCE CLAIM EXPENSE	The Association is responsible under law for the deductible up to \$5,000. This code reflects the cost of the Association's insurance deductible if any major claim were to occur that was the Association's responsibility.	\$ 20,000
94500 - BAD DEBT EXPENSE		\$ 10,800
95000 - OPERATING RESERVE	An emergency reserve that is set within operational funds to allow for overages in other budget codes. This is separate from the reserve funding that is set in the 98000-99999 codes.	\$ 4,261

Pines I #80100 Electric

MONTH	KWH USED				2021/2022	2021/2022	2021/2022	columns
	2017/2018	2018/2019	2019/2020	2020/2021	Budgeted KWH	Budgeted cost/KWH	Budgeted cost	per row
MAY	22282	15976	16893	18157	18326	\$0.150	\$2,749	4
JUNE	18898	15621	13898	15377	15949	\$0.150	\$2,392	4
JULY	15325	15430	15971	17289	16004	\$0.150	\$2,401	4
AUGUST	15789	17600	17175	15791	17622	\$0.150	\$2,643	4
SEPTEMBER	16158	14316	14882	16301	15414	\$0.150	\$2,312	4
OCTOBER	16432	16159	16782	17643	16754	\$0.150	\$2,513	4

SIX MONTH								
TOTALS	104884	95102	95601	100558	100070		\$15,010	

NOVEMBER	23128	22387	23487	23294	23074	\$0.150	\$3,461	4
DECEMBER	25177	26540	23796	27243	25689	\$0.150	\$3,853	4
JANUARY	23922	24809	23947		24226	\$0.150	\$3,634	3
FEBRUARY	22373	23443	19994		21937	\$0.150	\$3,291	3
MARCH	25318	23719	21088		23375	\$0.150	\$3,506	3
APRIL	15450	21768	20265		19161	\$0.150	\$2,874	3

TOTALS	240252	237768	228178		237531		\$35,630	
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PINES I #80200 NATURAL GAS

MONTH	THERMS 2017/2018	THERMS 2018/2019	THERMS 2019/2020	THERMS 2020/2021	2021/2022 Budgeted Therms	2021/2022 Budgeted cost/therm	2021/2022 Budgeted cost	columns per row
MAY	7062	5864	5805	8271	6751	\$1.00	\$6,751	4
JUNE	4548	4347	3992	4765	4413	\$1.00	\$4,413	4
JULY	3641	4158	4247	3984	4008	\$1.00	\$4,008	4
AUGUST	4380	3769	3719	3396	3816	\$1.00	\$3,816	4
SEPTEMBER	4312	3874	3947	4656	4197	\$1.00	\$4,197	4
OCTOBER	5916	9377	7094	6610	7249	\$1.00	\$7,249	4

SIX MONTH TOTALS	29859	31389	28804	31682	30435		\$30,434	

NOVEMBER	18692	20428	18339	14935	18099	\$1.00	\$18,099	4
DECEMBER	25271	25635	27813	25798	26129	\$1.00	\$26,129	4
JANUARY	39450	34086	25080		32872	\$1.00	\$32,872	3
FEBRUARY	23879	27737	21443		24353	\$1.00	\$24,353	3
MARCH	25300	23354	17736		22130	\$1.00	\$22,130	3
APRIL	14378	10242	13217		12612	\$1.00	\$12,612	3

TOTALS	176829	172871	152432	72415	166630		\$166,630	
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Pines I #80300 Water and Sewer

of units 304

MONTH	ACTUAL GPUPD 2017/2018	ACTUAL GPUPD 2018/2019	ACTUAL GPUPD 2019/2020	ACTUAL GPUPD 2020/2021	Budget 2021/2022 Gallons P.U.P.D.	Budget 2021/2022 Total Gallons	Bay Restore Fee	Budget \$1.00 Cost/ #####
MAY	110	103	126	121	115	1083760	\$825	\$13.50
JUNE	108	105	129	124	117	1062480	\$825	\$13.50
JULY	109	117	128	149	126	1185068	\$825	\$14.75
AUGUST	114	125	128	156	131	1232188	\$825	\$14.75
SEPTEMBER	120	131	139	127	129	1178760	\$825	\$14.75
OCTOBER	115	129	146	115	126	1189780	\$825	\$14.75

SIX MONTH AVG./TOTAL	113	118	133	132	124	6932036	4950	

NOVEMBER	138	142	136	120	134	1222080	\$825	\$14.75
DECEMBER	168	149	129	141	147	1382972	\$825	\$14.75
JANUARY	125	165	118		136	1281664	\$825	\$14.75
FEBRUARY	120	150	125		132	1120747	\$825	\$14.75
MARCH	126	127	137		130	1225120	\$825	\$14.75
APRIL	126	126	132		128	1167360	\$825	\$14.75

