

CONDOMINIUM NO. 1 of THE PINES
2024/2025 BUDGET SUMMARY

INCOME SUMMARY	<u>APPROVED</u>	<u>YTD ACTUAL</u>	<u>PROJECTED</u>	<u>APPROVED</u>
	<u>BUDGET</u>	\$ 45,260	<u>YEAR END</u>	<u>BUDGET</u>
<u>CODE</u>	<u>2023-2024</u>		<u>2022-2023</u>	<u>2024-2025</u>
40100 - ASSESSMENTS	\$ 1,313,784	\$ 766,374	\$ 1,313,784	\$ 1,818,408
40200 - GAS INCOME	\$ 55,000	\$ 2,031	\$ 3,483	\$ 55,000
40303 - LATE FEES (ACCR)	\$ 10,000	\$ 4,095	\$ 7,020	\$ 10,000
40603- FINE INCOME	\$ 11,000	\$ 5,300	\$ 9,086	\$ 11,000
41010 - INTEREST INCOME	\$ 2,000	\$ 1,076	\$ 1,844	\$ 2,000
41100 - RENTAL INCOME	\$ -	\$ -	\$ -	\$ -
41500 - OTHER INCOME	\$ 3,400	\$ 2,468	\$ 4,231	\$ 3,400
41800 - ACCT ADMIN INCOME	\$ 1,900	\$ 1,020	\$ 1,749	\$ 1,900
42203 - LEGAL INC (ACCR)	\$ 35,000	\$ 15,382	\$ 26,369	\$ 35,000
42800- BAD DEBT RECOVERY	\$ 10,000	\$ 657	\$ 1,125	\$ 10,000
43903- BILLABLE OWNER INCOME	\$ 8,000	\$ 386	\$ 662	\$ 8,000
			\$ -	
			\$ -	
TOTALS	\$ 1,450,084	\$ 798,789	\$ 1,369,352	\$ 1,954,708
			\$ -	
			\$ -	
			\$ -	
EXPENSE SUMMARY			\$ -	
			\$ -	
			\$ -	
50200 - ADMINISTRATIVE STAFF	\$ 55,000	\$ 35,399	\$ 60,684	\$ 55,000
50700 - MAINTENANCE MECHANIC	\$ 125,000	\$ 74,044	\$ 126,932	\$ 125,000
51200 - MISC PERSONNEL	\$ 500	\$ 2,228	\$ 3,819	\$ 500
51300 - HSA EXPENSE	\$ 4,176	\$ 2,275	\$ 3,900	\$ 3,600
51400 - HEALTH/DENTAL/LIFE	\$ 26,500	\$ 7,958	\$ 13,641	\$ 16,000
51500 - PAYROLL EXPENSES	\$ 16,000	\$ 9,640	\$ 16,525	\$ 16,000
51700 - UNIFORMS	\$ 400	\$ -	\$ -	\$ 400
51900 - EMPLOYEE CELL PHONE	\$ 2,400	\$ 1,050	\$ 1,800	\$ 1,800
52000 - IRA CONTRIBUTIONS	\$ 3,500	\$ 3,175	\$ 5,442	\$ 5,500
53001 - PLUMBING SUPPLIES	\$ 500	\$ 22	\$ 38	\$ 500
53003 - FIRE EQUIP SUPPLIES	\$ 480	\$ -	\$ -	\$ 480
53004 - MISC MATERIALS	\$ 3,500	\$ 4,126	\$ 7,073	\$ 3,500
53006 - JANITORIAL SUPPLIES	\$ 1,800	\$ 1,278	\$ 2,190	\$ 1,800
53007 - ELECTRICAL SUPPLIES	\$ 2,000	\$ 1,980	\$ 3,394	\$ 2,000
53008 - EQUIP/TOOL RENTAL	\$ 500	\$ -	\$ -	\$ 500
53009 - MAINTEN/HAND TOOLS	\$ 1,500	\$ 1,210	\$ 2,074	\$ 1,500
53010 - GROUNDS SUPPLIES	\$ 120	\$ -	\$ -	\$ 120
53013 - SIGNS	\$ 720	\$ -	\$ -	\$ 720
53017 - SNOW REMOVAL SUPPLY	\$ 1,200	\$ -	\$ -	\$ 1,200
53020 - GAS/OIL/VEHICLE PRTS	\$ 2,800	\$ 3,395	\$ 5,821	\$ 5,500
53025 - ASSOC.OWNED UNIT SUPPLIES	\$ 360	\$ -	\$ -	\$ 360
60300 - ROOFING REPAIR	\$ 4,000	\$ -	\$ -	\$ 4,000

