

WILSHIRE PINES 1 CONDOMINIUM ASSOCIATION

Adopted Budget
FOR: 2016

	2015 BUDGET	2015 Actual Thru 9/30/15	2016 Proposed
INCOME			
60100 Maintenance Fee Income	191,520.00	143,655.00	
60200 Reserve Income	23,500.00	17,625.00	
60600 Admin Fees Income	0.00	158.05	
61000 Misc Income	0.00	-275.79	
61500 Application Fees	0.00	1,350.00	
TOTAL INCOME	215,020.00	162,512.26	
EXPENSES			
OPERATING			
70100 Electricity	2,000.00	2,238.76	\$ 3,000.00
70200 Water / Sewer	20,500.00	14,867.75	\$ 20,500.00
70300 Trash	11,000.00	9,139.03	\$ 12,000.00
70400 Dumpster Cleanup	2,000.00	2,809.50	\$ 2,800.00
71100 Janitorial	5,200.00	4,193.71	\$ 5,600.00
71200 Pest Control / Rodent Bait Stations	2,400.00	3,850.00	\$ 3,000.00
72000 Repairs/Maintenance	10,000.00	13,432.20	\$ 10,000.00
72100 Power Washing	4,000.00	0.00	\$ 4,000.00
74000 Roof Cleaning	2,800.00	2,800.00	\$ 2,800.00
75100 Landscape Contract	21,000.00	16,020.00	\$ 21,000.00
75400 Mulch	8,000.00	6,237.00	\$ 7,000.00
75500 Turf & Shrub Installs	1,500.00	5,138.50	\$ 2,000.00
75600 Tree Trimming	2,000.00	0.00	\$ 2,000.00
77100 Irrigation Maintenance	2,000.00	1,267.15	\$ 2,000.00
79000 Contingency	2,500.00	1,000.00	\$ 4,000.00
Sub-Total Operating Expenses	96,900.00	82,993.60	\$ 101,700.00
ADMINISTRATIVE			
80100 Management Fees	12,200.00	9,150.03	\$ 12,570.00
80200 Accounting	4,400.00	3,300.03	\$ 4,535.00
86300 Office Expenses	1,500.00	1,167.97	\$ 1,500.00
86350 Administrative Expense	2,400.00	3,187.53	\$ 3,500.00
86500 Taxes/Licenses/Fees	320.00	317.25	\$ 320.00
86700 Professional Fees	200.00	195.00	\$ 200.00
86800 Legal Fees	2,000.00	3,684.50	\$ 2,000.00
86900 Loan Servicing	20,000.00	3,143.55	\$ 20,000.00
87100 Insurance	50,000.00	36,308.65	\$ 50,000.00
87200 Insurance Appraisal	1,000.00	284.00	\$ 300.00
Sub-Total Administrative Expenses	94,020.00	60,738.51	\$ 94,925.00
RESERVES			
95100 Reserves - Roof	20,500.00	15,375.00	\$ 20,500.00
95200 Reserves - Painting	2,000.00	2,250.00	\$ 3,000.00
Total Reserves	22,500.00	17,625.00	\$ 23,500.00
TOTAL EXPENSES	213,420.00	161,357.11	\$ 220,125.00

	YEARLY	QUARTERLY	MONTHLY
64 Units			
2015 Budget	3,360	840	
2016 Budget	3,439	860	
			280
			287