

CONDOMINIUM NO. 1 of THE PINES
2023/2024 BUDGET SUMMARY

INCOME SUMMARY	APPROVED	YTD ACTUAL	PROJECTED	APPROVED
	BUDGET	11/30/2022	YEAR END	BUDGET
	2022-2023		2021-2022	2023-2024
40100 - ASSESSMENTS	\$ 1,263,936	\$ 737,296.00	\$ 1,263,936	\$ 1,313,784
40200 - GAS INCOME	\$ 55,000	\$ 46,766.85	\$ 80,172	\$ 55,000
40303 - LATE FEES (ACCR)	\$ 10,000	\$ 4,155.00	\$ 7,123	\$ 10,000
40603 - FINE INCOME		\$ 5,600.00	\$ 9,600	\$ 11,000
41010 - INTEREST INCOME	\$ 22,000	\$ 6,397.00	\$ 10,966	\$ 2,000
41100 - RENTAL INCOME	\$ -	\$ -	\$ -	\$ -
41500 - OTHER INCOME	\$ 3,400	\$ 1,200.00	\$ 2,057	\$ 3,400
41800 - ACCT ADMIN INCOME	\$ 1,800	\$ 815.00	\$ 1,397	\$ 1,900
42203 - LEGAL INC (ACCR)	\$ 25,000	\$ 19,250.00	\$ 33,000	\$ 35,000
42800 - BAD DEBT RECOVERY	\$ 10,000	\$ 10,022.00	\$ 17,181	\$ 10,000
43903 - BILLABLE OWNER INCOME		\$ 4,272.00	\$ 7,323	\$ 8,000
			\$ -	
			\$ -	
TOTALS	\$ 1,391,136	\$ 835,773.85	\$ 1,432,755	\$ 1,450,084
			\$ -	
			\$ -	
			\$ -	
EXPENSE SUMMARY			\$ -	
			\$ -	
			\$ -	
50200 - ADMINISTRATIVE STAFF	\$ 46,000	\$ 30,189.00	\$ 51,753	\$ 55,000
50700 - MAINTENANCE MECHANIC	\$ 125,000	\$ 66,457.00	\$ 113,926	\$ 125,000
51200 - MISC PERSONNEL	\$ 3,000	\$ 200.00	\$ 343	\$ 500
51300 - HSA EXPENSE	\$ 4,176	\$ 2,275.00	\$ 3,900	\$ 4,176
51400 - HEALTH/DENTAL/LIFE	\$ 22,965	\$ 16,903.00	\$ 28,977	\$ 26,500
51500 - PAYROLL EXPENSES	\$ 15,000	\$ 8,733.00	\$ 14,971	\$ 16,000
51700 - UNIFORMS	\$ 400	\$ -	\$ -	\$ 400
51900 - EMPLOYEE CELL PHONE	\$ 1,200	\$ 700.00	\$ 1,200	\$ 2,400
52000 - IRA CONTRIBUTIONS	\$ 3,000	\$ 1,753.00	\$ 3,005	\$ 3,500
53001 - PLUMBING SUPPLIES	\$ 1,200	\$ 15.00	\$ 26	\$ 500
53003 - FIRE EQUIP SUPPLIES	\$ 480	\$ -	\$ -	\$ 480
53004 - MISC MATERIALS	\$ 4,000	\$ 1,727.00	\$ 2,961	\$ 3,500
53006 - JANITORIAL SUPPLIES	\$ 1,500	\$ 1,502.00	\$ 2,575	\$ 1,800
53007 - ELECTRICAL SUPPLIES	\$ 2,000	\$ 1,320.00	\$ 2,263	\$ 2,000
53008 - EQUIP/TOOL RENTAL	\$ 500	\$ -	\$ -	\$ 500
53009 - MAINTEN/HAND TOOLS	\$ 500	\$ 1,855.00	\$ 1,855	\$ 1,500
53010 - GROUNDS SUPPLIES	\$ 120	\$ -	\$ -	\$ 120
53013 - SIGNS	\$ 720	\$ -	\$ -	\$ 720
53017 - SNOW REMOVAL SUPPLY	\$ 1,200	\$ -	\$ -	\$ 1,200
53020 - GAS/OIL/VEHICLE PRTS	\$ 1,600	\$ 2,411.00	\$ 4,133	\$ 2,800
53025 - ASSOC.OWNED UNIT SUPPLIES	\$ 360	\$ -	\$ -	\$ 360
60300 - ROOFING REPAIR	\$ 2,000	\$ 8,624.00	\$ 8,624	\$ 4,000
60600 - FIRE EQUIPMENT SRVC	\$ 2,450	\$ -	\$ -	\$ 1,200
60900 - ELECTRICAL REPAIR	\$ 3,500	\$ -	\$ -	\$ 1,200
