

Pines of Greenwood Proposed Budget for Fiscal Year 2026

Account	Account Descriptions	2026 Budget
	Income	
1000	Homeowner Assessments (\$230 x 175 homes)	\$40,250.00
	Bank Account Interest	\$0.00
	Homeowner Assessments Late Fees	\$0.00
	Recovered Assessments by Attorney (past years)	\$0.00
	Total Income	\$40,250.00
	Operating Expenses	
111	Accounting and Audit Fees	\$2,950.00
112	Copies / Printing / Postage / Office Supplies	\$1,200.00
113	Management Fees	\$0.00
114	Legal / Professional Fees	\$1,000.00
115	Merchant Fees	\$200.00
116	Reserve Transfer (\$200. per month)	\$2,400.00
117	Misc. Administrative Expenses	\$100.00
118	Non-Collectible Dues (Write Offs)	\$900.00
119	Legal Costs of Non-Collectible Dues	\$0.00
	Total Operating Expenses	\$8,750.00
	Insurance & Taxes	
330	Storm Water Fees / Taxes	\$500.00
331	Real Estate Taxes	0.00
332	Insurance Premiums	\$2,300.00
	Total Insurance & Taxes	\$2,800.00
	Mowing, Landscaping, Trash Removal of Common Areas	
444	Landscape Maintenance / Tree Replacement	\$2,000.00
445	Lawn Mowing (5+ acres)	\$22,500.00
446	Trash Removal (Weekly) paid \$100 per month	\$1,200.00
448	Pond Maintenance (3.5 acres surface area)	\$3,000.00
	Total Landscaping of Common Areas	\$28,700.00
	Total Expenses	\$40,250.00
	Total Anticipated Income	\$40,250.00