Village in the Pines Owners Association, Inc. Approved Budget

January 1 through December 31, 2019

Income		2018 Approved Budget	2019 Budget	2019 Per Month / Unit
403 - Misc. Income 53,981 49,171 28 404 - Reserves Income 53,981 49,171 28 405 - Reserves Interest 0 0 0 409 - VIP North W&S Reimb. 26,163 26,083 0 Total Income 565,702 565,663 310 Expense				
404 - Reserves Income 53,981 49,171 28 405 - Reserve Interest 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0				
405 - Reserve Interest 0				
A09 - VIP North W&S Reimb. 26,163 26,083 310			,	
Sepanse				
Expense Administrative Expense 604 - Propersty Insurance 138,448 135,000 78 605 - Bad Debt 3,720 3,720 2 2 606 - State Filing Fee 580 580 0 607 - Corporate Fee 61 61 0 0 608 - Licenses 500 400 0 0 608 - Licenses 500 400 0 0 609 - Bank Charges 400 400 0 0 610 - Legal Fees 5,300 5,300 3 3 613 - Taxes 250 150 0 0 616 - Postage and Printing 2,500 3,500 2 616 - Postage and Printing 2,500 3,500 2 618 - Management Contract 21,600 21,600 12 619 - Security Company 2,724 2,915 2 7 7 7 7 7 7 7 7 7				
Administrative Expense 138,448 135,000 78 136,005 Bad Debt 3,720 3,720 2 2 2 2 2 2 2 2 2		,		
604 - Proprerty 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 0 609 - Bank Charges 500 400 0 609 - Bank Charges 5,000 5,500 3 610 - Legal Fees 5,300 5,300 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 70tal 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 Utillities	•			
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 12 618 ⋅ Security Company 2,724 2,915 2 70tal Administrative Expense 181,083 179,126 103 Utilities 820 ⋅ Cable 69,112 72,000 41 622 ⋅ Cable 69,112 72,000 41 622 ⋅ Electric 8,578 9,136 5 624 ⋅ Water/Sewer 114,387 114,387 114 Total Utilities <td< td=""><td>•</td><td>138 448</td><td>135 000</td><td>78</td></td<>	•	138 448	135 000	78
606 · State Filling 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 70tal Administrative Expense 181,083 179,126 103 Utilities 620 · Cable 69,112 72,000 41 622 · Electric 8,578 9,136 5 622 · Water/Sewer 114,387 114,035 51 Total Utilities 192,078 195,171 97 Building Expense 630 · Building Repair/Materials 25,000 25,000		,		
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 12 618 ⋅ Management Contract 21,600 21,600 12 618 ⋅ 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 1 631 ⋅ Contingency 2,000 2,			•	0
609 · Bank Charges 400 400 0 610 · Legal Fees 5,000 5,500 3 612 · Accounting Fees 5,300 5,500 3 613 · Taxes 250 150 0 616 · Postage and Printing 2,500 3,500 2 618 · Security Company 2,724 2,915 2 7 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 1 633 · Plumbing Repairs 10,000 10,000 6 634 · Electrical Repairs 5,000 3,967 2 70tal Building Expense 54,480	S .			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 1 631 ⋅ Control 8,880 7,980 5 633 ⋅ Plumbing Repairs 10,000 20 0 1 631 ⋅ Control 8,880 7,980 5 2 Total Building Expense	•	500	400	0
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 1 631 · 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 3,60	609 · Bank Charges	400	400	0
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	610 · Legal Fees	5,000	5,500	3
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 114,337 114,035 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 3,967 2 Total Building Expense 54,480 53,947 31 Grounds Expense 642 · Lawn Service Contract 42,500 41,700	612 · Accounting Fees	5,300	5,300	3
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	613 · Taxes	250	150	0
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 42,500 41,700 24 644 · Landscape Other 5,000 7,000 4 644 · Landscape Other 5,000 7,000 4	616 · Postage and Printing	2,500	3,500	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 3,060 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 4 642 · Lawn Service 22,000 23,000 13 Total Grounds Expense 69,500 71,700 41	618 · Management Contract	21,600	21,600	12
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 8 192,078 195,171 97 Building Expense 8 192,078 195,171 97 Building Expense 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				
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 830 195,171 97 Building Expense 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 41 652 · Pool Lequipment & R	Total Administrative Expense	181,083	179,126	103
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 <td>Utilities</td> <td></td> <td></td> <td></td>	Utilities			
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 44 24 24 44 14 24	620 · Cable	69,112	72,000	41
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 53,981				
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 53,981 49,171		· · · · · · · · · · · · · · · · · · ·		
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 53,981 49,171 28 665 · Reserve Expense 53,981 49,171 28	Total Utilities	192,078	195,171	97
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 53,981 49,171 28 665 · Reserve Expense 53,981 49,171 28 665 · Reserve Expense 565,702 565,663 310 MAI	Building Expense			
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 53,981 49,171 28 665 · Reserve Expense 53,981 49,171 28 665 · Reserve Interest Transfer 0 0 0 Total Expense 565,702 565,663 310 MAINTENANCE	630 · Building Repair/Materials	25,000	25,000	14
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 Expense 565,702 565,663 310 MAINTENANCE \$ 279 \$ 282<	631 · Contingency	2,000	2,000	1
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 MONTHLY ASSESSMENTS 2018 2019 MAINTENANCE \$279 \$282				

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	ESTIMATED	ESTIMATED	BEGINNING	ASSESSMENTS	ESTIMATED		ESTIMATED	ADDITIONAL	ANNUAL	COST/
		LIFE	REMAINING	REPLACEMENT	BALANCE	COLLECTED	EXPENDITURES	TRANSFERS	BALANCE	RESERVE	RESERVE	UNIT/
		EXPECTANCY	LIFE	COST	1/1/2018	2018	2018	2018	12/31/2018	REQUIREMENT	REQUIRED	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