

Village in the Pines Owners Association, Inc.

Approved Budget

January 1 through December 31, 2019

	2018 Approved Budget	2019 Budget	2019 Per Month / Unit
Income			
401 · Maintenance Fee	485,558	490,409	282
403 · Misc. Income	0	0	0
404 · Reserves Income	53,981	49,171	28
405 · Reserve Interest	0	0	0
409 · VIP North W&S Reimb.	26,163	26,083	0
Total Income	565,702	565,663	310
Expense			
Administrative Expense			
604 · Property Insurance	138,448	135,000	78
605 · Bad Debt	3,720	3,720	2
606 · State Filing Fee	580	580	0
607 · Corporate Fee	61	61	0
608 · Licenses	500	400	0
609 · Bank Charges	400	400	0
610 · Legal Fees	5,000	5,500	3
612 · Accounting Fees	5,300	5,300	3
613 · Taxes	250	150	0
616 · Postage and Printing	2,500	3,500	2
618 · Management Contract	21,600	21,600	12
619 · Security Company	2,724	2,915	2
Total Administrative Expense	181,083	179,126	103
Utilities			
620 · Cable	69,112	72,000	41
622 · Electric	8,578	9,136	5
624 · Water/Sewer	114,387	114,035	51
Total Utilities	192,078	195,171	97
Building Expense			
630 · Building Repair/Materials	25,000	25,000	14
631 · Contingency	2,000	2,000	1
632 · Pest Control	8,880	7,980	5
633 · Plumbing Repairs	10,000	10,000	6
634 · Electrical Repairs	5,000	5,000	3
636 · Cleaning Services	3,600	3,967	2
Total Building Expense	54,480	53,947	31
Grounds Expense			
642 · Lawn Service Contract	42,500	41,700	24
644 · Landscape Other	5,000	7,000	4
648 · Tree Service	22,000	23,000	13
Total Grounds Expense	69,500	71,700	41
Pool Expense			
650 · Pool Contract	4,080	5,400	3
651 · Pool Heat	7,000	7,649	4
652 · Pool Equipment & Repairs	3,500	3,500	2
Total Pool Expense	14,580	16,549	10
Reserves Expense			
664 · Reserve Expense	53,981	49,171	28
665 · Reserve Interest Transfer	0	0	0
Total Reserves Expense	53,981	49,171	28
Total Expense	565,702	565,663	310
MONTHLY ASSESSMENTS			
MAINTENANCE	2018	2019	
MAINTENANCE	\$ 279	\$ 282	
RESERVES	\$ 31	\$ 28	
TOTAL	\$ 310	\$ 310	

Total Units 145
Maintenance & Reserves Paid 12 Times/year

Village in the Pines Owners Association, Inc.
 APPROVED BUDGET FOR THE PERIOD
 January 1, 2019 - December 31, 2019
 DESIGNATED RESERVES

PERCENT
 FUNDING
 100.00%

		1	2	3	4	5	6	7	8	9	10	11
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2018	ASSESSMENTS COLLECTED 2018	ESTIMATED EXPENDITURES 2018	TRANSFERS 2018	ESTIMATED BALANCE 12/31/2018	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	COST/ UNIT/ MONTH
ACCT#	ASSET											
302	Pool	10	3	60,000	26,778	8,305	0	0	35,084	24,916	8,305	4.77
303	Solar Panel	10	4	15,000	6,585	1,683	0	0	8,268	6,732	1,683	0.97
304	Clubhouse Roof	15	4	35,000	17,586	3,483	0	0	21,069	13,931	3,483	2.00
305	Clubhouse HVAC	10	7	18,000	3,009	1,874	0	0	4,883	13,117	1,874	1.08
306	Roads	20	9	200,000	64,099	13,590	0	0	77,689	122,311	13,590	7.81
307	Clubhouse Painting	8	2	9,000	6,429	857	0	0	7,286	1,714	857	0.49
308	Insurance Deductible	0	0	0	362	0	0	0	362	0	0	0.00
309	Underground Utilities	10	4	85,000	39,593	9,081	7,760	0	40,915	44,086	11,021	6.33
310	Landscaping/Trees	5	5	42,000	25,035	15,107	34,930	0	5,213	36,787	7,357	4.23
311	Capital Improvements	5	5	5,000	4,910	0	5,558	648	0	5,000	1,000	0.57
315	Interest				648	0	0	-648	0	0	0	0.00
				469,000	195,035	53,981	48,248	0	200,768	268,594	49,171	28.26