

**Pine Ridge Condominium 1 Association**  
**Profit & Loss Budget Overview**  
January through December 2026

|  |  |  |  |  |                                       | Jan - Dec 26      |
|--|--|--|--|--|---------------------------------------|-------------------|
|  |  |  |  |  | <b>Income</b>                         |                   |
|  |  |  |  |  | Club house rental fee                 | 800.00            |
|  |  |  |  |  | Fees toward operating                 | 271,446.00        |
|  |  |  |  |  | Fees toward reserve                   | 97,194.00         |
|  |  |  |  |  | CONDO FEES                            | 368,640.00        |
|  |  |  |  |  | Interest Income                       | 2,000.00          |
|  |  |  |  |  | Transfer Fee, Etc.                    | 300.00            |
|  |  |  |  |  | <b>Total Income</b>                   | <b>371,740.00</b> |
|  |  |  |  |  | <b>Expense</b>                        |                   |
|  |  |  |  |  | <b>Operating Expense</b>              |                   |
|  |  |  |  |  | Club House/Pool Expenses              |                   |
|  |  |  |  |  | Cable TV Club House                   | 1,975.00          |
|  |  |  |  |  | Club house Maintenance                | 7,000.00          |
|  |  |  |  |  | Electric Club House                   | 10,000.00         |
|  |  |  |  |  | Gas Club House                        | 4,000.00          |
|  |  |  |  |  | Pool Maintenance                      | 23,000.00         |
|  |  |  |  |  | Supplies, etc..                       | 500.00            |
|  |  |  |  |  | Telephone                             | 1,400.00          |
|  |  |  |  |  | <b>Total Club House/Pool Expenses</b> | <b>47,875.00</b>  |
|  |  |  |  |  | Insurance                             | 55,000.00         |
|  |  |  |  |  | Misc. Expenses                        |                   |
|  |  |  |  |  | Licenses and Permits                  | 600.00            |
|  |  |  |  |  | Office                                | 700.00            |
|  |  |  |  |  | Postage, etc.                         | 800.00            |
|  |  |  |  |  | Misc. Expenses - Other                | 500.00            |
|  |  |  |  |  | <b>Total Misc. Expenses</b>           | <b>2,600.00</b>   |
|  |  |  |  |  | Professional Fees                     |                   |
|  |  |  |  |  | Accounting                            | 175.00            |
|  |  |  |  |  | Management Fee-Westwood Hills         | 17,796.00         |
|  |  |  |  |  | <b>Total Professional Fees</b>        | <b>17,971.00</b>  |
|  |  |  |  |  | Repairs/Maintenance                   |                   |
|  |  |  |  |  | Lawn \Grounds operating expense       | 52,000.00         |
|  |  |  |  |  | Repairs/Maintenance - Other           | 23,000.00         |
|  |  |  |  |  | <b>Total Repairs/Maintenance</b>      | <b>75,000.00</b>  |
|  |  |  |  |  | Snow Removal                          | 50,000.00         |
|  |  |  |  |  | Supplies                              | 2,500.00          |
|  |  |  |  |  | Taxes                                 | 1,000.00          |
|  |  |  |  |  | Utilities                             |                   |
|  |  |  |  |  | Bldg. Electric/Street lites           | 7,000.00          |
|  |  |  |  |  | Bldg. Water                           | 10,000.00         |
|  |  |  |  |  | Heat Tape                             | 2,500.00          |
|  |  |  |  |  | <b>Total Utilities</b>                | <b>19,500.00</b>  |
|  |  |  |  |  | <b>Total Operating Expense</b>        | <b>271,446.00</b> |
|  |  |  |  |  | Reserve Expense                       |                   |
|  |  |  |  |  | Building Repairs Reserve Expens       | 30,000.00         |
|  |  |  |  |  | Lawn Grounds Reserve expense          | 26,000.00         |
|  |  |  |  |  | Legal Fees                            | 2,000.00          |
|  |  |  |  |  | Pool reserve expense                  | 8000              |
|  |  |  |  |  | <b>Total Reserve Expense</b>          | <b>66,000.00</b>  |
|  |  |  |  |  | <b>Total Expense</b>                  | <b>337,446.00</b> |
|  |  |  |  |  | <b>Income Allocated to Reserve</b>    | <b>34,294.00</b>  |
|  |  |  |  |  | Reserve Balance Dec 31 2026           | 434,903.48        |