TOTALS	123	131	131		129	14331978	9900	
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Budget 2021/2022 Cost	Monthly Budgeted Cost/Unit \$1.00	Days	
\$15,456	\$50.84	31	4
\$15,168	\$49.90	30	4
\$18,305	\$60.21	31	4
\$19,000	\$62.50	31	4
\$18,212	\$59.91	30	4
\$18,374	\$60.44	31	4

\$104,515			

\$18,851	\$62.01	30	4
\$21,224	\$69.82	31	4
\$19,730	\$64.90	31	3
\$17,356	\$57.09	28	3
\$18,896	\$62.16	31	3
\$18,044	\$59.35	30	3

\$218,616		365	
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CONDOMINIUM NO. 1 of THE PINES
2021/2022 RESERVE SUMMARY

		YTD					
	2020	12/31/2020	2020	Year End Balance	Proposed Funding	Proposed Expenses	YEAR END
ITEM	Begin Bal	Funding	Expenses		21/22	21/22	21/22
38801 ASPHALT RESERVE	\$167,650.50	\$6,664.00	\$0.00	\$177,646.50	\$8,000.00	\$40,000.00	\$145,646.50
38802 CONCRETE RESERVE	\$179,689.37	\$151,336.00	\$0.00	\$406,693.37	\$195,000.00	\$400,000.00	\$201,693.37
38803 ROOF RESERVE	\$433,220.58	\$6,664.00	\$0.00	\$443,216.58	\$0.00	\$0.00	\$443,216.58
38804 EXT.BLDG. FACADE(R)	(\$32,905.68)	\$3,336.00	\$5,512.50	(\$33,414.18)	\$50,000.00	\$0.00	\$16,585.82
38805 PLUMBING RESERVE	\$185,309.54	\$0.00	\$7,930.97	\$177,378.57	\$0.00	\$0.00	\$177,378.57
38806 ELECTRICAL RESERVE	\$13,442.25	\$0.00	\$0.00	\$13,442.25	\$0.00	\$0.00	\$13,442.25
38807 DOORS/WIN/RAILING(R)	\$81,507.05	\$0.00	\$0.00	\$81,507.05	\$0.00	\$0.00	\$81,507.05
38808 CARPET/FLOORING(R)	\$49,703.00	\$0.00	\$0.00	\$49,703.00	\$0.00	\$0.00	\$49,703.00
38810 FANS & VENTS RESERVE	\$6,253.44	\$0.00	\$0.00	\$6,253.44	\$0.00	\$0.00	\$6,253.44
38814 FENCE/SIGN/LANDSC(R)	\$12,935.27	\$0.00	\$0.00	\$12,935.27	\$0.00	\$0.00	\$12,935.27
38815 RETAINING WALL RESER	(\$87.00)	\$0.00	\$0.00	(\$87.00)	\$5,000.00	\$0.00	\$4,913.00
38816 MISC. RESERVE	\$1,099.30	\$13,336.00	\$0.00	\$21,103.30	\$0.00	\$0.00	\$21,103.30
38817 HOT WATER HEATER (R)	\$46,307.50	\$6,664.00	\$0.00	\$56,303.50	\$0.00	\$0.00	\$56,303.50
38820 COMMUNITY BLDG (R)	\$7,030.88	\$0.00	\$0.00	\$7,030.88	\$0.00	\$0.00	\$7,030.88
38822 ASSOCIATION UNIT (R)	(\$678.91)	\$0.00	\$0.00	(\$678.91)	\$1,000.00	\$0.00	\$321.09
38826 TRUCK RESERVE	\$52,584.98	\$0.00	\$0.00	\$52,584.98	\$1,000.00	\$0.00	\$53,584.98
							\$0.00
Total	\$1,203,062.07	\$188,000.00	\$13,443.47	\$1,471,618.60	\$260,000.00	\$440,000.00	\$1,291,618.60

<u>Number of</u> <u>Homes</u>	<u>Percent</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>20/21 Fee</u>
98	0.0026877	\$ 252	\$ 258	\$ 264	\$ 270	\$ 272	\$ 272
10	0.0033529	\$ 316	\$ 322	\$ 329	\$ 337	\$ 339	\$ 339
148	0.0034162	\$ 322	\$ 328	\$ 335	\$ 344	\$ 346	\$ 346
48	0.0041121	\$ 388	\$ 395	\$ 404	\$ 413	\$ 416	\$ 416

2021/2022

\$ 272
\$ 339
\$ 346
\$ 416