

**PINEWOOD VILLAGE CONDO**

111 UNITS

**JANUARY 1, 2025 - DECEMBER 31, 2025 APPROVED BUDGET**

APPROVED 11/21/23

ACCT	REVENUE	2024 APPROVED ANNUAL	2025 PROPOSED ANNUAL	2025 MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$675,583	\$719,396	\$59,950
	Special Assessment 2021-2026	\$165,001	\$165,000	\$13,750
	Deductible Premium	\$33,065	\$0	\$0
	<b>TOTAL REVENUE</b>	<b>\$873,649</b>	<b>\$884,396</b>	<b>\$73,700</b>
	<b>OPERATING EXPENSES</b>			
5010	Administrative	\$4,600	\$4,600	\$383
5015	Coupons/Lockbox	\$944	\$944	\$79
5200	Pest Control/Termite	\$10,860	\$10,860	\$905
5300	Insurance (Nov 1)	\$288,000	\$217,664	\$18,139
5400	Lawn Maintenance/Irrigation	\$30,620	\$30,120	\$2,510
5430	Turf Pest Control	\$10,800	\$10,800	\$900
5600	License/Permit Fees	\$300	\$300	\$25
5620	Division Fees Annual Report	\$524	\$524	\$44
5700	Newsletter/Website	\$595	\$750	\$63
5800	Management Fee Exp. 04/25 - 90 day no	\$12,000	\$12,000	\$1,000
5900	Legal Fee	\$15,000	\$15,000	\$1,250
5910	Professional - Review/Tax Prep Fees	\$425	\$425	\$35
6100	Repair/Maintenance-Bldgs & Grounds	\$10,000	\$35,000	\$2,917
6200	Repair/Maintenance Pool	\$9,000	\$8,000	\$667
6210	Clubhouse/Cleaning	\$900	\$900	\$75
	Fire Inspection	\$1,200	\$1,000	\$83
7000	Utilities - Electric Street Lgts / Clubhouse	\$15,050	\$13,000	\$1,083
7001	Utilities - Water	\$42,100	\$44,369	\$3,697
7002	Utilities - Fire Protection	\$120	\$120	\$10
7003	Utilities - Storm Water	\$18,720	\$19,398	\$1,617
7004	Utilities - Trash/Recycling	\$23,000	\$24,034	\$2,003
7006	Sewer	\$52,580	\$55,185	\$4,599
7009	Cable	\$85,900	\$91,072	\$7,589
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$633,238</b>	<b>\$596,065</b>	<b>\$49,672</b>
	<b>RESERVES</b>			
9010	Reserves - Painting Buildings / Carports	\$14,365	\$14,365	\$1,197
9020	Reserves - Roofing Carport	\$7,142	\$7,141	\$595
9030	Reserves - Roofing Buildings	\$10,000	\$34,532	\$2,878
9040	Reserves - Paving	\$1,709	\$9,878	\$823
	Reserves - Reseal	\$15,000	\$15,000	\$1,250
9050	Reserves - Storm Pipes	\$0	\$0	\$0
9070	Reserves - Pool Heating/Surface/Deck	\$2,194	\$2,415	\$201
	Reservies - Loan BB&T 2021-2026	\$165,001	\$165,000	\$13,750
9100	Reserves - Deferred Maint	\$25,000	\$40,000	\$3,333
	<b>TOTAL RESERVES</b>	<b>\$240,411</b>	<b>\$288,331</b>	<b>\$24,028</b>
	<b>TOTAL EXPENSES</b>	<b>\$873,649</b>	<b>\$884,396</b>	<b>\$73,700</b>

\$0

SEE NEXT PAGE FOR YOUR 2025 MONTHLY FEES.

6.49%

|