

WILSHIRE PINES 1 CONDOMINIUM ASSOCIATION
 Adopted
 FOR: 2017

	2016 BUDGET	2016 Actual Thru 9/30/16	2016 Estimated Actual	2017 Adopted budget
INCOME				
60100 Maintenance Fee Incc	196,625.00	147,495.00	196,660.00	
60200 Reserve Income	23,500.00	17,625.00	23,500.00	
60500 Late Charges/Interest	0	11.71	11.71	
60600 Admin Fees Income	0	446.88	446.88	
61000 Misc Income	0	-409.08	-409.08	
61500 Application Fees	0	1,650.00	1,650.00	
TOTAL INCOME	220,125.00	166,819.51	221,859.51	
EXPENSES				
OPERATING				
70100 Electricity	3,000.00	2,392.29	3,189.72	\$3,200.00
70200 Water / Sewer	20,500.00	20,241.02	26,988.03	\$27,000.00
70300 Trash	12,000.00	9,257.53	12,343.37	\$12,000.00
70400 Dumpster Cleanup	2,800.00	2,160.00	2,880.00	\$2,200.00
71100				
71200 Pest Control / Rodent	3,000.00	1,624.00	2,165.33	\$3,000.00
72000 Repairs/Maintenance	10,000.00	27,876.52	37,168.69	\$10,000.00
Roof Repairs				\$26,000.00
72100 Power Washing	4,000.00	315	420	\$4,000.00
74000 Roof Cleaning	2,800.00	2,800.00	3,733.33	\$3,000.00
75100 Landscape Contract	21,000.00	16,755.00	22,340.00	\$22,000.00
75400 Mulch	7,000.00	0	0	\$7,000.00
75500 Turf & Shrub Installs	2,000.00	1,077.65	1,436.87	\$2,000.00
75600 Tree Trimming	2,000.00	0	0	\$2,000.00
77100 Irrigation Maintenanc	2,000.00	745.66	994.21	\$1,500.00
78000				
79000 Contingency	4,000.00	0	0	\$3,100.00
Sub-Total Operating E	101,700.00	112,403.62	142,247.84	\$128,000.00
ADMINISTRATIVE				
80100 Management Fees	12,570.00	9,427.50	12,570.00	\$13,000.00
80200 Accounting	4,535.00	3,401.28	4,535.04	\$4,680.00
86300 Office Expenses	1,500.00	1,098.48	1,464.64	\$1,500.00
86350 Administrative Expens	3,500.00	3,187.53	4,250.04	\$3,500.00
86500 Taxes/Licenses/Fees	320	317.25	317.25	\$320.00
86700 Professional Fees	200	3,230.00	4,306.67	\$500.00
86800 Legal Fees	2,000.00	838.75	1,118.33	\$2,000.00

86900				
87100 Insurance	50,000.00	26,702.29	35,603.05	\$40,000.00
87200 Insurance Appraisal	300	0	0	\$300.00
Sub-Total Administrat	94,925.00	50,608.94	67,372.84	\$65,800.00

RESERVES

95100 Reserves - Roof	20,500.00	15,375.00	20,500.00	\$21,360.00
95200 Reserves - Painting	3,000.00	2,250.00	3,000.00	\$5,000.00
Total Reserves	23,500.00	17,625.00	23,500.00	\$26,360.00

TOTAL EXPENSES	220,125.00	180,637.56	233,120.68	\$220,160.00
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64 Units	YEARLY	QUARTERLY
2016 Budget	3,439	860
2017 Budget	\$3,440.00	\$860.00