

WILSHIRE PINES 1 CONDOMINIUM ASSOCIATION
ADOPTED BUDGET
FOR: 2014

INCOME	2013 ADOPTED BUDGET	2013 ACTUAL THRU 9/30/13	2013 ESTIMATED ACTUAL	2014 ADOPTED BUDGET
60100 Maintenance Fee Income	167,720.00	126,705.00	168,940.00	_____
60200 Reserve Income	20,500.00	15,375.00	20,500.00	_____
60600 Admin Fees Income	0.00	300.83	300.83	_____
61000 Misc Income	0.00	8,754.18	8,754.18	_____
61500 Application Fees	0.00	900.00	900.00	_____
69100 Operating Interest Income	0.00	7.85	7.85	_____
TOTAL INCOME	188,220.00	152,042.86	199,402.86	_____
EXPENSES				
OPERATING				
70100 Electricity	2,500.00	2,047.69	2,730.25	\$ 2,200
70200 Water / Sewer	17,500.00	18,038.91	24,051.88	\$ 22,000
70300 Trash	11,000.00	8,245.26	10,993.68	\$ 11,000
70400 Dumpster Cleanup	1,000.00	758.00	1,010.67	\$ 1,000
71100 Janitorial	5,200.00	2,135.00	2,846.67	\$ 5,200
71200 Pest Control	2,400.00	1,827.00	2,436.00	\$ 2,400
72000 Repairs/Maintenance	3,000.00	12,875.14	17,166.85	\$ 3,000
72100 Power Washing	3,600.00	4,000.00	5,333.33	\$ 4,000
73100 Outdoor Lighting Refurb	4,000.00	0.00	0.00	\$ -
(New) Entry Door Lights				\$ -
75100 Landscape Contract	30,000.00	24,937.96	33,250.61	\$ 32,000
75400 Mulch	8,000.00	0.00	0.00	\$ 8,000
77100 Irrigation Maintenance	1,000.00	478.00	637.33	\$ 1,000
79000 Contingency	1,900.00	863.00	1,150.67	\$ 2,210
Subtotal Operating	91,100.00	76,205.96	101,607.95	94,010.00
ADMINISTRATIVE				
80100 Management Fees	11,450.00	8,586.00	11,448.00	\$ 11,800
80200 Accounting Fees	4,100.00	3,078.00	4,104.00	\$ 4,250
86300 Office Expenses	1,600.00	845.45	1,127.27	\$ 1,400
86350 Administrative Expenses	1,950.00	1,533.75	2,045.00	\$ 2,000
86500 Taxes/Licenses/Fees	320.00	317.25	317.25	\$ 320
86700 Professional Fees	200.00	185.00	185.00	\$ 200
86800 Legal Fees	2,000.00	3,690.00	4,920.00	\$ 2,000
87100 Insurance	45,000.00	32,998.59	43,998.12	\$ 44,000
88000 Non payment fees	10,000.00	0.00	0.00	\$ 10,000
Subtotal Administrative	76,620.00	51,234.04	68,144.64	75,970.00
RESERVES				
95100 Reserves - Roof	18,500.00	13,875.00	18,500.00	\$ 20,500
95200 Reserves - Painting	2,000.00	1,500.00	2,000.00	\$ 2,000
Total Reserves	20,500.00	15,375.00	20,500.00	22,500.00
Iberia Bank Loan				\$ 20,000
TOTAL EXPENSES	188,220.00	142,815.00	190,252.58	212,480.00

64 Units	ANNUAL FEES	QTRLY FEES
2013 Budget	\$ 2,960.00	\$ 740.00
2014 Budget	3,320	\$ 830.00