

CONDOMINIUM NO. 1 of THE PINES
2026/2027 BUDGET SUMMARY

INCOME SUMMARY	<u>APPROVED</u>	<u>YTD ACTUAL</u>	<u>PROJECTED</u>	<u>APPROVED</u>
	<u>BUDGET</u>	<u>11/30/2025</u>	<u>YEAR END</u>	<u>BUDGET</u>
CODE	<u>2025-2026</u>		<u>2025-2026</u>	<u>2026-2027</u>
40100 - ASSESSMENTS	\$ 1,818,408	\$ 1,060,738	\$ 1,818,408	\$ 1,818,408
40200 - GAS INCOME	\$ 25,000	\$ 1,058	\$ 1,814	\$ 2,000
40303 - LATE FEES (ACCR)	\$ 12,000	\$ 5,265	\$ 9,026	\$ 10,000
40603- FINE INCOME	\$ 13,000	\$ 5,675	\$ 9,729	\$ 12,000
41010 - INTEREST INCOME	\$ 4,000	\$ 3,791	\$ 6,499	\$ 2,500
41100 - RENTAL INCOME	\$ -	\$ -	\$ -	\$ -
41500 - OTHER INCOME	\$ 3,400	\$ 1,850	\$ 3,171	\$ 3,400
41800 - ACCT ADMIN INCOME	\$ 2,418	\$ 1,760	\$ 3,017	\$ 2,472
42203 - LEGAL INC (ACCR)	\$ 40,000	\$ 24,469	\$ 41,946	\$ 42,000
42800- BAD DEBT RECOVERY	\$ 20,000	\$ 235	\$ 403	\$ 20,000
43903- BILLABLE OWNER INCOME	\$ 5,000	\$ 9,176	\$ 15,731	\$ 12,250
TOTALS	\$ 1,943,226	\$ 1,114,017	\$ 1,909,744	\$ 1,925,030
EXPENSE SUMMARY				
50200 - ADMINISTRATIVE STAFF	\$ 64,000	\$ 43,998	\$ 75,425	\$ 80,000
50700 - MAINTENANCE MECHANIC	\$ 135,000	\$ 81,113	\$ 139,051	\$ 140,000
51200 - MISC PERSONNEL	\$ 500	\$ -	\$ -	\$ 3,500
51300 - HSA EXPENSE	\$ 4,200	\$ 2,278	\$ 3,905	\$ 4,200
51400 - HEALTH/DENTAL/LIFE	\$ 16,000	\$ 9,858	\$ 16,899	\$ 17,000
51500 - PAYROLL EXPENSES	\$ 17,000	\$ 10,008	\$ 17,156	\$ 18,000
51700 - UNIFORMS	\$ 400	\$ -	\$ -	\$ 400
51900 - EMPLOYEE CELL PHONE	\$ 1,800	\$ 1,050	\$ 1,800	\$ 1,800
52000 - IRA CONTRIBUTIONS	\$ 6,000	\$ 2,876	\$ 4,930	\$ 6,000
53001 - PLUMBING SUPPLIES	\$ 500	\$ 15	\$ 26	\$ 500
53003 - FIRE EQUIP SUPPLIES	\$ 480	\$ 1,831	\$ 3,139	\$ 480
53004 - MISC MATERIALS	\$ 3,500	\$ 4,393	\$ 7,530	\$ 4,000
53006 - JANITORIAL SUPPLIES	\$ 1,800	\$ 3,556	\$ 6,095	\$ 1,800
53007 - ELECTRICAL SUPPLIES	\$ 2,000	\$ 2,933	\$ 5,028	\$ 2,000
53008 - EQUIP/TOOL RENTAL	\$ 500	\$ -	\$ -	\$ 500
53009 - MAINTEN/HAND TOOLS	\$ 500	\$ 71	\$ 121	\$ 500
53010 - GROUNDS SUPPLIES	\$ 120	\$ 42	\$ 73	\$ 120
53013 - SIGNS	\$ 720	\$ 779	\$ 1,335	\$ 720
53017 - SNOW REMOVAL SUPPLY	\$ 500	\$ -	\$ -	\$ 500
53020 - GAS/OIL/VEHICLE PRTS	\$ 2,500	\$ 1,272	\$ 2,181	\$ 2,500
53025 - ASSOC.OWNED UNIT SUPPLIE	\$ 360	\$ -	\$ -	\$ 360
60300 - ROOFING REPAIR	\$ 4,000	\$ 4,385	\$ 7,517	\$ 4,000