61000 - MISCELLANEOUS REPAIR	\$ 3,500	\$ 9,327.00	\$ 15,989	\$ 8,500
61200 - PLUMBING	\$ 45,000	\$ 37,158.00	\$ 63,699	\$ 40,000
61400 - JANITORIAL SERVICE	\$ 82,518	\$ 48,135.00	\$ 82,517	\$ 86,400
61500 - EXTERMINATING	\$ 4,800	\$ 2,770.00	\$ 4,749	\$ 4,800
61600 - TRASH REMOVAL	\$ 71,000	\$ 40,735.00	\$ 69,831	\$ 71,000
61700 - LAWN MAINTENANCE	\$ 52,000	\$ 29,945.00	\$ 51,334	\$ 53,000
61800 - LANDSCAPING SERVICE	\$ 8,000	\$ 3,837.00	\$ 6,578	\$ 4,500
61900 - SNOW REMOVAL SERVICE	\$ 15,000	\$ -	\$ -	\$ 10,000
62000 - TREE REMOVAL	\$ 3,600	\$ 2,160.00	\$ 3,703	\$ 2,000
62300 - RAILING REPAIR/WELDING	\$ 800	\$ -	\$ -	\$ -
62500 - REPAIR TO ASSOC UNIT	\$ 696	\$ 4,466.00	\$ 7,656	\$ 1,000
62800 - EQUIPMENT REPAIR	\$ 480	\$ 407.00	\$ 698	\$ 480
63100 - WATERING/IRRIGATION	\$ 1,200	\$ 3,209.00	\$ 5,501	\$ 1,200
64400 - CAMERA REPAIR	\$ 3,000	\$ 1,466.00	\$ 2,513	\$ 2,500
70100 - BANK CHARGES	\$ 240	\$ 900.00	\$ 1,543	\$ 900
70600 - PRINT/POSTAGE/SUPPL	\$ 4,500	\$ 3,319.00	\$ 5,690	\$ 5,000
70700 - PHONE/MESSAGE SRVC	\$ 3,480	\$ 2,491.00	\$ 4,270	\$ 4,000
71000 - OFFICE EQUIPMENT	\$ 500	\$ 1,251.00	\$ 2,145	\$ 500
80100 - ELECTRICITY	\$ 35,630	\$ 17,724.00	\$ 30,384	\$ 40,000
80200 - NATURAL GAS	\$ 140,000	\$ 47,979.00	\$ 82,250	\$ 120,000
80300 - WATER & SEWER	\$ 215,000	\$ 121,376.00	\$ 208,073	\$ 215,000
90200 - LEGAL	\$ 35,000	\$ 21,777.00	\$ 37,332	\$ 37,000
90300 - AUDIT/TAX RETURNS	\$ 4,900	\$ 5,000.00	\$ 5,000	\$ 5,000
90500 - DUES/EDUCATION	\$ 385	\$ 390.00	\$ 669	\$ 390
90600 - COMMUNITY ASSOC EXP	\$ 338	\$ -	\$ -	\$ 360
90700 - MANAGEMENT FEE	\$ 68,000	\$ 41,484.00	\$ 71,115	\$ 72,000
90800 - INCOME TAXES	\$ 6,400	\$ 8,200.00	\$ 6,400	\$ 6,400
90801 - TAXES/LICENSE/REGIST	\$ 3,000	\$ 1,138.00	\$ 1,951	\$ 3,000
91000 - INSURANCE	\$ 85,000	\$ 48,034.00	\$ 82,344	\$ 83,000
91400 - CONDO FEE PAYMENTS	\$ 8,232	\$ 4,991.00	\$ 8,556	\$ 9,500
91600 - PROFESSIONAL SERVICE	\$ 1,200	\$ 200.00	\$ 343	\$ 1,200
91800 - ACCT ADMIN EXPENSE	\$ 4,200	\$ 3,355.00	\$ 5,751	\$ 4,200
94000 - INSURANCE CLAIM EXP	\$ 20,000	\$ 41,572.00	\$ 71,266	\$ 20,000
94500 - BAD DEBT EXPENSE	\$ 10,800	\$ 6,300.00	\$ 10,800	\$ 10,800
95000 - OPERATING RESERVE	\$ 2,206	\$ -	\$ -	\$ 794
23000 - LOAN PAYMENTS			\$ -	\$ 57,304
			\$ -	
RESERVE FUNDING	\$ 200,000	\$ 151,667.00	\$ 200,000	\$ 213,000
<i>please see Reserves Tab for details</i>			\$ -	
			\$ -	
TOTALS	\$ 1,391,136	\$ 857,972	\$ 1,392,095	\$ 1,450,084