

CONDOMINIUM NO. 1 of THE PINES
2022/2023 BUDGET SUMMARY

INCOME SUMMARY		<u>YTD ACTUAL</u>	<u>PROJECTED</u>	
	<u>BUDGET</u>	<u>11/30/2021</u>	<u>YEAR END</u>	<u>BUDGET</u>
<u>CODE</u>	<u>2021-2022</u>		<u>2021-2022</u>	<u>2022-2023</u>
40100 - ASSESSMENTS	\$ 1,214,784	\$ 708,624.00	\$ 1,214,784	\$ 1,263,936
40200 - GAS INCOME	\$ 195,000	\$ 82,502.00	\$ 141,432	\$ 55,000
40303 - LATE FEES (ACCR)	\$ 11,000	\$ 3,540.00	\$ 6,069	\$ 10,000
41010 - INTEREST INCOME	\$ 27,000	\$ 10,509.00	\$ 18,015	\$ 22,000
41100 - RENTAL INCOME	\$ 2,000	\$ -	\$ -	\$ -
41500 - OTHER INCOME	\$ 3,400	\$ 1,450.00	\$ 2,486	\$ 3,400
41800 - ACCT ADMIN INCOME	\$ 1,800	\$ 725.00	\$ 1,243	\$ 1,800
42203 - LEGAL INC (ACCR)	\$ 40,774	\$ 11,153.00	\$ 19,119	\$ 25,000
42800- BAD DEBT RECOVERY		\$ 4,442.00	\$ 7,615	\$ 10,000
			\$ -	
			\$ -	
			\$ -	
TOTALS	\$ 1,495,758	\$ 822,945.00	\$ 1,410,763	\$ 1,391,136
			\$ -	
			\$ -	
			\$ -	
EXPENSE SUMMARY			\$ -	
			\$ -	
			\$ -	
50200 - ADMINISTRATIVE STAFF	\$ 44,000	\$ 26,532.00	\$ 45,483	\$ 46,000
50700 - MAINTENANCE MECHANIC	\$ 125,000	\$ 66,000.00	\$ 113,143	\$ 125,000
51200 - MISC PERSONNEL	\$ 3,000	\$ -	\$ -	\$ 3,000
51300 - HSA EXPENSE	\$ 4,176	\$ 3,325.00	\$ 5,700	\$ 4,176
51400 - HEALTH/DENTAL/LIFE	\$ 18,000	\$ 9,499.00	\$ 16,284	\$ 22,965
51500 - PAYROLL EXPENSES	\$ 14,500	\$ 8,199.00	\$ 14,055	\$ 15,000
51700 - UNIFORMS	\$ 400	\$ 1,015.00	\$ 1,740	\$ 400
51900 - EMPLOYEE CELL PHONE	\$ 1,200	\$ 700.00	\$ 1,200	\$ 1,200
52000 - IRA CONTRIBUTIONS	\$ 3,000	\$ 1,713.00	\$ 2,937	\$ 3,000
53001 - PLUMBING SUPPLIES	\$ 1,200	\$ 100.00	\$ 171	\$ 1,200
53003 - FIRE EQUIP SUPPLIES	\$ 480	\$ -	\$ -	\$ 480
53004 - MISC MATERIALS	\$ 7,500	\$ 1,909.00	\$ 3,273	\$ 4,000
53006 - JANITORIAL SUPPLIES	\$ 2,000	\$ 809.00	\$ 1,387	\$ 1,500
53007 - ELECTRICAL SUPPLIES	\$ 1,200	\$ 3,275.00	\$ 5,614	\$ 2,000
53008 - EQUIP/TOOL RENTAL	\$ 900	\$ -	\$ -	\$ 500
53009 - MAINTEN/HAND TOOLS	\$ 1,200	\$ -	\$ -	\$ 500
53010 - GROUNDS SUPPLIES	\$ 120	\$ -	\$ -	\$ 120
53013 - SIGNS	\$ 720	\$ -	\$ -	\$ 720
53017 - SNOW REMOVAL SUPPLY	\$ 1,200	\$ -	\$ -	\$ 1,200
53020 - GAS/OIL/VEHICLE PRTS	\$ 2,796	\$ 931.00	\$ 1,596	\$ 1,600
53025 - ASSOC.OWNED UNIT SUPPLIES	\$ 360	\$ -	\$ -	\$ 360
60100- DRYWALL REPAIR	\$ 345	\$ 6,500.00	\$ 11,143	\$ 7,000
60300 - ROOFING REPAIR	\$ 2,000	\$ 12,849.00	\$ 22,027	\$ 2,000
60600 - FIRE EQUIPMENT SRVC	\$ 2,450	\$ -	\$ -	\$ 2,450
60900 - ELECTRICAL REPAIR	\$ 1,200	\$ 3,684.00	\$ 6,315	\$ 3,500
61000 - MISCELLANEOUS REPAIR	\$ 2,400	\$ 7,477.00	\$ 12,818	\$ 3,500
61200 - PLUMBING	\$ 45,000	\$ 27,270.00	\$ 46,749	\$ 45,000
61400 - JANITORIAL SERVICE	\$ 78,000	\$ 45,872.00	\$ 78,638	\$ 82,518
61500 - EXTERMINATING	\$ 4,800	\$ 3,920.00	\$ 6,720	\$ 4,800
61600 - TRASH REMOVAL	\$ 69,000	\$ 39,237.00	\$ 67,263	\$ 71,000
61700 - LAWN MAINTENANCE	\$ 52,000	\$ 29,215.00	\$ 50,083	\$ 52,000
61800 - LANDSCAPING SERVICE	\$ 8,000	\$ 8,119.00	\$ 13,918	\$ 8,000
61900 - SNOW REMOVAL SERVICE	\$ 15,000	\$ -	\$ -	\$ 15,000
62000 - TREE REMOVAL	\$ 3,600	\$ 7,065.00	\$ 12,111	\$ 3,600