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60600 - FIRE EQUIPMENT SRVC	\$ 3,000	\$ 2,634	\$ 4,516	\$ 3,000
60900 - ELECTRICAL REPAIR	\$ 1,200	\$ 2,120	\$ 3,634	\$ 1,200
61000 - MISCELLANEOUS REPAIR	\$ 1,500	\$ 27,505	\$ 47,151	\$ 1,500
61200 - PLUMBING	\$ 45,000	\$ 31,303	\$ 53,663	\$ 45,000
61400 - JANITORIAL SERVICE	\$ 96,000	\$ 55,672	\$ 95,438	\$ 97,000
61500 - EXTERMINATING	\$ 4,800	\$ 4,821	\$ 8,265	\$ 4,800
61600 - TRASH REMOVAL	\$ 74,000	\$ 42,448	\$ 72,768	\$ 74,500
61700 - LAWN MAINTENANCE	\$ 54,000	\$ 30,394	\$ 52,104	\$ 54,000
61800 - LANDSCAPING SERVICE	\$ 3,000	\$ 3,592	\$ 6,157	\$ 3,000
61900 - SNOW REMOVAL SERVICE	\$ 10,000	\$ -	\$ -	\$ 10,000
62000 - TREE REMOVAL	\$ 4,000	\$ 4,740	\$ 8,126	\$ 4,000
62300 - RAILING REPAIR/WELDING	\$ -	\$ -	\$ -	\$ -
62500 - REPAIR TO ASSOC UNIT	\$ 1,000	\$ -	\$ -	\$ 1,000
62800 - EQUIPMENT REPAIR	\$ 480	\$ -	\$ -	\$ 480
63100 - WATERING/IRRIGATION	\$ 1,200	\$ -	\$ -	\$ -
64400 - CAMERA REPAIR	\$ 2,500	\$ 10,235	\$ 17,546	\$ 15,000
70100 - BANK CHARGES	\$ 2,500	\$ 184	\$ 315	\$ 2,500
70600 - PRINT/POSTAGE/SUPPL	\$ 5,000	\$ 2,737	\$ 4,692	\$ 5,000
70700 - PHONE/MESSAGE SRVC	\$ 4,000	\$ 2,678	\$ 4,590	\$ 4,000
71000 - OFFICE EQUIPMENT	\$ 2,500	\$ 1,360	\$ 2,332	\$ 2,500
80100 - ELECTRICITY	\$ 45,000	\$ 29,140	\$ 49,955	\$ 52,000
80200 - NATURAL GAS	\$ 185,820	\$ 52,263	\$ 89,593	\$ 185,820
80300 - WATER & SEWER	\$ 280,000	\$ 163,327	\$ 279,989	\$ 285,000
90200 - LEGAL	\$ 23,000	\$ 29,272	\$ 50,181	\$ 25,000
90300 - AUDIT/TAX RETURNS	\$ 6,000	\$ 6,040	\$ 10,354	\$ 6,000
90500 - DUES/EDUCATION	\$ 390	\$ 320	\$ 549	\$ 390
90600 - COMMUNITY ASSOC EXP	\$ 360	\$ -	\$ -	\$ 414
90700 - MANAGEMENT FEE	\$ 77,000	\$ 44,975	\$ 77,100	\$ 78,500
90800 - INCOME TAXES	\$ 8,900	\$ 8,800	\$ 8,800	\$ 8,900
90801 - TAXES/LICENSE/REGIST	\$ 3,000	\$ 2,684	\$ 4,601	\$ 3,000
91000 - INSURANCE	\$ 420,000	\$ 256,348	\$ 439,454	\$ 335,000
91400 - CONDO FEE PAYMENTS	\$ 12,000	\$ 7,182	\$ 12,312	\$ 12,312
91600 - PROFESSIONAL SERVICE	\$ 1,200	\$ 3,175	\$ 5,443	\$ 1,200
91700- LOAN PAYMENTS/ INTEREST	\$ 57,304	\$ 26,409	\$ 45,272	\$ 58,000
91800 - ACCT ADMIN EXPENSE	\$ 4,200	\$ 3,855	\$ 6,609	\$ 4,200
94000 - INSURANCE CLAIM EXP	\$ -	\$ 28,199	\$ 48,341	\$ 10,000
94500 - BAD DEBT EXPENSE	\$ 10,000	\$ 5,831	\$ 9,996	\$ 10,000
95000 - OPERATING RESERVE	\$ 992	\$ -	\$ -	\$ 1,934
RESERVE FUNDING	\$ 230,000	\$ 153,333	\$ 262,857	\$ 230,000
<i>please see Reserves Tab for details</i>				
TOTALS	\$ 1,943,226	\$ 1,214,577	\$ 2,075,846	\$ 1,925,030

<u>Number of</u>	<u>Percent</u>										
<u>Homes</u>	<u>Interest</u>	<u>17/18 Fee</u>	<u>18/19 Fee</u>	<u>19/20 Fee</u>	<u>20/21 Fee</u>	<u>2022/23</u>	<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>	<u>2026/27</u>	
98	0.0026877	\$ 264	\$ 270	\$ 272	\$ 272	\$ 283	\$ 294	\$ 407	\$ 407	\$	407
10	0.0033529	\$ 329	\$ 337	\$ 339	\$ 339	\$ 353	\$ 367	\$ 508	\$ 508	\$	508
148	0.0034162	\$ 335	\$ 344	\$ 346	\$ 346	\$ 360	\$ 374	\$ 518	\$ 518	\$	518
48	0.0041121	\$ 404	\$ 413	\$ 416	\$ 416	\$ 433	\$ 451	\$ 623	\$ 623	\$	623