

Village in the Pines Owners Association, Inc.

Approved Budget

January 1 through December 31, 2018

	2017 Approved Budget	2018 Budget	2018 Per Month / Unit
Income			
401 - Maintenance Fee	497,166	485,558	279
403 - Misc. Income	0	0	
404 - Reserves Income	42,242	53,981	31
405 - Reserve Interest	0	0	
409 - VIP North W&S Reimb.	25,240	26,163	
Total Income	564,648	565,702	310
Expense			
Administrative Expense			
604 - Property Insurance	148,925	138,448	80
605 - Bad Debt	5,000	3,720	2
606 - State Filing Fee	580	580	0
607 - Corporate Fee	61	61	0
608 - Licenses	400	500	0
609 - Bank Charges	800	400	0
610 - Legal Fees	5,000	5,000	3
612 - Accounting Fees	5,500	5,300	3
613 - Taxes	250	250	0
616 - Postage and Printing	4,000	2,500	1
618 - Management Contract	24,360	21,600	12
619 - Security Company	1,500	2,724	2
Total Administrative Expense	196,376	181,083	104
Utilities			
620 - Cable	64,782	69,112	40
622 - Electric	8,118	8,578	5
624 - Water/Sewer	110,350	114,387	51
Total Utilities	183,249	192,078	95
Building Expense			
630 - Building Repair/Materials	25,000	25,000	14
631 - Contingency	6,500	2,000	1
632 - Pest Control	8,880	8,880	5
633 - Plumbing Repairs	10,000	10,000	6
634 - Electrical Repairs	10,000	5,000	3
636 - Cleaning Services	3,600	3,600	2
Total Building Expense	63,980	54,480	31
Grounds Expense			
642 - Lawn Service Contract	41,700	42,500	24
644 - Landscape Other	5,000	5,000	3
648 - Tree Service	18,700	22,000	13
Total Grounds Expense	65,400	69,500	40
Pool Expense			
650 - Pool Contract	4,400	4,080	2
651 - Pool Heat	7,000	7,000	4
652 - Pool Equipment & Repairs	2,000	3,500	2
Total Pool Expense	13,400	14,580	8
Reserves Expense			
664 - Reserve Expense	42,242	53,981	31
665 - Reserve Interest Transfer	0	0	0
Total Reserves Expense	42,242	53,981	31
Total Expense	564,648	565,702	310
MONTHLY ASSESSMENTS			
	2017	2018	
MAINTENANCE	\$ 286	\$ 279	
RESERVES	\$ 24	\$ 31	
TOTAL	\$ 310	\$ 310	

Total Units 145
Maintenance & Reserves Paid 12 Times/year