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62300 - RAILING REPAIR/WELDING	\$ 800	\$ -	\$ -	\$ 800
62500 - REPAIR TO ASSOC UNIT	\$ 696	\$ 390.00	\$ 669	\$ 696
62800 - EQUIPMENT REPAIR	\$ 480	\$ 407.00	\$ 698	\$ 480
63100 - WATERING/IRRIGATION	\$ 1,200	\$ 3,730.00	\$ 6,394	\$ 1,200
64400 - CAMERA REPAIR	\$ 3,000	\$ 1,466.00	\$ 2,513	\$ 3,000
70100 - BANK CHARGES	\$ 240	\$ 50.00	\$ 86	\$ 240
70600 - PRINT/POSTAGE/SUPPL	\$ 4,500	\$ 3,601.00	\$ 6,173	\$ 4,500
70700 - PHONE/MESSAGE SRVC	\$ 3,480	\$ 2,289.00	\$ 3,924	\$ 3,480
71000 - OFFICE EQUIPMENT	\$ 500	\$ 1,715.00	\$ 2,940	\$ 500
80100 - ELECTRICITY	\$ 35,630	\$ 21,246.00	\$ 36,422	\$ 35,630
80200 - NATURAL GAS	\$ 166,630	\$ 46,405.00	\$ 79,551	\$ 140,000
80274 - NAT.GAS-ASSOC.OWNED	\$ 660	\$ 215.00	\$ 369	\$ 660
80300 - WATER & SEWER	\$ 218,616	\$ 113,874.00	\$ 195,213	\$ 215,000
90200 - LEGAL	\$ 48,600	\$ 16,676.00	\$ 28,587	\$ 35,000
90300 - AUDIT/TAX RETURNS	\$ 4,900	\$ 4,850.00	\$ 4,850	\$ 4,900
90500 - DUES/EDUCATION	\$ 385	\$ 295.00	\$ 506	\$ 385
90600 - COMMUNITY ASSOC EXP	\$ 338	\$ -	\$ -	\$ 338
90700 - MANAGEMENT FEE	\$ 68,000	\$ 40,413.00	\$ 69,279	\$ 68,000
90800 - INCOME TAXES	\$ 6,400	\$ 6,400.00	\$ 6,400	\$ 6,400
90801 - TAXES/LICENSE/REGIST	\$ 5,764	\$ 1,663.00	\$ 2,851	\$ 3,000
91000 - INSURANCE	\$ 80,000	\$ 54,557.00	\$ 93,526	\$ 85,000
91100 - METER READING FEE	\$ 19,500	\$ 11,438.00	\$ 19,608	\$ -
91400 - CONDO FEE PAYMENTS	\$ 8,232	\$ 4,802.00	\$ 8,232	\$ 8,232
91600 - PROFESSIONAL SERVICE	\$ 1,200	\$ 831.00	\$ 1,425	\$ 1,200
91800 - ACCT ADMIN EXPENSE	\$ 4,200	\$ 4,703.00	\$ 8,062	\$ 4,200
94000 - INSURANCE CLAIM EXP	\$ 20,000	\$ 56,560.00	\$ 96,960	\$ 20,000
94500 - BAD DEBT EXPENSE	\$ 10,800	\$ 6,300.00	\$ 10,800	\$ 10,800
95000 - OPERATING RESERVE	\$ 4,261	\$ -	\$ -	\$ 2,206
			\$ -	
			\$ -	
RESERVE FUNDING	\$ 260,000	\$ 151,667.00	\$ 260,001	\$ 200,000
<i>please see Reserves Tab for details</i>			\$ -	
			\$ -	
TOTALS	\$ 1,495,758	\$ 871,758	\$ 1,486,407	\$ 1,391,136

<u>Number of</u>	<u>Percent</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>20/21 Fee</u>	<u>2022/23</u>						
98	0.0026877	\$ 252	\$ 258	\$ 264	\$ 270	\$ 272	\$ 272	\$						283
10	0.0033529	\$ 316	\$ 322	\$ 329	\$ 337	\$ 339	\$ 339	\$						353
148	0.0034162	\$ 322	\$ 328	\$ 335	\$ 344	\$ 346	\$ 346	\$						360
48	0.0041121	\$ 388	\$ 395	\$ 404	\$ 413	\$ 416	\$ 416	\$						433