2026 Pines Master Association Annual Budget

Account	Descriptions		2026 Budget
	Expected Income		
1000A	Homeowner Assessments Pines (175 x $30.00)		$5,250.00
1000B	Homeowner Assessments Village (328 x $16.00)		$5,248.00
1000C	Homeowner Assessments (Late Fees)		$0.00
1000D	Recovered Assessments by Attorney (Past Years)		$0.00
	Total Income		**$10,498.00**
	Operating Expenses		
	Administrative		
111	Accounting and Audit Fees		$1,200.00
112	Legal / Professional Fees		$1,000.00
113	Bank Charges / Fees		$100.00
114	Non-Collectible Dues (write offs)		$988.00
115	Utilities (Trash only -- No Electric, Gas, or Water)		$1,200.00
116	U.S. Postage (Notices and Newsletters)		$710.00
	Total Operating Funds		**$5,198.00**
	Reserve Fund		
211	Insurance Deductible		$500.00
212	Playground Equipment Repair / Replacement		$500.00
213	Tree or Shrub Replacement or Removal		$500.00
	Total Reserve Funds		**$1,500.00**
	Insurance & Taxes		
311	Storm Water Fees		$150.00
312	Real Estate Taxes		$0.00
313	Insurance Premiums		$1,000.00
	Total Insurance & Taxes		**$1,150.00**
	Landscaping, Mulch, Grass Cutting		
411	Landscape / Mulch / Grass Cutting		$2,650.00
	Total Landscaping, Mulch, Grass Cutting		**$2,650.00**
	Total Expenses		**$10,498.00**
	Total Expected Income		**$10,498.00**