

Village in the Pines Owners Association, Inc.
Approved Budget
January 1 through December 31, 2017

	2016	2017
	Approved	Proposed
	Budget	Budget
Income		
401 · Maintenance Fee	500,360	497,166
403 · Misc. Income	0	0
404 · Reserves Income	39,040	42,242
405 · Reserve Interest	0	0
409 · VIPNorth W&S Reimb.	0	25,240
Total Income	539,400	564,648
Expense		
Administrative Expense		
604 · Property Insurance	160,000	148,925
605 · Bad Debt	6,839	5,000
606 · State Filing Fee	580	580
607 · Corporate Fee	61	61
608 · Licenses	408	400
609 · Bank Charges	800	800
610 · Legal Fees	5,000	5,000
612 · Accounting Fees	5,975	5,500
613 · taxes	0	250
616 · Postage and Printing	4,000	4,000
618 · Management Contract	24,360	24,360
619 · Security Company	0	1,500
Total Administrative Expense	208,023	196,376
Utilities		
620 · Cable	62,200	64,782
622 · Electric	8,500	8,118
624 · Water/Sewer	90,000	110,350
626 · Water Reimb by VIPNorth	0	0
Total Utilities	160,700	183,249
Building Expense		
630 · Building Repair/Materials	10,000	25,000
631 · Contingency	3,457	6,500
632 · Pest Control	7,980	8,880
633 · Plumbing Repairs	18,700	10,000
634 · Electrical Repairs	10,000	10,000
636 · Cleaning Services	3,600	3,600
Total Building Expense	53,737	63,980

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Grounds Expense		
642 · Lawn Service Contract	41,700	41,700
644 · Landscape Other	5,000	5,000
648 · Tree Service	18,700	18,700
Total Grounds Expense	65,400	65,400
Pool Expense		
650 · Pool Contract	4,000	4,400
651 · Pool Heat	7,000	7,000
652 · Pool Equipment & Repairs	1,500	2,000
Total Pool Expense	12,500	13,400
Reserves Expense		
664 · Reserve Expense	39,040	42,242
Total Reserves Expense	39,040	42,242
Total Expense	539,400	564,648

2017 MONTHLY ASSESSMENTS

MAINTENANCE	\$ 285.73
RESERVES	\$ 24.28
TOTAL	\$ 310.00

Total Units	145	
Maintenance & Reserves Paid	12	Times/year