CONDOMINIUM NO. 1 of THE PINES

2024/2025 BUDGET SUMMARY

60600 - FIRE EQUIPMENT SRVC	\$ 1,200	\$ -	\$ -	\$ 1,200
60900 - ELECTRICAL REPAIR	\$ 1,200	\$ -	\$ -	\$ 1,200
61000 - MISCELLANEOUS REPAIR	\$ 8,500	\$ 308	\$ 528	\$ 1,500
61200 - PLUMBING	\$ 40,000	\$ 21,043	\$ 36,074	\$ 40,000
61400 - JANITORIAL SERVICE	\$ 86,400	\$ 59,822	\$ 89,052	\$ 90,000
61500 - EXTERMINATING	\$ 4,800	\$ 3,085	\$ 5,289	\$ 4,800
61600 - TRASH REMOVAL	\$ 71,000	\$ 41,353	\$ 70,891	\$ 71,000
61700 - LAWN MAINTENANCE	\$ 53,000	\$ 29,799	\$ 51,084	\$ 53,000
61800 - LANDSCAPING SERVICE	\$ 4,500	\$ -	\$ -	\$ 3,000
61900 - SNOW REMOVAL SERVICE	\$ 10,000	\$ -	\$ -	\$ 10,000
62000 - TREE REMOVAL	\$ 2,000	\$ -	\$ -	\$ 2,000
62300 - RAILING REPAIR/WELDING	\$ -	\$ -	\$ -	\$ -
62500 - REPAIR TO ASSOC UNIT	\$ 1,000	\$ -	\$ -	\$ 1,000
62800 - EQUIPMENT REPAIR	\$ 480	\$ -	\$ -	\$ 480
63100 - WATERING/IRRIGATION	\$ 1,200	\$ 2,780	\$ 4,766	\$ 1,200
64400 - CAMERA REPAIR	\$ 2,500	\$ 1,466	\$ 2,513	\$ 2,500
70100 - BANK CHARGES	\$ 900	\$ 120	\$ 206	\$ 900
70600 - PRINT/POSTAGE/SUPPL	\$ 5,000	\$ 3,090	\$ 5,297	\$ 5,000
70700 - PHONE/MESSAGE SRVC	\$ 4,000	\$ 2,130	\$ 3,651	\$ 4,000
71000 - OFFICE EQUIPMENT	\$ 500	\$ 1,423	\$ 2,439	\$ 2,000
80100 - ELECTRICITY	\$ 40,000	\$ 20,539	\$ 35,210	\$ 45,622
80200 - NATURAL GAS	\$ 120,000	\$ 51,965	\$ 89,083	\$ 200,000
80300 - WATER & SEWER	\$ 215,000	\$ 134,058	\$ 229,813	\$ 235,358
90200 - LEGAL	\$ 37,000	\$ 14,617	\$ 25,057	\$ 26,000
90300 - AUDIT/TAX RETURNS	\$ 5,000	\$ 5,100	\$ 5,000	\$ 5,000
90500 - DUES/EDUCATION	\$ 390	\$ 390	\$ 669	\$ 390
90600 - COMMUNITY ASSOC EXP	\$ 360	\$ -	\$ -	\$ 360
90700 - MANAGEMENT FEE	\$ 72,000	\$ 42,540	\$ 72,926	\$ 75,000
90800 - INCOME TAXES	\$ 6,400	\$ 8,800	\$ 6,400	\$ 8,900
90801 - TAXES/LICENSE/REGIST	\$ 3,000	\$ 2,331	\$ 3,995	\$ 3,000
91000 - INSURANCE	\$ 83,000	\$ 77,690	\$ 133,182	\$ 425,822
91400 - CONDO FEE PAYMENTS	\$ 9,500	\$ 5,187	\$ 8,892	\$ 12,000
91600 - PROFESSIONAL SERVICE	\$ 1,200	\$ 454	\$ 778	\$ 1,200
91800 - ACCT ADMIN EXPENSE	\$ 4,200	\$ 2,813	\$ 4,821	\$ 4,200
94000 - INSURANCE CLAIM EXP	\$ 20,000	\$ 1,408	\$ 2,414	\$ 20,000
94500 - BAD DEBT EXPENSE	\$ 10,800	\$ 6,300	\$ 10,800	\$ 10,800
95000 - OPERATING RESERVE	\$ 794	\$ -	\$ -	\$ 992
23000- LOAN PAYMENTS	\$ 57,304		\$ -	\$ 57,304
			\$ -	
RESERVE FUNDING	\$ 213,000	\$ 151,667	\$ 200,000	\$ 282,000
<i>please see Reserves Tab for details</i>			\$ -	
			\$ -	
TOTALS	\$ 1,391,136	\$ 840,599	\$ 1,355,097	\$ 1,954,708

<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>	<u>2023/24</u>	<u>2024/25</u>							
98	0.0026877	\$ 252	\$ 258	\$ 264	\$ 270	\$ 272	\$ 272	\$ 283	\$ 294	\$							407
10	0.0033529	\$ 316	\$ 322	\$ 329	\$ 337	\$ 339	\$ 339	\$ 353	\$ 367	\$							508
148	0.0034162	\$ 322	\$ 328	\$ 335	\$ 344	\$ 346	\$ 346	\$ 360	\$ 374	\$							518
48	0.0041121	\$ 388	\$ 395	\$ 404	\$ 413	\$ 416	\$ 416	\$ 433	\$ 451	\$							623